

FARMINGTON CITY COUNCIL MEETING

June 21, 2016

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Brett Anderson, and Cory Ritz, Assistant City Manager Keith Johnson, City Development Director David Petersen, Associate City Planner Eric Anderson, City Engineer Chad Boshell, Parks and Recreation Director Neil Miller, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Dave Millheim is excused from the meeting.

SAA/650 West Construction & Park Construction

Keith Johnson discussed the process for forming an SAA to pay for the improvements along 650 West. If 40% of the residents in the area vote to protest, it will not go through. If it goes through, residents will be assessed for their portion of the improvements. Once the City bonds for the remaining amount, the residents will have 10 years to pay off their amount at a low interest rate. They have to make one payment per year, but can pay it off early at any point. **Mayor Talbot** reminded the group that anyone who purchased a lot with curb, gutter, and sidewalk already paid for it when they bought their homes. **Keith Johnson** said staff will handle the administration of the SAA.

Keith Johnson reviewed the timeline for the SAA, which is included in the packet. After the work session tonight, the City wants to meet with homeowners to discuss the proposed SAA around July 14th. **Cory Ritz** pointed out that a large portion of the residents already have extension agreements. **Mayor Talbot** asked at what point the City can give the residents a good faith estimate of what they will have to pay. **Keith Johnson** said when the City meets with individual residents, they will give them the cost of their portion of the improvements.

Chad Boshell reviewed the SAA estimates for 650 West and Glovers Lane. **Cory Ritz** asked about a previously discussed idea of moving the road over to provide on street parking along 650 West after the charter school, in front of the park. **Chad Boshell** said he would have to go back and look at the minutes, but that is not currently in the plan. The current estimate for the SAA is about \$2.9 million. The SAA participants' portion of that is about \$1 million, and about half of that will come from residents with extension agreements. The Miller Meadows subdivision has a development agreement for improvements in front of their subdivision. The City will have to come up with \$300k in addition to the \$716k it will pay from transportation impact fees. The School District's portion is \$724k. The Council was concerned about the School District protesting the impact fees, however because of the significant traffic impact of the high school, the City will push them to pay the fees. **Keith Johnson** said he thinks the estimates are high, and when the City bids for the work, it will hopefully be less. **Cory Ritz** asked if the School District would also have 10 years to pay off their portion of the SAA, and **Chad Boshell** said the City could include them in the bond as an incentive. **Keith Johnson** asked if the Council gives their preliminary approval of the proposed SAA, which they did.

Keith Johnson next discussed the park, and the City’s plans to finish portions of it this year and into next year. If the City’s park impact fees come in as projected, the City will be able to finish the south portion of the park next year. What remains will be the baseball fields and concessions, at an estimated cost of \$2.3 million. The City does not have estimates for the impact fees that will come in during 2018, and is unsure of how to pay for this remaining portion. He encouraged the Council to be thinking about ideas to pay for it. **Mayor Talbot** said there is a funding mechanism in the up and coming businesses, but the revenue from those sources may not come as quickly as the City might hope. **Brett Anderson** asked if some of the costs of the baseball fields could be phased in over time, and **Keith Johnson** replied that yes, some amenities could be phased in over time, and the City could focus on just having operational fields. **Brett Anderson** said it would be nice to have them useable sooner. **Keith Johnson** said the focus is on finishing the south portion of the park, and once that is complete, the focus will be on finalizing the baseball fields. **Mayor Talbot** said if the City could get a business donor to sponsor the fields, it would go a long way to push the project forward.

Mayor Talbot asked if any Councilmembers had questions. **Doug Anderson** said he had a resident complain about the lack of dress code at the pool, and who desired a refund for her pool membership. **Neil Miller** said to have her come talk to him if she wants her money back. **Mayor Talbot** expressed his admiration for the police and fire department for their rapid response to community emergencies. **John Bilton** asked about the vacation of the trail easement for Silver Hollow. He wondered if it was a gravel road, and if the City has a trail easement on top of that, which they want the City to vacate. He asked why the City would want to give it up. **Eric Anderson** said staff does not recommend vacation. He said having that connection makes sense. He said the foot traffic would be fairly minimal. They are just seeking direction tonight, as a formal request has not been made. **Mayor Talbot** said we will be pulling item 3 from the Summary Action List for discussion.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Brett Anderson, Assistant City Manager Keith Johnson, Community Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Dave Millheim was excused from the meeting.

CALL TO ORDER:

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

The invocation was offered by Councilmember **Brett Anderson** and the Pledge of Allegiance was led by Boy Scout **Scott Slinn** from Troop 1238.

Redevelopment Agency of Farmington

Minute motion adjourning to the Redevelopment Agency meeting.

Motion:

John Bilton made a motion adjourning the City Council meeting to the Redevelopment Agency meeting.

Doug Anderson seconded the motion which was unanimously approved.

PUBLIC HEARING:

Consideration of the Redevelopment Agency Budget for Fiscal Year Ending June 30, 2017, and for amending the Redevelopment Agency Budget for fiscal year ending June 30, 2016 for the US89 and Station Park Areas.

Keith Johnson said the first part of this meeting is to discuss the budget for the US 89 RDA. He said the balance at the end of FY 2016 is \$411k, and it is estimated that next year the ending balance will be \$339k. This RDA will come to a close in the next couple of years. The Station Park RDA is in its 4th year. This year the City has collected about \$2.8 million, and next year it is estimated that the City will collect about \$3.8 million. **Mayor Talbot** said the Council has gone over these extensively in other meetings.

Mayor Jim Talbot opened the public hearing at 7:07 p.m.

Mayor Jim Talbot closed the public hearing at 7:07 p.m.

Motion:

John Bilton made a motion to approve the enclosed resolution which amends the budgets for fiscal year 2016, and adopts the RDA US 89 and Station Park project area budgets for fiscal year ending June 30, 2017.

Doug Anderson seconded the motion which was unanimously approved.

Resolution Adopting Amendment to the Station Park RDA Project Plan—Amending the Project Boundaries

Keith Johnson said there is a proposal to amend the project boundaries for the Station Park RDA. A few changes have been made on property lines since they were set in 2005. In order to make it more precise and consistent for tax purposes, the County has asked that the RDA adjust the boundaries to be on the current property lines. The County will make this retroactive to January 1, 2016.

Motion:

Brigham Mellor made a motion to approve the enclosed resolution which amends the boundaries to the Station Park RDA Project Area Plan, and suggest that the County to assess the property as of January 1, 2016.

John Bilton seconded the motion which was unanimously approved.

Roll Call Vote:

Doug Anderson: Aye

Brigham Mellor: Aye

John Bilton: Aye

Cory Ritz: Aye

Brett Anderson: Aye

Minute motion to reconvene the City Council meeting.

Motion:

Brigham Mellor made a motion adjourning the Redevelopment Agency meeting to the City Council meeting.

Cory Ritz seconded the motion which was unanimously approved.

PUBLIC HEARINGS:

Farmington City Storm Water Management Program

Dave Petersen said one requirement for the UPDES is for cities to adopt a Storm Water Management Plan. Staff is recommending approval.

Mayor Jim Talbot opened the public hearing at 7:19 p.m.

Mayor Jim Talbot closed the public hearing at 7:19 p.m.

Motion:

Doug Anderson made a motion that the City Council approve the Farmington City Storm Water Management Program (SWMP) for 2016.

Brett Anderson seconded the motion which was unanimously approved.

Resolution Amending the Annual Budget for Fiscal Year ending June 30, 2016; and Adopting the Annual Budget for Fiscal Year ending June 30, 2017

Mayor Talbot said the Council has spent numerous hours extensively reviewing this budget. **Keith Johnson** said the General Fund Balance will end around \$1.8 million, which is almost 21% of the City's budget (the State allows up to 25%). Next year the estimated fund balance will be \$1.6 million. The City approved fewer department head requests for the upcoming fiscal year. The City will see a decrease in revenues next year, and is trying to keep expenses low. He reviewed the City's Budget Message for Fiscal Year 2016 (which is included in the packet), and the City's revenues and expenditures. He said for Fiscal Year 2017, there will be no property tax or other tax increases. Staff recommends adding 1 new Police Officer, and 1 full time water employee. Benefits for employees will increase by 3.5%, and salary increases are consistent with market levels. Total expenditures are estimated to be about \$10 million and revenues are estimated to be just under \$10 million. The Council will be passing the Certified Tax Rate from the State, which is 0.002132. The City has two bonds, one for the City Building and Police Station, and one for the City's park and gymnasium. The property tax rates in Farmington will continue to go down as the taxable properties increase. Building Permits are declining, but sales tax and property tax revenues are increasing.

Mayor Jim Talbot opened the public hearing at 7:34 p.m.

Mayor Jim Talbot closed the public hearing at 7:34 p.m.

Motion:

Cory Ritz made a motion that the City Council adopt the enclosed resolution which amends the budget for fiscal year 2016, adopts the 2017 budget with the compensation schedule and the property tax rate as set by the County at 0.002132 for fiscal year ending June 30, 2017.

Doug Anderson seconded the motion which was unanimously approved.

Mayor Talbot thanked Keith Johnson for his hard work, and his conservative approach to the City's budget. He said the City is independently audited and always gets excellent reviews for its financial management. He also welcomed **Josh Marks** and **Wesley Madsen** from the Youth City Council.

NEW BUSINESS:

Update on the Sidewalk Inventory around the New Elementary and High Schools

Chad Boshell said in December last year, the Council first discussed sidewalk priorities. He reviewed the priorities set by the Council. He said for priority 1, the road will need to be widened from 25 to 37 feet, and he recommends foregoing sidewalk in that area. The children could cross at the cross walk that exists at the culvert. He said for priority 2, the road needs to be widened, but the City does not own the right of way. He recommends allowing staff to pursue right of way and to start designing it. **Cory Ritz** suggested sticking to the Trail Master Plan, which designates trails on certain sides of the road, and which if applied to priority 9, would allow the City to consolidate expenditures. **Dave Petersen** said it would be a deviation from the policy, but it would be a shorter distance for pedestrians. **Brett Anderson** asked what are the costs associated with this revised plan. **Chad Boshell** reviewed the estimated costs based on what he proposes. **Cory Ritz** said along Glover Lane from 650 West, to where the FieldStone development is, he said there needs to be a sidewalk connection there; otherwise pedestrians are walking on Glover Lane. **Chad Boshell** said much of the sidewalk has been installed there, and the City is working with the developer to finish the last portion of that sidewalk. **Brigham Mellor** said he understands a wide shoulder being needed for priority 1, but he sees the need for sidewalk, and it is what the residents in that area are expecting. **Chad Boshell** clarified that there will be a continuous path that ties into the school, and the remaining portion of sidewalk should be finished within a month. **Brigham Mellor** said he thinks priority 2 is even higher than priority 1. **Chad Boshell** clarified that priority 1 is impact fee eligible. **Mayor Talbot** asked about the schedule, and **Chad Boshell** replied that if the Council approves this, he will give Kilgore the go ahead tomorrow, and will immediately begin pursuing priority 2. **Brigham Mellor** asked about the timeline for priority 2, and **Chad Boshell** said he anticipates a Spring 2017 construction. There are other priorities that will be taken care of once development occurs. **Mayor Talbot** said he is happy that by the time the school opens, the City will have provided lots of good, safe access for pedestrians. He thanked Chad, and said he has done a remarkable job.

Motion:

Brett Anderson made a motion that the City Council approve Kilgore to widen 1100 West from 500 South to 650 South using transportation impact fees in the amount of \$40,747.00 and to authorize City Staff to design improvements on 1100 West from Clark Lane to 500 South and acquire needed right of way.

Cory Ritz seconded the motion which was unanimously approved.

Consideration and adoption of City Ordinance adopting Amendment to Station Park Redevelopment Project Area Plan (amending the project area boundaries as requested by the County Auditor to avoid inconsistent property boundaries).

Keith Johnson said as the RDA, the Council adopted a resolution, and now the Council needs to adopt the ordinance.

Motion:

Brigham Mellor made a motion to approve the enclosed ordinance which amends the boundaries to the Station Park RDA Project Area Plan and suggest that the County assess the property boundaries as of January 1, 2016.

Doug Anderson seconded the motion which was unanimously approved.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Pick-up Contribution for Firefighters on State Retirement
2. Agreement for School Resource Officers
3. Eastridge Estates Phase II Rezone and Schematic Plan
4. Number of Participants in City Productions
5. Interlocal Agreement between Davis County Cities and Davis County for UPDES Permit
6. Approval of City Council Minutes held June 7, 2016

Motion:

Brett Anderson made a motion to approve the items on the Summary Action List 1-2, and 4-6, and to pull item 3 for further discussion.

Cory Ritz seconded the motion which was unanimously approved.

Eastridge Estates Phase II Rezone and Schematic Plan

Eric Anderson said this item was discussed and the public hearing was held at the last City Council meeting. The City Attorney recommended condition 2 remain the same, and staff recommended removing condition 7. He said Staff needs action on this item and recommends approval. **Dave Petersen** said he would add “related to the respective phase for preliminary plat” to condition 2.

Motion:

John Bilton made a motion that the City Council approve the schematic (master) plan for Eastridge Estates Conservation Subdivision Phases II and III subject to all applicable Farmington City Ordinances and development standards and the following conditions 1-7 with condition 2 modified to include “related to the respective phase for preliminary plat”:

1. The applicant shall enter into a development agreement memorializing the approved master plan prior to preliminary plat;
2. The applicant shall receive US Army Corp of Engineers approval to mitigate any wetlands on site related to the respective phase for preliminary plat;
3. The applicant shall obtain a CLOMR prior to or concurrent with final plat consideration for all property within the FEMA floodplain map;

4. The applicant shall provide 15% open space either on site, or offsite in the regional detention basin;
5. The applicant shall meet all requirements as set forth in Section 11-30-105 of the Zoning Ordinance;
6. On the property east of 200 East, homes shall be situated in such a way to enable in-fill development in the event future owners of the lots desire to further develop their property;
7. That a soils report be provided as part of preliminary plat.

Findings for Approval:

1. The proposed schematic plan meets the requirements of the subdivision and zoning ordinances.
2. While Phase III is dependent on approval from the Corp, much of Phase II is not constrained by wetlands and may not require any mitigation.
3. The open space being traded to the City for a regional detention basin is desirable because it provides a regional facility for the southeastern portion of Farmington, and the open space would not be desirable within the subdivision boundaries of Phase II.
4. In the event that Phase III never develops, piping the storm drain line as part of Phase II ensures that the City is not left with an open ditch to maintain.
5. Providing a soils report at preliminary plat will give a better indication of the quality of the soils and the subsequent depth-to-water-table for this development and better inform the City concurrent with vesting of the property.

Brigham Mellor seconded the motion which was unanimously approved.

Rezone:

Eric Anderson said this item is the same as was discussed at the last meeting and staff recommends approval.

Motion:

John Bilton made a motion that the City Council approve the rezone of .94 acres of property located at approximately 50 West and 1500 South from AA to LR, and 1.75 acres of property located at approximately 250 East and 1500 South from A-F to LR-F as identified on the attached maps, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The approval is subject to an approved preliminary plat;
2. The applicant shall provide a trail easement on or near the Bamberger R.O.W. line connecting the trail easement in the Tuscan Village PUD Parcel B open space with their northern property line acceptable to Farmington City.

Findings for Approval:

1. The proposed rezones are consistent with the general plan.
2. The proposed rezones are consistent with the surrounding properties and neighborhoods.

3. The portion of property in the AA zone is part of the old Bamberger Right-of-Way and is not below the 4218 line, and should have the development restricted designation removed from this portion of the property.
4. The trail easement will provide a future connection from 1470 South to 1600 South and could even become regional in nature as the Bamberger Right-of-Way goes into Centerville.

Doug Anderson seconded the motion which was unanimously approved.

OLD BUSINESS:

Substantial Completion, Change Orders, 1, 2, & 3 –1100 W Culvert Project

Chad Boshell said normally change orders are not something he would bring before the City Council, but he has brought it forth because it is a three-way agreement. He recommends approval. **Mayor Talbot** asked Chad to pass along the City's thanks the County for their cooperation in getting the culvert completed.

Motion:

Doug Anderson made a motion that the City Council approve the substantial completion, change order #1 for \$4,156.02, change order #2 for \$1,127.86, change order #3 for \$4,432.05, and pay request #3 for \$43,130.06 for the 1100 West Culvert project. The City's responsibility is 1/3 the above costs.

Brett Anderson seconded the motion which was unanimously approved.

Vacation of the Silver Hollow Trail Easement

Eric Anderson said this originally came up at the Planning Commission hearing for preliminary plat, and the applicant proposed using this area for pedestrian access. The Planning Commission took issue with the conflict of a private drive and a pedestrian walkway. Staff disagrees with the Planning Commission and thinks the trail easement should remain. It makes the most sense for pedestrians to access nearby areas, whereas if it was not available to pedestrians, they would have to take a significantly more roundabout route. Staff does not recommend vacating the trail easement and is seeking direction. **John Bilton** said it makes sense to keep it. He said it will likely not be heavily used, but will be convenient for those who use it. The Council supported Staff's recommendation.

City Council Committee Reports:

Brett Anderson: He missed the committee meeting due to being out of town, and said there are no issues he is aware of with the Trails Committee. **Mayor Talbot** said the new Trails book will be available at Festival Days.

Cory Ritz: He said the Mosquito Abatement District is putting out an RFP for aerial application for next year.

John Bilton: The Historic Preservation Committee is interested in the potential of the old Richard's building. It would be a nice asset for the City and community in general.

Brigham Mellor: The Utah League of Cities and Towns is holding its annual conference in September. He will be attending and said Holly would register anyone who is interested in attending.

Doug Anderson: he said the Youth City Council met this afternoon and their Mayor created a spreadsheet with where each YCC member would be during Festival Days and at what time. He said they will be taking July and August off.

GOVERNING BODY REPORTS:

Mayor Jim Talbot

1. He asked the Council if they remembered their assignments for Festival Days, which they did. Cory Ritz was absent during the last meeting, and Mayor Talbot said he needs to be there on Saturday.

City Manager – Dave Millheim

1. Executive Summary for Planning Commission held June 9, 2016
2. Fire Monthly Activity Report for May

City Council

Brett Anderson: He said Station Park is a target for theft right now, both shoplifting and vehicle burglary, and he wondered if there is anything that can be done to better protect our businesses over there. He said people are traveling here from other cities for that purpose. **Mayor Talbot** said he would get in contact with the Manager of Station Park.

Cory Ritz: he asked about the concrete area behind the Symphony Homes area and **Keith Johnson** said he would make a note of it.


Brigham Mellor: Randy Jeffries said he would be meeting with the Ranches HOA on Monday night at 6 pm.

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

ADJOURNMENT

Motion:

At 8:34 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.



Holly Gadd, City Recorder
Farmington City Corporation

CLOSED SESSION

Motion:

At 8:35 p.m., **Brigham Mellor** made a motion to go into a closed meeting for purpose of discussing the competency of an individual.

Doug Anderson 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 8:47 p.m., a motion to reconvene into an open meeting was made by **Brett Anderson**. The motion was seconded by **John Bilton** which was unanimously approved.

Motion:

At 8:48 p.m., **Brigham Mellor** made a motion to adjourn the meeting. **Doug Anderson** seconded the motion which was unanimously approved.