

The regular meeting of the Farr West City Council was held on August 16, 2018 at 7:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Tom Burkland, and David Jay. Matt Gwynn was excused. Planning Commission Members present were Ted Black and Lyle Earl. Staff present was Andrea Zweifel. Visitors present were: see attached list.

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

#1 – Leasing of City Properties and City Fields – Mick Holmes

Mick Holmes was present and explained that the old city office is currently being rented for \$1250.00 per month and the room at the Rec. Center is currently being rented for \$200.00 per month. Mick stated he feels \$200.00 per month is a fair price due to the size of the room and the available access. He also stated it is not a prime commercial location like the old city office building. Mick recommended letting the current tenant continue leasing the room at the current rate and then the City could look at changing it. Mick stated he feels it is beneficial to rent the room to widen exposure of the Rec. Center. Ryan Shaw stated he agrees with differentiating the price due to the difference in prime location.

TOM BURKLAND MOTIONED TO MAKE THE REC CENTER ROOM AVAILABLE FOR RENT FOR \$200 PER MONTH WITH A MONTH TO MONTH CONTRACT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Mick Holmes discussed moving SWAT recreation soccer from Farr West Park to Mountain View Park. Mick stated there is more parking available and it will be on a trial basis to see if the fields better accommodate their needs.

#2- Public Comments

Becky Brooks expressed her feelings regarding communication between citizens and City boards.

#3 – Follow-up and Approval of Minutes dated August 2, 2018

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED AUGUST 2, 2018. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from Planning Commission

Ted Black reported the Planning Commission recommended approval of a conditional use permit for Martin & Ruby Juarez. The Planning Commission discussed the Public Comments item on their agenda. The Planning Commission set a Public Hearing for the old seminary building at the old Wahlquist Junior High site.

#5 – Smith Family Park Update and Approval of Bids

Ken Phippen reported he got a quote on the exercise stations for the Smith Family Park at just over \$10,000 for 20 stations.

BOYD FERRIN MOTIONED TO APPROVE THE EXERCISE STATIONS AT SMITH FAMILY PARK. TOM BURKLAND SECONDED THE MOTION, ALL VOTING AYE.

Ken updated the Council on the progress of the arena, pond and mini pavilions.

#6 – Approval of a conditional use permit request for an accessory building over 2,000 square feet for Martin & Ruby Juarez located at 3183 North Pelican Drive

Martin & Ruby Juarez were present seeking a conditional use permit for an accessory building on their 1 acre lot. Ms. Juarez stated they would like to construct a 4,000 square foot building. Boyd Ferrin asked the dimensions of the building. Ms. Juarez stated it will be 50 feet by 80 feet. Ken Phippen stated as long as it fits the setbacks, he doesn't have an issue with it. He also stated many of the neighbors have accessory buildings as well.

KEN PHIPPEN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET BUT NOT OVER 4,000 SQUARE FEET FOR MARTIN & RUBY JUAREZ LOCATED AT 3183 NORTH PELICAN DRIVE. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Approval of Security Camera System – Robbie Spronk

Robbie Spronk stated there were a lot more cameras added since the original bid. Boyd Ferrin stated that, being in the industry, this is a very good price. Boyd stated his company has a bid in this item and so he would like to abstain from this vote. David Jay asked what maintenance and warranty is. Robbie stated maintenance would be public works cleaning lenses and the warranty period would be for a year.

KEN PHIPPEN MOTIONED TO APPROVE THE SECURITY CAMERA SYSTEM BID FROM PRO EDGE TECHNOLOGY, LLC FOR \$51,971.52. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE, WITH THE EXCEPTION OF BOYD FERRIN WHO ABSTAINED. MOTION PASSES.

#8 – Discussion – Rules and Procedures for City meetings – Ken Phippen

Ken Phippen stated he sent out an email with a video from the Utah League of Cities and Towns. He stated he also shared a document from David Church. Ken stated the City is required by law

to adopt rules and procedures for City Meetings. Ken said he has spoken to Chairman Ted Black of the Planning Commission and they feel the rules and procedures should be consistent between the two boards. Ken presented a new format proposal for the agendas which would group like items. David Jay stated he feels the City is not far off, the rules and procedures just haven't been officially adopted. Ken stated he feels it would be beneficial for citizens that don't attend meetings on a regular basis to have written rules and procedures to refer to. Ken stated he will continue to work with the Planning Commission to establish the rules and procedures and will aim to make it simple. Boyd Ferrin stated he likes the grouping of similar items. David Jay reported that Ted Black prefers to have a "rolling" public comment so the public can address agenda items as they come up. Tom Burkland suggested a short public comment section before each agenda item. Andrea Zweifel pointed out that a lot of public comments can be addressed in the presentation for the agenda item so allowing the public to comment at the beginning of the item, it would make for redundancy. David Jay stated there needs to be a differentiation between public comments and public hearings. Mayor Dickemore asked Ken to keep working on this and to make sure to consult the office staff.

#9 – Youth City Council Update

There was no new update from the Youth City Council.

#10 – Planning Commission Assignments

There were no new assignments for the Planning Commission.

#11 – Report from Council on Assignments

Boyd reported for Matt Gwynn on the Youth Fishing Club. Boyd reported there are 2 confirmed tests of West Nile Virus in traps on 4000 North.

Tom Burkland reported the Sewer District has put together a few different options for the Farr West trunk line upgrade. He stated they will have a presentation regarding a parallel line for Plain City. Mayor Dickemore asked about them digging up 2700 West. Tom stated that is one of the options that have been discussed. The other option would be out on 3300 West. Tom reported on the status of the executive director for the storm drain coalition and stated they are still working on figuring the cost for that. Tom reported on new storm sewer construction on Harrisville Road between John Stewart and Lyle Dabb's properties. He stated this is currently being engineered and will require 2 cuts across Harrisville Rd. Tom stated the City still has a significant amount of storm sewer impact funds that could be used on this project. Tom reported on Form Based Code and stated he has spoken with Bill Cobabe from Pleasant View and they will be having an executive working group that consists of two members of each City Council and Planning Commission. He stated that meeting will be next Tuesday, August 21st and everyone is welcome to attend. Tom stated a formal meeting to accept the code will be held at a later date.

Mayor Dickemore reported the Weber-Morgan Health Department board was reorganized. Mayor Dickemore stated Farr West City was represented very well at the Weber County Fair and

the community booth won second place. Mayor Dickemore sated he met the developers of the Jay Christensen property who wanted to into Farr West. Mayor Dickemore stated that he turned them down based on their request for 900 sewer connections. Mayor Dickemore stated pickleball courts will be constructed shortly and they will be paid for. He stated he is working with the Junior Jazz program. Mayor Dickemore reported that flag footballs starts on the 27th and the Rec. Center is now conducting sign-ups for girls basketball. Mayor Dickemore stated the Senior dinner will be held August 22nd and the Council will be cooking hamburgers and hotdogs.

#12 – Approval of Bills

See Warrant Register dated August 15, 2018.

TOM BURKLAND MOTIONED TO APPROVE AND PAY THE BILLS DATED AUGUST 15, 2018. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#13 – Adjournment

AT 8:01 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Clerk

Lee Dickemore, Mayor

Date Approved: _____