

FARMINGTON CITY COUNCIL MEETING

October 6, 2015

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Attorney Todd Godfrey, Matt Millis from Zion's Bank, City Engineer Chad Boshell, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

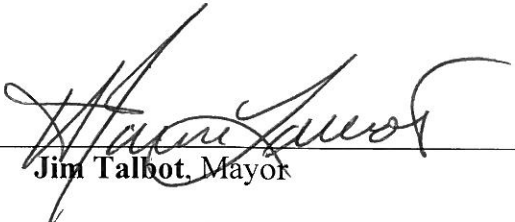
CLOSED SESSION

Motion:

At 6:05 p.m., **Jim Young** made a motion to go into a closed meeting for purpose of discussing potential litigation. **John Bilton** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Jim Talbot, Mayor

Motion:

At 6:45 p.m., a motion to reconvene into an open meeting was made by **Jim Young**. The motion was seconded by **Brigham Mellor** which was unanimously approved.

Parks Impact Fee Analysis Update

Matt Millis said the recommended park impact fee has been calculated at \$4049 for a single family home (the current fee is \$3000). This new fee reflects the level of investment the City has made in its parks. Park impact fees are not assessed on commercial or industrial buildings, churches, businesses, etc. The sizes of the lots, trails, park amenities, etc. were all taken into account. This reflects what a new resident will pay in order to perpetuate what the city has already invested in the parks system (which is estimated to be \$29 million). When the City is built out (with about 31,000 additional residents), the impact fees will generate \$16.6 million for future investments. If the fee is decreased, it will reduce the amount available and the City will have to fund the gap between the impact fee fund and what is needed to invest in future parks. Only future new homes will pay the proposed impact fees for the development of

future parks. **Dave Millheim** said the City has some projects waiting to be done, and passing the new fees will allow the City to begin moving forward.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by Mayor **Jim Talbot** and the Pledge of Allegiance was led by Boy Scout **McKay Francis** from Troop 1116.

PRESENTATIONS:

Recognition of Shannon Harper for obtaining her CPFA and CPFIM Certifications

Keith Johnson recognized Shannon Harper, who has been the City Treasurer for the past 7 years. She takes care of payroll for the City as well as the City's investments. He commended her for her hard work and for obtaining her certifications. **Mayor Talbot** congratulated Shannon and expressed appreciation for her hard work.

Parks Impact Fee Analysis Update

Matt Millis said the impact fee analysis is the basis for their recommendation. He said the Council has some latitude to reduce the fees; however the analysis reflects the amount needed to perpetuate the services the City is providing with parks and other amenities. He said their methodology was very thorough in quantifying amenities available in each park and facility, as well as taking into account the source of funding and not counting items funded by other entities. **Jim Young** asked about Matt's experience, and Matt said he has been calculating impact fees for 15 years, and has completed over 200 calculations. He said the methodology has changed over the years, and they have adapted over time to craft the most defensible fee. **Brigham Mellor** asked why impact fees are not levied on commercial developments. **Matt Millis** said it is typically residents that are using the parks and not businesses. **Dave Millheim** said commercial businesses are charged impact fees for storm drains, water and traffic, but not for parks. **Brigham Mellor** asked Matt how the proposed \$4049 fee rates compared to other cities. **Matt Millis** said that the City's fee ranks in about the 60th percentile. He said he could do additional research if needed for a more exact number. He said cities with higher quality parks and amenities typically have higher impact fees. **Brigham Mellor** said since the amount is not based on the value of the property, he wondered if the fees will need to be updated in 5 years. **Matt Millis** said yes, particularly once the City's new park

and gym are completed, it would be wise to update the City's impact fees to reflect the amenities. **Mayor Talbot** thanked Matt for his work and said this item will come back in the form of a motion at a future meeting.

PUBLIC HEARINGS:

1525 West Street Vacation

Dave Millheim said the site plan and plat have been done. This is a vacation of a portion of a right of way. He recommended opening the public hearing and proceeding with approval.

Mayor Jim Talbot opened the public hearing at 7:28 p.m.

Mayor Jim Talbot closed the public hearing at 7:28 p.m.

Motion:

Doug Anderson made a motion that the City Council approve the enclosed ordinance vacating a west portion of the 1525 West r.o.w. encompassed by the Meadow View Subdivision Phase 2 the entire length of the eastern boundary of said subdivision as it abuts this right-of-way.

Brigham Mellor seconded the motion which was unanimously approved.

Findings for Approval:

1. The 1525 West is identified as a local street on the City's Master Transportation Plan (MTP) and this action is consistent with that plan.
2. The developer will improve 1525 West Street as it abuts the subdivision.
3. This vacation fulfills a condition of final plat approval.

Potential Budget Amendment for FY2015/16 regarding Justice Court

Mayor Talbot said this public hearing is a continuation of a public hearing that was opened at the previous City Council meeting.

Mayor Jim Talbot closed the public hearing at 7:30 p.m.

Motion:

John Bilton made a motion that the City Council deny the Court budget as outlined for FY 2016. This will make the agreement with Davis County for Court Services null and void, as a Court budget, including the County 50/50 split that had been approved by the City, thus not approving the draft agreement we had with the County.

Brigham Mellor seconded the motion which was unanimously approved.

Motion:

Cory Ritz made a motion that City Council adjust the agenda to discuss a facilities agreement with the State of Utah.

Jim Young seconded the motion, which was unanimously approved.

Motion:

Cory Ritz made a motion that the City Council approve a motion to authorize the Mayor to execute the attached facilities agreement with the State of Utah to lease courtroom space for the Farmington Justice Court.

Jim Young seconded the motion which was unanimously approved.

NEW BUSINESS

Economic Development Planning

Dave Millheim said after returning from a recent conference, he wants to establish some economic development priorities for the City. He said there have been many positive developments in the City, but that the City has been reactionary to some extent. In anticipation of continued development, he proposed that the Council consider what the City's priorities should be so that as developers come before the City, the City will have a framework for considering their proposals. He suggested taking a half day off site to discuss these priorities in depth. **Mayor Talbot** said he thinks it is important to have a plan. He proposed taking some time to do strategic planning during a conference the Council will be attending in April. **Doug Anderson** said he agrees, but thinks the discussion should happen sooner than April. **Cory Ritz** said another reason for urgency is that the State may play a role in their decision making process. **Brigham Mellor** said when there is not a plan, it is left to the development community to decide what the community will look like. He said certain grants require a comprehensive economic development plan, and there are other financial implications to leveraging that plan. **Jim Young** supports the idea, and agrees that it should happen sooner rather than later. **Dave Millheim** recommended targeting a February date, since it would be after the holidays, and would accommodate any new council members.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Ratification of Approval for the May Subdivision and the Farmington Creek Estates PUD Phase III Amended
2. Ratification of Approval of Storm Water Bond Log
3. Approval of Minutes from September 15, 2015

Motion:

Brigham Mellor made a motion to remove Item 4, Permission to allow a Fence on City Easement, from the Summary Action List.

Cory Ritz seconded the motion which was unanimously approved.

Motion:

Brigham Mellor made a motion to approve Minute Motion Summary Action items 1-3.

Jim Young seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. Executive Summary for the Planning Commission meeting held on September 17, 2015
2. Fire Monthly Activity Report for August
3. Building Activity Report for August
4. Permission to allow a Fence on City Easement:
The City has an easement for a trail abutting a resident's property, which may not ever be built. The resident has requested permission to build a fence around the easement, and **Dave Millheim** said he does not have a problem with entering into a licensed agreement with the resident that would travel with the land. **Jim Young** asked if this would pose a problem with setting a precedent, and **Dave Millheim** said the City does this regularly.

Cory Ritz

He said a resident came to him with a concern about a berm that is supposed to prevent water from draining onto his property from the new Ivory Homes development. Part of the development agreement was to put in a concrete fence along the property line and flood water retention in order to prevent runoff onto the resident's property from the subdivision. He said

the retention in place does not retain water and it is getting onto his property. **Dave Millheim** said he would look into it.

John Bilton

He expressed concern regarding traffic on Station Parkway, and he said it could be an important element of their planning discussion. **Mayor Talbot** said they are aware of it, and will set up a meeting with the developer to discuss the matter. **John Bilton** asked if there would be a closed session, which **Dave Millheim** confirmed.

Jim Young

He said he read an article from the Division of Water Quality that said they had \$14 million of their budget not committed to projects. **Dave Millheim** said the City would not qualify for any of those funds, because they are mainly for rural areas whose systems do not comply.

Mayor Jim Talbot

He said the Healthcare Division from the University of Utah brought materials regarding their new facility. He said that he, Neil Miller, and Gordon Crabtree discussed the roundabout, and he discouraged doing anything about it now; however between now and the spring he wants to get final approval from the Council and the University regarding the design, and get an agreement in place so that construction can begin.

He also said there will be a ribbon cutting ceremony at the Ogden Clinic with a tour, and encouraged Council members to be there. He also expressed gratitude for the Council and their cooperation, and how they study the issues without engaging in controversy. He encouraged the Council members to take the high road in their campaigns.

Council members **Brigham Mellor** and **Doug Anderson** did not have anything to report at this time.


CLOSED SESSION

Motion:

At 8:02 p.m., **Cory Ritz** made a motion to have a 5 minute recess and then to reconvene into a closed meeting for the purpose of discussing pending litigation. **Brigham Mellor** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



Jim Talbot, Mayor

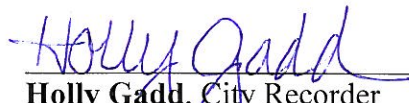
Motion:

At 8:50 p.m., a motion to reconvene into an open meeting was made by **Brigham Mellor**. The motion was seconded by **Cory Ritz** which was unanimously approved.

ADJOURNMENT

Motion:

At 8:50 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **Jim Young** seconded the motion which was unanimously approved.



Holly Gadd, City Recorder
Farmington City Corporation