

# Farmington City Council Meeting

December 16, 2014

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## WORK SESSION

*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor Cory Ritz and Jim Young, City Manager Dave Millheim, Finance Director Keith Johnson, Associate Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Members Haley VanOverbeck, Sydney Smith, Whitney Holman, McKinley Carr, Whitney Carr and Devin Madsen attended the Regular Session.*

### Review and Acceptance of Audit Report

Mike Ulrich, of Ulrich & Associates, presented details of the Report which showed that the City's General Fund ended with a balance of \$1,591,908 (an increase of \$32,000). Revenues were higher than budgeted by \$1,100,000, expenditures were \$200,000 less than the original budget, and the fund balance is under the 25% limit required by the State.

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## REGULAR SESSION

### CALL TO ORDER:

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

Dave Millheim offered the invocation and the Pledge of Allegiance was led by Cory Ritz.

### REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

#### Recognition of Kris Kaufman for service on the Planning Commission

Mayor Talbot thanked Kris Kaufman for his service on the Planning Commission.

#### Review and Acceptance of Audit Report

Mike Ulrich, of Ulrich & Associates, shared several highlights from the Report.

#### Motion:

Brigham Mellor made a motion to accept and approve the Audit Report for Fiscal Year 2014. Doug Anderson approved the motion which was unanimously approved.

#### Presentation of "Award of Financial Reporting Achievement" to Keith Johnson

**Gaylen Rasmussen**, GFOA representative, presented the award to Finance Director **Keith Johnson** and said this is the 13<sup>th</sup> straight year he has received the award. **Keith** thanked the **Mayor**, City Council, department heads and auditors for their support.

**PUBLIC HEARINGS:**

**Text Amendment of Chapter 15 of the Zoning Ordinance**

**Eric Anderson** reported that Planning staff desired more flexibility and discretion on the allowed uses in the BR zone, and the changes were thoroughly reviewed by the Planning Commission. **John Bilton** said this change creates flexibility in an important area of the City.

*Public Hearing:*

The Public Hearing opened at 7:25 p.m. There were no public comments.

*Motion:*

**John Bilton** made a motion to approve the proposed text amendment to Sections 11-15-010, 11-15-020- and 11-15-030 of the Zoning Ordinance with the Findings for Approval listed in the staff report. **Doug Anderson** seconded the motion which was unanimously approved.

**PRESENTATION OF PETITIONS AND REQUESTS:**

**Economic Development Incentive Agreement (Cabela's and Farmington City)**

**Dave Millheim** explained that the City has been working with Cabela's for several months. The negotiations were complicated, and he thanked **Mayor Talbot** for his support and assistance.

*Motion:*

**Brigham Mellor** made a motion to approve the Economic Development Incentive Agreement between Cabela's Wholesale, Inc. and Farmington City with the following two conditions:

1. The Agreement must signed on or before January 13, 2015;
2. **Mayor Talbot** will sign the Agreement after Cabela's signs it.

**Doug Anderson** seconded the motion which was unanimously approved.

**SUMMARY ACTION:**

**Summary Action List**

1. Ordinance establishing dates, time and place for holding City Council Meetings
2. Improvements Agreement for the Kestrel Bay Estates Subdivision
3. Ratification of Approval of Storm Water Bond Log
4. Amendment to Condition 2 of the Stevens' Subdivision Approval
5. Approval of the Minutes from December 2, 2014

Motion:

**Jim Young** made a motion to approve the items on the Summary Action List. The motion was seconded by **Cory Ritz** and unanimously approved.

**GOVERNING BODY REPORTS:**

**City Manager – Dave Millheim**

- The Building Activity Report and Police and Fire Reports were in the staff report.
- The Shared Solution Alternative for the West Davis Corridor passed the first level of the screening process; details will be shared at a meeting on December 18th.
- He attended a productive meeting with **Jeff Hawkes** who purchased the Woodside property (87 acres) in the City's office park area. His company would like specific details regarding the Master Plan prior to submitting an application for development.

**Mayor – Jim Talbot**

- He thanked **Holly Gadd** for her efforts and said nearly 200 gifts for the Family Connection will be delivered in the next few days.
- The Employee Christmas Party will be held December 18th at 1:00 p.m.
- He and **David Petersen** interviewed six very well qualified residents for three vacancies on the Planning Commission.

Motion:

**Brigham Mellor** made a motion to appoint **Brett Gallagher** (4-year term), **Alex Leman** (4-year term) and **Val Halford** (2-year term) to the Planning Commission, **Wendy Rasmussen** and **Dan Rogers** to the Board of Adjustments and **Greg Wall** to the Conservation Committee. **Doug Anderson** seconded the motion which was unanimously approved.

Doug Anderson:

- He asked when the Clark and Park traffic signal would be installed and was told that UDOT is predicting February 2015.

- He asked for an update on the beautification of streets in West Farmington, and the **Mayor** said they plan to pursue the initial rendering for the roundabout.

Brigham Mellor:

- The State Office of Education recently ranked schools in the state, and every elementary school in Farmington scored above a B, and the Junior High and Viewmont and Davis High Schools scored an A.

John Bilton:

- He referred to a letter from a resident who voted against the GO Bond and expressed frustration that the writer did not sign it and pretended to represent a group.
- Several residents would like a splash pad at the new park, and he asked for information on the water usage/expenses of the City's current splash pad. **Cory Ritz** said the water is not recirculated and made a suggestion that the current pad be available to the public free of charge.
- He asked if the Fire Chief plans to request a full-time fire marshal, and **Dave Millheim** said he is more concerned about the new ride at Lagoon.

Cory Ritz:

- He and **John Bilton** attended a meeting with staff, two Planning Commission members and CenterCal, THC and the Evans' family. He thought it was a good meeting and was pleasantly surprised by the comments and advice given by the Evans' consultant. A second meeting will be held on Mon., December 22, 2014.

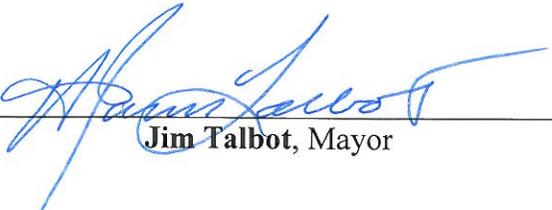
**CLOSED SESSION**

Motion:

At 8:20 p.m. **Brigham Mellor** made a motion to go into a closed meeting to discuss possible property acquisition and potential litigation. The motion was seconded by **Cory Ritz** and 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.

  
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**Jim Talbot, Mayor**

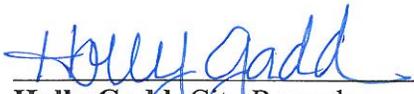
Motion:

At 9:45 p.m. **Brigham Mellor** made a motion to reconvene in an open meeting. The motion was seconded by **Doug Anderson** and unanimously approved.

**ADJOURNMENT**

Motion:

**Brigham Mellor** made a motion to adjourn the meeting. The motion was seconded by **John Bilton** and unanimously approved, and the meeting was adjourned at 9:45 p.m.

  
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**Holly Gadd**, City Recorder  
Farmington City Corporation