

The regular meeting of the Farr West City Council was held on October 20, 2016 at 7:00 p.m. at the City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Matt Gwynn, Ken Phippen, David Jay and Tom Burkland. Planning Commission Members present were John Stewart, Becky Brooks, Lou Best and Bonnie Beal. Staff present was Andrea Ortgiesen. Visitors present were: see attached list.

Boyd Ferrin called the meeting to order. Matt Gwynn led in the Pledge of Allegiance. Tom Burkland offered a prayer.

#1 – Public Comments

Danica Francom commented that she addressed the Council at last meeting and wanted to make sure the Council knows that the new school will not be replacing the current school, but will be in addition to and the children to the west of the school will still be attending Farr West Elementary She addressed the stamped concrete in North Ogden and wondered if they could do that out here.

#2 – Report from Planning Commission

John Stewart reported that the Planning Commission stated they recommended Preliminary Overall Approval of Hart Subdivision. Golden Eagle Estates had too many items to be address and approval was tabled. The Planning Commission denied a variance for a shed and it may come to the City Council and the Appeal Authority. They worked on the C-2 commercial zone and it is being reviewed by Ryan Shaw for some language regarding residential living in the commercial zone. John reported they have worked on an adjustment to the R-1-15 zone. John stated they have worked on topics for the Open House. The Planning Commission will be interviewing for new members. John reported he and Nate Carver went to Avalon Funeral Home regarding the owners living in the facility. John stated he will be talking to Ryan Shaw about getting a letter out to them. He stated they also stopped at Farr West Auto and they have made some improvements and if they keep it up, they will hope for the best.

#3 – Follow-up and Approval of Minutes dated October 6, 2016

Ken Phippen requested a change in the report from Council on assignments to adjust the number of bricks donated by Bruce Allen from 8 to 9.

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 6, 2016, AS AMENDED. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Smith Family Park Update and Approval of Bids

Boyd Ferrin stated there are some items that will be going out to bid soon. These include the roadway, leveling around the pond and parking lot. He stated the sidewalks are mostly poured

and curbing is done around the playground. Ken Phippen stated the top half of the sign has been working for the last 2 weeks. Ken Phippen presented bids on the 60' flagpole. It was decided not to wait one more meeting for the bid from Petersen, Inc.

KEN PHIPPEN MOTIONED TO ACCEPT THE BID FOR \$9896.75 FROM COLONIAL FLAG. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#5- Motion – Approval of Business Licenses – Once Upon A Preschool Enrichment Activities

Jeremy Heath were present seeking approval of a business license Once Upon A Preschool Enrichment Activities. Mr. Heath stated they would like to add activities such as piano, dance, martial arts and other activities. Mayor Dickemore addressed the basement of the building and state that is not for them to use. Mr. Heath stated there will be no access to the basement. David Jay asked how much this would increase their business. Mr. Heath stated they should increase by 10 students. Matt Gwynn asked if it would alter their hours of operation. Mr. Heath stated no.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ONCE UPON A PRESCHOOL ENRICHMENT ACTIVITIES. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Preliminary Overall Approval of Hart Subdivision located at approximately 2575 West 2950 North – Valeo Management

Jeff Hales was present seeking preliminary overall approval of the Hart Subdivision. Mr. Hales presented some pictures that Cecil Satterthwaite took over the last month of the detention basin. Mr. Hales stated the Council does not have to most recent copy of the plat and distributed copies to the Council. Mr. Hales confirmed with John Stewart that all will-serve letters have been received by the City. John stated the only one missing is from the irrigation company. Mr. Hales stated they will-serve and will provide a letter. Mr. Hales addressed the depth of the sewer. Tom Burkland asked about the test on the static level on the detention basin. Mr. Hales stated that study has not been completed. He stated his calculation is based just on their subdivision. Tom Burkland stated Kent Jones has not confirmed receipt of their calculations. Mr. Hales stated he will check with Kent tomorrow and make sure he has those. Ken Phippen commented that to him, the subdivision feels clustered. Mr. Hales stated there are a lot of homes, but it is a big piece of land and it could take 4-5 years to build out the development. Tom Burkland stated he understands the Council is trying to help things move along, but thinks it is a big risk to approve a subdivision with a two page letter still pending from the engineer. Lou Best stated what made his mind up is that this is a Preliminary Approval and all items are resolvable. David Jay reiterated with John Stewart that all items must be resolved prior to Final Approval.

BOYD FERRIN MOTIONED TO GRANT PRELIMINARY OVERALL APPROVAL OF THE HART SUBDIVISION LOCATED AT APPROXIMATELY 2575 WEST 2950 NORTH. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE, WITH THE EXCEPTION OF TOM BURKLAND VOTING NAY.

#7 – First Quarter Financial Report – John Cardon

John Cardon reported on the first quarter of the fiscal year 2016-17.

TOM BURKLAND MOTIONED TO ACCEPT THE FIRST QUARTER FINANCIAL REPORT AS PRESENTED BY JOHN CARDON. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Discussion – 2700 North Cross walk Concerns – Misty Dube

Misty Dube was present to address her concerns regarding the crosswalk at 2700 North. Ms. Dube relayed a recent incident with her trying to cross the road. She stated she would like to see more done to make that more visible. Boyd Ferrin asked Lieutenant Ferrin to make a note of the issues at the crosswalk. Steve Hurd was also present and reiterated his concerns for that intersection. He stated there has been a lot of development in that area on the south side in the last 7 years. He also relayed an incident while trying to cross the road and a car coming close to hitting him. Mayor Dickemore stated they have addressed several concerns with U.D.O.T. on 2700 North when they met last Tuesday. Mayor Dickemore stated Farr West City's hands are tied and since the road does not belong to the City. Mayor Dickemore stated the complaints have not fallen on deaf ears. Ken Phippen suggested installing crossing lights that are on demand. Matt Gwynn stated they asked U.D.O.T. if they City paid for on demand lights could they be installed and they said no, not in their right of way. Matt stated they will be doing a pedestrian study in the spring. Ms. Dube asked about getting petitions or signatures. Mayor Dickemore stated if she would like to collect those, he will take them to U.D.O.T. Ms. Dube has a concern with the crossing guard standing on the north side of the road before school. Mayor Dickemore asked Lieutenant Ferrin to address this issue with the crossing guard and Deputy Chatelain.

#9 – Discussion/Action – Grant's Auto Piping Project - Nate Carver

Tom Burkland stated this is a project the City has been looking at between Grant's Auto and Westwood Village. Tom stated it is the six mile creek and will also drain the future Golden Eagle Estates Subdivision. Tom stated he has quotes for 270' feet of drain pipe and 2 manholes. He stated that is the same size as the existing pipe under Hwy 126. He stated the low bid is from Montgomery Excavation at \$43,530.00. He stated this will come out of storm sewer expansion.

David Jay had some concerns with Montgomery Excavation being related to Wasatch Valley Excavation in Farr West due to some site plan issues at Wasatch Valley.

BOYD FERRIN MOTIONED TO APPROVE THE BID FROM MONTGOMERY EXCAVATION FOR \$43,530.00 FOR THE GRANT'S AUTO PIPING PROJECT. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#10 – Motion – Approval of new Caselle Applications

Boyd stated Lindsay and Andrea recently attended a conference and learned about the Purchase Order application through the government software the City is currently using. He stated he has met with the Auditor and they highly recommend purchase of the applications. Boyd stated this will allow purchase orders, correct accounting with Rec Center revenue, timekeeping with payroll and document management. Mayor Dickemore stated there will be many benefits to adding these modules. Matt Gwynn asked if this will allow people to pay for fees online. Andrea stated no, not through this program, but the City has the ability to do that currently through third party vendors.

BOYD FERRIN MOTIONED TO APPROVE PURCHASE OF THE NEW CASELLE APPLICATIONS. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#11 – Youth City Council Update

Boyd Ferrin reported they Council is working on the Trunk or Treat which will be held on Monday, October 31st with lineup at 5:30 and trunk or treating beginning at 6:00 p.m.

#12 – Planning Commission Assignments

Ken Phippen requested the Planning Commission look at variations for sidewalks and pathways.

#13 – Report from Council on Assignments

Matt Gwynn reported the Fire District has ordered an engine and have also come across a used truck that will meet their needs, so they will be putting that out to bid. Matt asked for a report from weekly staff meetings.

Tom Burkland stated he attended the drains coalition on the 13th. He stated there were 3 incidents of interest. He stated they are looking at their advertising requirements. Tom reported on the Sewer Board Meeting. He stated they are going to do some education with City Inspectors regarding illegal sewer connections. He stated the board approved a 2% rate upgrade adjustments that will be covered by new construction. He stated they also approved a 2% adjustment and 2% merit increase for employees. He stated the adjustment applies to certain positions below a certain level.

Boyd Ferrin stated the roads are done for the year.

David Jay reported that things are quieting down with weeds, but would like some direction on enforcement of the sign and vehicles for sale ordinances. Matt suggested making a citation that can be given to deputies to cite violations. David stated that putting a ticket on a vehicle doesn't remove the vehicle, so the problem isn't necessarily solved.

Ken Phippen reported he met recently as an active transportation planning group and is planning for the open house so they can put together a master plan of trails, bike paths, etc. Ken reported on the progress of the brick sales for the Smith Family Park. Ken stated he will be attending the broadband conference on November 9th. He stated it is Cyber Awareness month and advised Council Members and citizens to be aware of risks of viruses and identity theft.

Mayor Dickemore reported on several traffic concerns in Farr West City that involve state roads. Mayor Dickemore reported on installing sidewalk in Farr West Farms and painting on the roadways. Mayor Dickemore asked Attorney Ryan Shaw to write a letter to the golf course indicating their responsibility with the head gate during storms.

#14 – Approval of Bills

See Warrant Register dated October 20, 2016

TOM BURKLAND MOTIONED TO APPROVE BILLS DATED OCTOBER 20, 2016. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#15 – Adjournment

AT 9:02 MATT GWYNN P.M., MOTIONED TO ADJOURN THE MEETING. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

Lee Dickemore, Mayor

Date Approved: _____