

The regular meeting of the Farr West City Council was held on October 17, 2019 at 7:00 p.m. at City Hall. Council members present were Mayor Lee Dickemore, Boyd Ferrin, Matt Gwynn, David Jay and Ken Phippen. Josh Blazzard was excused. Planning Commission Members present were Ted Black, Lyle Earl and Lou Best. Staff present was Andrea Zweifel, John Cardon, Cody Cardon and Ryan Shaw. Visitors present were: see attached list.

Regular Meeting

#1 – Call to Order – Mayor Lee Dickemore

Mayor Lee Dickemore called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

b. Prayer

David Jay offered a prayer.

#3 – Comments/Reports

- a. **Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

Jon Angelsey stated he has made an offer on a property on Higley Rd and is making sure he can run his woodworking business out of the barn. Chairman Ted Black asked for a written explanation of what he intends to do and then he can give him direction. Boyd explained he will need to make sure to include whether there will be large trucks delivering supplies and if customers would be coming to the property. Boyd stated home occupation businesses should not change the residential environment of the property. David Jay pointed out that home occupation businesses cannot have outside employees working there.

b. Report from Planning Commission

Ted Black reported the Planning Commission took a vote to recommend Farr West City pursue an agritourism ordinance. Ted stated he has given the City Council information on Moderate Income Housing.

#4 – Business Items

a. Approval of Business Licenses

Maha' Guno – Rock Mecham

No one was present on behalf of Maha' Guno.

BOYD FERRIN MOTIONED TO TABLE APPROVAL A BUSINESS LICENSE FOR MAHA' GUNO. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

Flores Flooring – Flores Vladimir

Vladimir Flores was present seeking approval of a business license for Flores Flooring. Boyd Ferrin asked where the business would be taking place. Mr. Flores stated he will be installing flooring in customer's homes. Mr. Flores stated he would like to have a showroom in his shop. David Jay confirmed that customers would be coming to the residence. Mr. Flores stated yes. David Jay stated Mr. Flores cannot have a lot of people coming to the home and lots of vehicles parked at the residence. David asked how he plans on managing vehicle parking during the winter parking ordinance. Boyd Ferrin asked if he would be willing to abide to not being allowed to have a showroom or signs. Mr. Flores stated yes.

DAVID JAY MOTIONED TO APPROVE A BUSINESS LICENSE FOR FLORES FLOORING WITH THE CONDITION THAT HE HAS ADEQUATE PARKING FOR HIS TRUCKS AND TRAILERS AND THAT HE NOT HAVE A SHOWROOM. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

- b. Enter into a public hearing to consider the intent of the legislative body to consider amending the City Professional Services within the Farr West City Municipal Code

BOYD FERRIN MOTIONED TO ENTER INTO A PUBLIC HEARING TO CONSIDER THE INTENT OF THE LEGISLATIVE BODY TO CONSIDER AMENDING THE CITY PROFESSIONAL SERVICES WITHIN THE FARR WEST CITY MUNICIPAL CODE. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Boyd Ferrin explained why this adjustment needs to be made and stated he would like to see the legal compensation be increased more than just \$10/hr after 20 years. Cody Cardon stated all these positions don't necessarily need to be listed in the ordinance. Lou Best asked the Council to explain how this has changed from the past. Boyd explained the changes. Ted Black stated he is wholeheartedly in support of the proposed wage for the Treasurer and would like to see an increase to the Attorney's

hourly rate. Boyd Ferrin proposed increasing the retainer instead. Boyd Ferrin asked what Riverdale City does for their Attorney. Cody stated their Attorney is a salaried employee. John Cardon recommended the City just pay him a monthly fee instead of an hourly rate.

- c. Close public hearing and proceed with the regular meeting

KEN PHIPPEN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

- d. Approval of Ordinance No. 2019-07, amending the city professional services

BOYD FERRIN MOTIONED TO APPROVE ORDINANCE NO. 2019-07 AMENDING THE CITY PROFESSIONAL SERVICES WITH A CHANGE TO THE CITY ATTORNEY RATE TO A \$1500 PER MONTH FEE WITHOUT A RETAINER. MATT GWYNN SECONDED THE MOTION, A ROLL CALL VOTE WAS TAKEN WITH KEN PHIPPEN VOTING AYE, DAVID JAY VOTING AYE, BOYD FERRIN VOTING AYE AND MATT GWYNN VOTING AYE, MOTION PASSES.

- e. Appointment of new City Treasurer

Ted Black was on the interview board and stated Cody Cardon was highly qualified and he recommends appointment as the new City Treasurer.

BOYD FERRIN MOTIONED TO APPOINT CODY CARDON AS THE NEW CITY TREASURER. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

- f. Review and Consideration of September Financial Statement

Cody Cardon introduced himself to the City Council and presented the September Financial Statement.

DAVID JAY MOTIONED TO APPROVE AND ACCEPT THE SEPTEMBER FINANCIAL STATEMENT REVIEW. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Boyd Ferrin expressed his gratitude to John Cardon for everything he has done for the City over the past 26 years. Other Council members echoed their gratitude. Mayor Dickemore asked John to say a few words. John took a few minutes to talk about his time with Farr West City, thanked the staff and stated Cody is a great choice for Farr West City.

g. 2018-2019 Audit Report – Kennedy Allen, Child Richards

Kennedy Allen presented the 2018-2019 Audit Report. Ms. Allen stated they are presenting a clean report, which is the best thing they can find. Ms. Allen pointed out that the City Council needs to complete the elected officials training yearly.

BOYD FERRIN MOTIONED TO ACCEPT THE 2018-2019 AUDIT REPORT. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

h. Approval of liquidating old vehicles and purchasing of new vehicles

Boyd Ferrin reported he spoke with John and Cody and there is only one new vehicle budgeted for this fiscal year. He also stated the City wants to liquidate an old generator.

BOYD FERRIN MOTIONED TO APPROVE LIQUIDATING MICK'S TRUCK AND AN OLD GENERATOR FROM THE OLD LIFT STATION AND PURCHASING OF A 2020 FORD ECOBOOST CREW CAB. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

i. Approval of Resolution No. 2019-06, Boundary Adjustment with Marriott-Slaterville City

KEN PHIPPEN MOTIONED TO APPROVE RESOLUTION NO. 2019-06, BOUNDARY ADJUSTMENT WITH MARRIOTT-SLATERVILLE CITY AND SET A PUBLIC HEARING FOR JANUARY 2, 2020 TO CONSIDER APPROVAL OF THE BOUNDARY ADJUSTMENT. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

j. Consideration of pursuing an agritourism ordinance for Farr West City

Ted Black stated the City doesn't currently have an ordinance addressing agritourism and it is becoming a popular thing. Ted stated they held a public hearing and the only concern was liability on adjacent properties. Ted checked with the state and there

wasn't any history of adjacent properties liability increasing. Ted stated the City Council needs to express its desire and if they would like to pursue the ordinance the Planning Commission can work with the City Attorney to establish such an ordinance.

DAVID JAY MOTIONED TO APPROVE PURSUING AN AGRITOURISM ORDINANCE FOR FARR WEST CITY IN COORDINATION WITH THE PLANNING COMMISSION AND CITY ATTORNEY. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- k. Set a public hearing to consider changes to the Active Transportation and Moderate Income Housing sections of the Farr West General Plan. The proposed changes to the Moderate Income Housing are requiring by law. The changes to Moderate Income Housing include the adoption of a city ordinance specifically adopting the Moderate income Housing Plan.

Ted Black stated the Planning Commission is still working on a final document, but to meet the time frames, the public hearing needs to be set. Ted stated the City doesn't have a choice on this due to it being state mandated.

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING FOR NOVEMBER 7, 2019 TO CONSIDER CHANGES TO THE ACTIVE TRANSPORTATION AND MODERATE INCOME HOUSING SECTIONS OF THE FARR WEST GENERAL PLAN. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Items

- a. Approval of minutes dated October 3, 2019

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED OCTOBER 3, 2019. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of payment of bills dated October 16, 2019

See Warrant Register dated October 16, 2019.

MATT GWYNN MOTIONED TO APPROVE AND PAY THE BILLS DATED OCTOBER 16, 2019. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

c. Smith Family Park Update and Approval of Bids

Boyd Ferrin stated in order to power the new lights around the courts; we will need to purchase a \$5,000 transformer from Rocky Mountain Power. Boyd also reported they obtained bids for cement around the aprons of the courts and one came in at \$27,000 and the other came in around \$24,000.

DAVID JAY MOTIONED FOR APPROVAL OF THE PURCHASE OF THE \$5,000 TRANSFORMER FROM ROCKY MOUNTAIN POWER AND THE CEMENT BID OF \$24,000 FROM DIVERSIFIED CONSTRUCTION SERVICES. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

Ken Phippen grandly announced the pond will be re-opened for fishing on Friday, October 25th.

#6 – Mayor/Council Follow-upa. Report on Assignments

Ken Phippen reported the trails and active transport committee has gone over their final document will be presenting that. Ken stated they will send that out to everyone for review. Ken reported he will be going to recreation grant training in November.

David Jay stated he will have Andrea watch for Animal Control billing so he can analyze their formula to ensure proper billing.

Boyd Ferrin reported he went to Bryce Canyon with Mosquito Abatement. He stated we are well represented in Weber County and they are just about through spraying for this year. Boyd stated the Trunk or Treat will be held on October 28th and asked the Planning Commission and City Council

to have a trunk in the lineup to help support the event.

Matt Gwynn stated he will not be at the City Council meeting on November 7th due to vacation and he will be working on the night of the Trunk or Treat.

Mayor Dickemore reported on the Trunk or Treat. He stated there were no meetings for Bona Vista or the Heath Board this month. Mayor Dickemore reported the Rec Center is now on winter hours. He stated basketball is going strong. Mayor Dickemore also reported the Senior Center Director is doing an excellent job and things are running well.

#7 – Adjournment

AT 8:29 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Zweifel, Secretary

Lee Dickemore, Mayor

Date Approved: _____