The regular meeting of the Farr West City Council was held on September 7, 2017 at 7:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Matt Gwynn, Tom Burkland, David Jay and Ken Phippen. Planning Commission Members present were John Stewart, Becky Brooks, Mike Beal, and Bonnie Beal. Staff present was Andrea Ortgiesen. Visitors present were: see attached list.

Mayor Dickemore called the meeting to order. David Jay led in the Pledge of Allegiance. Tom Burkland offered a prayer.

#1 – Public Comments

Ryan Miller expressed his concern with a property on Higley Rd. Mayor Dickemore stated he will speak with Rod Anderson and address the problem. Mayor Dickemore asked Lt. Ferrin to look into it as well.

#2– Report from Planning Commission

John Stewart reported the Planning Commission discussed Central Mailboxes and addressing location for future developments. The Planning Commission is working on the final draft of the fire code in regards to accesses to developments. He stated they will probably set a public hearing for October.

#3 – Follow-up and Approval of Minutes dated August 17, 2017

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED AUGUST 17, 2017. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Smith Family Park Update and Approval of Bids

Boyd reported the park is looking great. He stated a lot of sod and most of the landscaping is in. He stated the asphalt is in and the restrooms will be completed this week. Boyd stated the veteran's plaza needs a little more work, but hopeful it will be opening soon. Boyd stated the City will need a groomer for the horse arena and a tractor to pull the groomer. John Cardon stated that one of the grants actually covers the purchase of a tractor, whereas, if it is leased, the City will have to cover that cost.

TOM BURKLAND MOTIONED TO APPROVE THE PURCHASE OF THE GROOMER FOR THE ARENA. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#5 - Motion – Approval of Business Licenses – Bybee’s Hunting – Robert Bybee

X-treme Outfitting LLC – Troy Justensen
Western States Flooring, Inc
Energy Savers Insulation LLC (Solicitors) Steve Creswell
Debbee’s Cakes – Debra Judkins
Kit and Kin – Loraleen Walker

Robert Bybee was present seeking approval of a business license for Bybee’s Hunting. Mr. Bybee stated he will be subcontracting through a guide service out of his home.

KEN PHIPPEN MOTIONED TO GRANT APPROVAL A BUSINESS LICENSE FOR BYBEE’S HUNTING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Troy Justensen was not present seeking approval of a business license for X-treme Outfitting LLC. Ms. Justensen’s wife was present on his behalf. Boyd Ferrin asked if there would be any changes to the home. Ms. Justensen stated no.

BOYD FERRIN MOTIONED TO GRANT APPROVAL A BUSINESS LICENSE FOR X-TREME OUTFITTING LLC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Gary Loveless was present seeking approval of a business license for Western States Flooring, Inc. He stated they are looking to open a warehouse with one employee to supply to big box stores. He stated carpet installers would be coming to pickup carpet. David Jay clarified there will be no semis at the business. Mr. Loveless stated no semis.

MATT GWYNN MOTIONED TO GRANT APPROVAL A BUSINESS LICENSE FOR WESTERN STATES FLOORING, INC. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Steve Creswell was present seeking approval of a solicitor’s license for Energy Savers Insulation LLC. Mr. Creswell stated they are a solar contractor based out of Layton and they are requesting solicitation licenses to go door to door. Ken Phippen asked how many solicitors. Mr. Creswell stated six to twelve. David Jay asked to make sure they respect "no solicitor" signs at homes.

MATT GWYNN MOTIONED TO GRANT APPROVAL A SOLICITOR’S LICENSE FOR ENERGY SAVERS INSULATION LLC. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

Debra Judkins was present seeking approval of a business license for Debbee’s Cakes. Ms. Judkins stated she will be baking out of her home and cake decorating. Ken asked about modifications to the home. Ms. Judkins stated there are no modifications. Boyd asked about deliveries. Ms. Judkins stated 80-90% of the time she will be delivering, but there will be a rare occasion where a customer will pick up from the home.
KEN PHIPPEN MOTIONED TO GRANT APPROVAL A BUSINESS LICENSE FOR DEBBEE’S CAKES. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Mayor Dickemore stated the owner of Kit and Kin was unable to make it to the meeting so she had sent a letter to the council explaining the nature of the business and asked for consideration of approving her business in her absence.

TOM BURKLAND MOTIONED TO GRANT APPROVAL A BUSINESS LICENSE FOR KIT AND KIN. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE. MATT GWYNN WAS ABSENT FOR THIS VOTE.

#6 – Eagle Scout Presentation – Samuel Blazzard

Samuel Blazzard stated he will be building aeration windmills at the Smith Family Park. Mr. Blazzard distributed some information to the Council. Mr. Blazzard stated he will coordinate with Nate Carver and will bring 10-15 people to help install the windmills.

KEN PHIPPEN MOTIONED TO APPROVE SAMUEL BLAZZARD’S EAGLE SCOUT PROJECT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Approval of the conditional use permit for a kennel license for Summer Earhart located at 2406 North 2000 West – Summer Earhart

Summer Earhart was not present.

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF A CONDITIONAL USE PERMIT FOR A KENNEL LICENSE AT 2406 NORTH 2000 WEST. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Presentation of bond information – Weber School District

Lane Findlay presented information regarding the Weber School District Bond Information including a short video. Tom Burkland asked if the video is available to the public. Mr. Findlay stated it is on the website, facebook page and it has also been shared on the Farr West City Facebook page. Matt Gwynn asked about the decrease of bus traffic on 2700 North. Mr. Findlay stated he does not have the exact number, but the City will notice a decrease.

#9 – Discussion/Action – YCC Funding Request

Julie Smith was present seeking funding on behalf of the YCC. David Jay asked about the budget. John Cardon stated we have $13,000 budget for community involvement which handles eagle scout projects and other things. Matt Gwynn asked what the other cities reasons were for
not approving funding and what YCC is doing to reduce operating costs. Ms. Smith stated they have laid off people and the services go down, but it’s hard to turn away people that need help from domestic violence situations. Ms. Smith states she continually recruits volunteers. Tom Burkland suggested Mayor Dickemore discuss this at WACOG with the other cities that did not agree to funding.

DAVID JAY MOTIONED TO APPROVE THE YCC FUNDING REQUEST FOR $3,000.00. MATT GWYNN SECONDED THE MOTION, WITH DAVID JAY, MATT GWYNN, TOM BURKLAND AND BOYD FERRIN VOTING AYE. KEN PHIPPEN VOTED NAY. MOTION PASSED.

#10 – Discussion/Action – Request for variance on side setback on corner lot at 2696 West 2175 North – Greg Meyer

Greg Meyer was present requesting a variance on his corner lot. Mr. Meyer stated the new shed will not interfere with the view of traffic. Boyd asked about pitch and height. Mr. Meyer stated it would be similar to the home. Mrs. Meyer stated it is a 4-way stop intersection so people have to stop anyway. Boyd asked how far it would be from the fence. Mr. Meyer stated 10-12 feet.

BOYD FERRIN MOTIONED TO APPROVE THE REQUEST FROM GREG MEYER FOR A VARIANCE ON A SIDE SETBACK ON A CORNER LOT AT 2696 WEST 2175 NORTH TO 10 FEET ON THE WEST PROPERTY LINE OF THE LOT FOR THE BUILDING PROPOSED TONIGHT. TOM BURKLAND SECONDED THE MOTION, TOM BURKLAND, DAVID JAY AND BOYD FERRIN VOTING AYE. KEN PHIPPEN AND MATT GWYNN VOTING NAY. MOTION PASSED.

#11 – Discussion/Action – Piping ditch south of school site in Remuda Court – Scott Zellmer, Weber School District

Scott Zellmer was present on behalf of Weber School District. Mr. Zellmer is asking that the City participate with the school district on piping the ditch at the site of the new elementary school in Remuda Court. He asked the city to purchase to materials and the school district would pay for the labor and get the pipe installed. Mr. Zellmer stated it is a good solution for probable maintenance issues leaving the ditch open. Cody Rhees stated the piping is done through phase 1 and the pipe is there for Phase 2. He stated there are 2 ways to approach this, one being leaving the ditch open and dealing with mud and sludge and maintenance or piping the ditch and having the school district put their lawn and fence in over it and handle maintenance. David Jay confirmed phase 1 has been piped. Boyd Ferrin asked how much the rest of the project. Mr Rhees stated he has a bid for $14,000 for manholes, $54,000 for the remainder of the pipe, including the school property and approximately $16,000 for rock. Mr. Rhees pointed out that the City is still under budge on the Phase 2 pipe so there is still probably money budgeted to use for this project. He also stated the city will receive Storm Sewer impact fees on 92 homes from the subdivision. Ken Phippen asked about a walking trail. Mr. Rhees stated they will have sidewalk to get the kids to and from school. Boyd asked John Cardon if the City has money in the storm water budget. Mr. Cardon stated yes, we may need to adjust the budget. David Jay asked if the Council can talk about it again when they have more information on bids. Boyd
Ferrin stated this needs to be done. He stated they City needs to get it taken care of for the safety of the kids going to the school. Boyd asked Cody if he could give an estimated time of completion on this since there is still pipe sitting there for Phase 2 that has yet to be put in the ground. Mr. Rhees stated the problem with Phase 1 is that they installed that pipe when there was still a high level of water flowing in the ditch and it caused problems. He stated that come October 15th when they shut the water off it will lend more easily to installing the pipe for phase 2 because right now the water is waist deep. He stated they have a window from October 15th until the snow flies to get the pipe in the ground. He stated he would like to have approval from the City on this so he can do it all at once. Matt Gwynn stated he would still like a concrete number on the cost for the City. Boyd stated he would just like to have on record that the City intends to participate so they have a direction and then the City can obtain bids. Boyd Ferrin stressed to Mr. Rhees that the City will need a completion date before spending money on pipe.

BOYD FERRIN MOTIONED TO APPROVE PARTICIPATION IN PIPING THE DITCH SOUTH OF THE SCHOOL SITE IN REMUDA COURT WITH THE SCHOOL DISTRICT PROPERTY AND PHASE 3 OF REMUDA COURT WITH A BID PROCESS COMPLETED BY THE CITY. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#12 – Motion – Approval of bids for new truck, furnace and lawnmower – Dave Bunderson

Boyd presented the bids for the new truck, furnace and lawnmower.

BOYD FERRIN MOTIONED TO APPROVE THE BID FROM JOHN WATSON CHEVROLET, INC FOR $33,320.70 FOR A NEW TRUCK, THE BID FROM KUBOTA FOR $13,685 FOR A NEW LAWNMOWER AND THE BID FROM BIG TIMBER HEATING AND AIR FOR $10,147 FOR A NEW FURNACE FOR THE REC CENTER. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#13 – Discussion/Action – Complete Street Policy – Ken Phippen

Ken Phippen stated he does not have this complete, but will be sending information out to the Council members and would like to have it on the agenda for discussion in 2 weeks.

KEN PHIPPEN MOTIONED TO TABLE THE COMPLETE STREET POLICY AND DISCUSS IT AGAIN IN 2 WEEKS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#14 – Motion – Appointment of Barbara Christensen to Senior Center Advisory Board

TOM BURKLAND MOTIONED TO APPOINT BARBARA CHRISTENSEN TO THE SENIOR CENTER ADVISORY BOARD. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#15 – Discussion/Action – Set a work session to discuss Farr West City CDRA
Tom Burkland stated he and Matt have discussed the form based code and development up North. He stated they will bring the consultant on the CDRA and marketing to the work session. Matt Gwynn stated the North end of 2000 West needs to be part of the discussion so the City can use some of this funding to promote that area.

MATT GWYNN MOTIONED TO SET A WORK SESSION FOR 6:00 PM, OCTOBER 5, 2017 TO DISCUSS THE FARR WEST CITY CDRA. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#16 – Motion – Approval of Resolution 2017-06, amended and updating fee schedule

BOYD FERRIN MOTIONED TO TABLE APPROVAL OF RESOLUTION 2017-06, AMENDED AND UPDATING THE FEE SCHEDULE. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#17 – Youth City Council Update

Boyd Ferrin reported the Youth City Council will help run the Trunk or Treat which will be held on Halloween beginning at 5:30.

#18 – Planning Commission Assignments

There were no new Planning Commission Assignments.

#19 – Report from Council on Assignments

Ken Phippen reported on the brick plaza at Smith Family Park and asked for names on the recognition bricks. He stated we need to sell a lot more bricks.

David Jay stated he continues to work on his beautification assignment.

Boyd Ferrin stated Public Works has finished most of the road projects. He stated he would like to do a change order on the Advanced Paving work for about $18,000 on Taylor Road, the Fire Station road, 1700 West and Farr West Drive. Boyd stated he would like to see the ditch at the end of Higley Road piped to extend our walking path to new park.

Tom Burkland attended the Storm Drain Coalition meeting. He reported they have made changes in storm water standards across the state. Tom reported on the Central Weber Sewer District meeting. He stated they are purchasing a backhoe. Tom reported the bond refunding has been completed saving $7.8 million. He stated they also approved the taxation rate which did not change for 2018. Tom discussed his concern with the proposed raised median on 2700 North.

Matt Gwynn reported on the DWR grant. He stated he hasn’t heard anything and is assuming Farr West did not get awarded that grant. He stated he will try again next year. Matt reported on the Weber Fire District meeting. He stated they have been handling a large fire in Uintah. They also have budget discussions starting next Tuesday. Matt reported the CERT director has
resigned. He will see if the CERT committee has recommendations for a new director. Matt stated he would like to nominate Vickie Ross for a Mayor’s Make a Difference Award.

Mayor Dickemore reported on the Bona Vista Board Meeting. He stated they bought a mini excavator. He reported on water usage from around Weber County. Mayor Dickemore reported he and Boyd met with the County Commissioners to try and solidify a library on the north side of 2700 North. Mayor Dickemore reported there has been a change with the cleaning personnel for City Hall. He stated he has hired Vanguard Cleaning for the city hall at the same rate we were paying Mindy to clean just the Senior Center. Mindy will no longer be employed by the City and Vic Robite who was cleaning the City Hall side of the building will be moved over to the Rec. Center to clean that facility.

#20 – Approval of Bills

See Warrant Register dated September 6, 2017.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED SEPTEMBER 6, 2017. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

#21 – Adjournment

AT 9:19 PM, MATT GWYNN MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

_____________________________________
Andrea Ortgiesen, Clerk

_____________________________________
Lee Dickemore, Mayor

Date Approved: ____________________