

A work session was held at 5:30 p.m. with the regular meeting of the Farr West City Council held on March 16, 2017 at 7:00 p.m. at the City Hall. Council members present were Boyd Ferrin, Tom Burkland, Matt Gwynn, David Jay and Ken Phippen. Mayor Dickemore was excused. Planning Commission Members present were John Stewart, Lou Best, Becky Brooks, Mike Beal and Bonnie Beal. Staff present was Whitney Black, John Cardon, Nate Carver, Dave Bunderson, Robbie Spronk, Mick Holmes, Matt Nestico, and Ryan Shaw. Visitors present were: see attached list.

Boyd Ferrin called the meeting to order. Ken Phippen led in the Pledge of Allegiance. John Cardon offered a prayer.

Pre-Budget Work Session

The council members expressed the items they would hope to see in the 2017-2018 budget.

Ken Phippen read a letter from the office staff explaining their desire to see another employee in the office and a remodel of the front offices. Ken then expressed he would like to see another employee in the public works department and modernization of the city council chamber. There was further discussion on the expense of a remodel and modernization.

Mick Holmes explained the current prices for and revenue received by the recreation center from residents, nonresidents, seniors, and renting out the gym. Matt Gwynn asked if there are any special requests from residents for equipment. Mick stated there has been some in the past, but there have been no recent requests. Dave Bunderson suggested looking into purchasing an automatic defibrillator for the recreation center.

Dave then stated the lease for the backhoe has expired and the company is no longer renewing contracts, so the city will need to purchase one. Dave also explained the public works department is in need of a small lawn mower, pickup truck, HVAC. There was further discussion on prices of a new truck, turnover schedule and possible selling options. Dave then expressed he would like to see the budget for road maintenance double, and the snow removal budget increase by \$10,000 - \$12,000. Dave then addressed the desire to update lighting in the gym at the recreation center and the parking lot of the city offices/recreation center. Dave suggested switching to LED lights.

Robbie Spronk stated the city storm water is in need of bunkers for storage and a wash bay in order to become in compliance. There was further discussion of the location of the discussed bunkers and wash bay.

Matt Gwynn expressed he would like to see updated surveillance on all city buildings and storage for CERT electronic equipment.

John Stewart stated the cost of living needs to increase in order to match the state's cost of living.

Nate Carver expressed he would like to see an increase in the storm water impact fee by one or two dollars. Nate also expressed the need for a larger park maintenance budget due to the building progress of the Smith Family Park.

Tom Burkland stated there was unused money in the budget from storm water impact fees that still needs to be used. David Jay asked if improvements need to be made to the sewer system to prevent future sewer backups. Tom stated that the problem is not the sewer, but that John Cardon has said that part of storm water budget could be used to subsidize correction of this storm sewer issue.

Boyd Ferrin stated that the fireworks for the Fourth of July celebration will increase by about \$2,000 this year, but there will no longer be skydivers before the fireworks show. Boyd also addressed the need for walk ways on 2700 north, and on Higley Road.

John Cardon explained the public works employees would like to receive double time and a half when they work holidays, for example, Christmas day, the Fourth of July, etc. John then explained that medical insurance increased. John suggested charging residents \$25 to replace a garbage can.

#1 – Public Comments

There were no public comments.

#2– Report from Planning Commission

John Stewart reported that the Planning Commission held a public hearing to discuss the amended M-1 Manufacturing Zone ordinance. John stated the Planning Commission recommends approval of the amended M-1 Manufacturing Zone ordinance. The commission then set a public hearing for April 13, 2017 to consider the request of the rezone of the Derrick Oman property located at 1980 North 2000 West from R-1-15 zone to C-2 zone. Another public hearing was set for April 13, 2017 to consider changes to title 15 and 16 in the Farr West City Municipal Code. There were discussions on Wasatch Valley Excavation site plan, and a new ordinance for Emergency preparedness. The Planning Commission then reported on assignments, approved the minutes from the February 9, 2017 and the February 23, 2017 meetings, and adjourned.

#3 – Follow-up and Approval of Minutes dated March 2, 2017

DAVID JAY MOTIONED TO APPROVE THE MINUTES DATED MARCH 2, 2017. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#4 – Smith Family Park Update and Approval of Bids

Ken Phippen commented the flag pole will be delivered and installed in about two weeks. Ken also stated he is collecting bids from masons to construct the brick plaza.

#5- Motion – Approval of Business Licenses – Moke Sisters LLC

Industrial Development Advantage

Strebel Booking
Price Engineering

There was no one present on behalf of Moke Sisters LLC.

MATT GWYNN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR MOKE SISTERS LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Jared Hadley was present on behalf of Industrial Development Advantage.

KEN PHIPPEN MOTIONED TO APPROVE A BUSINESS LICENSE FOR INDUSTRIAL DEVELOPMENT ADVANTAGE. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

There was no one present on behalf of Strebel Booking.

MATT GWYNN MOTIONED TABLE TO APPROVAL A BUSINESS LICENSE FOR STREBEL BOOKING. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Kyle Price was present seeking approval of a business license for Price Engineering.

TOM BURKLAND MOTIONED TO APPROVE A BUSINESS LICENSE FOR PRICE ENGINEERING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Approval of Solicitors Business License Renewal – Vivint Solar Developer, LLC – Matthew Hunt

Matthew Hunt was present on behalf of Vivint Solar Developer, LLC.

MATT GWYNN MOTIONED TO APPROVE THE BUSINESS LICENSE RENEWAL OF THE SOLICITORS BUSINESS LICENSE FOR VIVINT SOLAR DEVELOPER. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Approve Ordinance No. 2017-04, Amending the M-1 Manufacturing Zone ordinance

Ken Phippen commented prohibiting certain businesses from entering the city is risky. David Jay commented there is a risk that this ordinance could be contested.

TOM BURKLAND MOTIONED TO APPROVE ORDINANCE NO. 2017-04, AMENDING THE M-1 MANUFACTURING ZONE ORDINANCE, MATT GWYNN SECONDED THE MOTION. TOM BURKLAND, MATT GWYNN, AND BOYD FERRIN VOTED AYE. KEN PHIPPEN VOTED NAY. DAVID JAY ABSTAINED. MOTION PASSED.

#8 – Youth City Council Update

There was no youth city council update.

#9 – Planning Commission Assignments

No new assignments were given to the Planning Commission.

#10 - Report from Council on Assignments

Matt Gwynn reported several advisory signs have been installed on 2700 North and 2575 West. Matt stated now he is working on illumination of that intersection. Matt was excused from the remaining for the meeting.

Tom Burkland reported on Wasatch Choice Open House. Tom then reported on the Storm Water Coalition meeting.

David Jay had nothing new to report.

Ken Phippen reported on the city's new active transportation committee meeting.

Boyd Ferrin reported on the Mosquito Abatement District meeting. Boyd also reported that the city has received back several bids for roads. Boyd also commented the city is looking for volunteers to help with the freedom festival.

#11– Approval of Bills

See Warrant Register dated March 15, 2017.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED MARCH 15, 2017. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#12 – Adjournment

AT 7:42 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Secretary

Lee Dickemore, Mayor

Date Approved: _____