

A budget meeting and the regular meeting of the Farr West City Council was held on February 4, 2021 at 6:00 p.m. at city hall and electronically through WebEx.

Council members present at city hall were Mayor Lee Dickemore, Boyd Ferrin, Ken Phippen, Bruce Richins, and Josh Blazzard. Dave Chugg participated via WebEx, but was absent during the work session.

Planning Commission Members present at city hall were Ted Black. Lyle Earl, Gregory Baptist, and Lou Best participated via WebEx.

Staff present at city hall was Whittney Black, Dave Bunderson, Nate Carver, Robbie Spronk, and Cody Cardon. Ryan Shaw and Dave “Bubba” Anderson participated via WebEx.

Visitors present were (Via WebEx): Tim Wright, Lou Waikart, Nathan Thorsted, Virgini Greenwoos, and the Van Kampen’s.

Budget Work Session

Mayor Dickemore called the work session to order. The pledge of allegiance and prayer were given. The mayor introduced Bruce Richins and welcomed him as the newest council member. The mayor also explained that there has been significant effort put into the budget so far. Several considerations have been made including cutting the court, reviewing the law enforcement expenses, and looking into the recreation center’s finances. The mayor then turned the time over to Boyd Ferrin to summarize budget meetings between himself, the mayor, and the city treasurer.

Boyd Ferrin explained that he and the mayor have been meeting with Cody Cardon, the city treasurer, to discuss budget options. Boyd stated that they have discussed roads, simplifying the budget for the benefit of the different departments, and saving for a new public works building. Mayor Dickemore expressed his objection to raising taxes this year. He believes that the city can function as the budget stands now. He also expressed his desire to see the funds leftover at the end of the budget year transferred to the public works department. The mayor also commented that celebrations could be a potential area to make cuts. The mayor then turned the time over to Cody Cardon to explain the budget and possible changes to next fiscal year’s budget.

Cody Cardon stated that sales taxes are up and fines collected by the city are down. Cody commented that he believes any type of increase made to the budget could potential be sent to the county to cover public safety increases in contracts like law enforcement and animal control. Cody assured the council that the budget is in good shape and will cover the needs of the city. The desires of city staff and city officials are why changes are being considered and saving needs to happen. Cody then showed the council possible taxes that the city could start charging. One of these taxes was a tax on franchise agreements. Cody explained that companies are using the city’s roads, right-a-ways, easements, and they create extra work for city staff. For that reason the

city could charge them a tax. Cody commented that different types of taxes create diversity inside the city budget, which is beneficial for the city at large. The council asked Cody to put together an estimate of what would be collected through this tax. Nate Carver asked if a public hearing was necessary to pass this tax. Cody and Ryan Shaw stated they would need to look into the process. Cody then commented he would like to meet with each department head to assess needs before creating the next fiscal year's budget. Cody also explained that while moving the money spent on celebrations could help this year, it is not a sustainable idea because eventually the celebrations will come back. The mayor turned the time over to the public works for questions.

Dave Bunderson asked for clarification of where specific funds are located in the budget. Cody explained how he calculates specific funds in the budget, specifically the road funds and the motor pool funds. Cody commented that he would prefer the council to set aside a specific amount from the road funds for trails at the beginning of the year so the rest of those funds are available for road projects. There was a short discussion about creating a 5 year plan that explains what projects need to be done and when they want to be completed. The council asked Cody to put something like that together. Cody asked the public works to get him a list of project with dates of when they want those to be done.

Regular Meeting

#1 – Call to Order – Mayor Lee Dickemore

Mayor Lee Dickemore called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Josh Blazzard led in the Pledge of Allegiance.

b. Prayer

Bruce Richins offered a prayer.

#3 – Comments/Reports

a. Public Comments

**Resident(s) electronically participating in this meeting were asked to enter “comment” into the chat section of Webex and when given the opportunity to speak, were asked to unmute and address the Council. Each comment was limited to 3 minutes.*

There were no public comments.

b. Report from Planning Commission

Chairman Ted Black reported on the January 28, 2021 Planning Commission meeting. Ted stated that the Planning Commission held a public hearing to consider the request of a conditional use permit for Jason and Kimberly McDonald located at 1844 Heritage Ranch Drive for a 2,400 square foot accessory building. There were no public comments during the public hearing. The Planning Commission later voted to recommend approval of this conditional use permit to the city council. Ted then explained that the commission set a public hearing for February 11, 2021 during their regular meeting to consider the request of a re-zone of the Joseph G Fisher property located at 1246 North 2000 West from the A-1 zone to the C-2 zone. Ted also commented that the commission recommends the reappointment of Lyle Earl to the Planning Commission, and that Bryant Jensen's term has ended and he is not interested in serving another.

#4 – Business Items

- a. Approval of a conditional use permit for Jason and Kimberly McDonald for a 2,400 square foot accessory building located at 1844 Heritage Ranch Drive

Ken Phippen asked if the owners would want to do anything commercial inside this large building. Ted Black commented that issue was never brought up during their discussions. He explained that the building was for storage of RVs trailers, and the like. Ted stated this building is consist with others in the neighborhood and doesn't see a reason why it would be denied.

BOYD FERRIN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR JASON AND KIMBERLY MCDONALD FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1844 HERITAGE RANCH DR. DAVE CHUGG SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Discussion/Action – YCC Family Crisis Center funding request

The mayor explained that this request has been made the last few years. The YCC is requesting \$3,000.00. Boyd Ferrin explained that the YCC has given the city statistics of how this program benefits Farr West. David Chugg clarified that this is planned in the budget. The mayor commented that it is something the city has done for the past several years.

JOSH BLAZZARD MOTIONED TO APPROVE THE YCC FAMILY CRISIS CENTER'S \$3,000 FUNDING REQUEST. BOYD FERRIN SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Discussion – Franchise Fee

Ryan Shaw explained that Farr West is one of two municipalities that do not charge energy sales or telecommunications tax. Ryan said it's something to look into. Boyd Ferrin commented he would like the city to look into and start the process this quarter. The council asked Ryan Shaw and Cody Cardon to put something together to consider in the next month or so.

d. Re-appointment of Lyle Earl to the Planning Commission

Mayor Dickemore recognized Lyle Earl on the WebEx meeting. Lyle Earl thanked the council for the opportunity to serve on the Planning Commission and the fishing club.

KEN PHIPPEN MOTIONED TO RE-APPOINT LYLE EARL TO THE PLANNING COMMISSION. JOSH BLAZZARD SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

e. Approval of 4000 north rip rap and pond re-design project and award of bid – Robbie Spronk

Robbie Spronk explained that this project would cover more rip rap on the western drain and revamp the detention basin in The Plaza subdivision. Robbie stated the lowest bid came from Tonocco Inc. Robbie expressed he was concerned because they were significantly lower than the rest of the bidders, but he spoke with the city engineer who assured him they are a reputable company. Bruce Richins asked if there were any retention or detention basins in Farr West that were cobble instead of grass. Robbie said that there are a few, but most of the ones in subdivisions are grass so they can be used as green space. Robbie explained that this detention basin was not deeded to the city and the former owner of the detention wanted the city to purchase it from them. The city refused because it would make the lot illegal. The new owner is willing to sod the property and take care of it; the city just needs to fix the design of the pond first.

JOSH BLAZZARD MOTIONED TO APPROVE THE 4000 NORTH RIP RAP AND POND RE-DESIGN PROJECT AND AWARD THE BID FROM TONOCCO, INC AT \$60,541.50. BOYD FERRIN SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

f. Approval of maintenance building camera system – Dave Bunderson

Dave Bunderson stated he has received a bid from Pro Edge Technology to install 3 cameras and 3 door key systems to the public works shops and the old Farr West Park. Dave commented that this year a new furnace was budgeted for the senior center side of the civic building, but that building is not being used. So, he would like to hold that off for another year and install these cameras and door system instead to get caught up. Dave also commented that that area houses some of the city's biggest investments, but there are no cameras. Robbie Spronk commented this would also cover the bowery at the park. Dave Chugg asked if this would connect to the current system. Dave stated that it would connect to the system at city hall. Boyd Ferrin confirmed with Cody Cardon that this change in monies would work.

KEN PHIPPEN MOTIONED TO APPROVE A CAMERA SYSTEM AND ACCESS CONTROL SYSTEM BID FROM PRO EDGE TECHONOLGOY AT THE MAINTENANCE BUILDING FOR \$11,120.51. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE.

#5 – Consent Itemsa. Approval of minutes dated January 21, 2021

Bruce Richins commented that he had some minor corrections to the minutes and confirmed that Whitney Black made those changes.

DAVID CHUGG MOTIONED TO APPROVE THE MINUTES DATED JANUARY 21, 2021. BOYD FERRIN SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

b. Approval of bills dated February 3, 2021

JOSH BLAZZARD MOTIONED TO APPROVE THE BILLS DATED FEBRUARY 3, 2021. KEN PHIPPEN SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

c. Smith Family Park Update

Nate Carver reported he has received a 3rd bid for the retaining wall on the triangle piece at the park. Nate commented it came in \$3,000.00 lower than the other two. The

contractor is Brent Langford and he has come to the site and is willing to work. David Chugg commented he has worked with this contractor before and he does great work.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Ken Phippen reported that fiber is continuing to be laid.

Josh Blazzard reported that he meant with Marriott-Slaterville and the public works to discuss the potential Amazon development. Ryan is in the process of putting together maintenance agreement with Marriott-Slaterville. He also met with Robbie Spronk and Nate Carver about the public works 5 year plan. Josh reported that the Easter Egg hunt has been cancelled. He also reported on the recent freedom festival planning meeting. Josh commented that fireworks are a go and potentially the golf tournament and the fishing tournament. All activities involving food have been cancelled. Josh stated that the celebrations committee considered moving the festival to the Smith Family Park, and commented that the fireworks could be shot from the peninsula and the Smith and Edward's parking lot could be used. Boyd Ferrin and Ken Phippen expressed their agreement to the idea of moving to the Smith Family Park.

David Chugg had nothing to report.

Bruce Richins had nothing to report.

Boyd Ferrin reported on different meetings with developers and the mayor. He had nothing else to report.

Mayor Dickemore reported that the Rec Center has been opened. The mayor also reported that the Rec Director went back into the hospital because of oxygen concerns, but is back working again. There is no change in senior center operations. There will be a complete county fair in August. The mayor then commented that the new Central Weber Sewer line should be done in March. In 1-2 weeks they should be done on the church property. The mayor continued to report that Bona Vista Water recently had an audit done. The mayor then reported on the fiber projects. Connex will remain in the northern end of the city close to Remuda. Optic Loop will move south to Farr West Meadows and Mia Meadows. The drain by the Mt. View Trail has been extended and cleaned out. The original grant didn't cover the final amount, so the city had to put some money into the project. The mayor then reported on the COVID cases in Farr West. There have been 474 total COVID cases and 22 active cases in Farr West. The mayor then stated that RAMP

grant meetings will be set soon. The mayor then stated that SWAT soccer would like to use the Smith Family Park for all of their practices and games this coming season. The council expressed their concerns of having the program just use the Smith Park and stated they would like them to spread out their practices and games to the other parks. The mayor then gave copies of the audit report and new council assignments to the council members.

#7 – Adjournment

AT 7:41P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION. A VOTE WAS TAKEN WITH ALL COUNCILMEN VOTING AYE. MOTION PASSES UNANIMOUSLY.

Whittney Black, Deputy Clerk

Lee Dickemore, Mayor

Date Approved: _____