

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, January 6th, 2026** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- All-Wheels Park Design on Farmington City property at approximately 845 South 1100 West
- Proposal to lease Farmington City property at 51 S. 200 E. for use as a Farmers Market **Page 3**
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Brigham Mellor, City Manager
- Pledge of Allegiance – Roger Child, Councilmember

PRESENTATIONS:

- Oath of Office Administration to newly elected Mayor, Brett Anderson and City Councilmember, Kristen Sherlock
- Recognition of Battalion Chief, Shaun Smith as Davis County Officer of the Year and recognition for earning Managing Fire Officer Designation
- Recognition of Service to outgoing Planning Commissioner and Historic Preservation Committee members

BUSINESS:

- Consideration of Second Amendment to the Supplemental Development Agreement for Canopy Square **page 11**
- FY25 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance **page 20**
- Review Farmington Fire Department EMS and Interfacility Transport Services and Request for Proposal **page 32**

SUMMARY ACTION: **page 40**

1. Resolution Appointing Randy Hopkins, Brian Shepherd (alternate) and Kevin Sanders (alternate) to serve as members of the Planning Commission **page 41**
2. Resolution Appointing Steffanie Sanders, Wes Holmes and Liz Holmes to serve as members of the Historic Preservation Commission **page 42**
3. Resolution appointing Council Members to various Committees and Boards **page 43**
4. Approval of Minutes 12-09-25 **page 45**

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. DeAnn Carlile Posted on December 31st, 2025

CITY COUNCIL AGENDA



WORK SESSION

- All-Wheels Park Design on Farmington City property at approximately 845 South 1100 West
- Proposal to lease Farmington City property at 51 S. 200 E. for use as a Farmers Market
- Discussion of regular session items upon request

Business Purpose

To bridge the gap between local producers growing and producing high-quality food, flowers, and products created from them and consumers seeking these locally produced goods.

By having a dedicated space where local food and products are accessible and convenient we provide a channel for their products to be marketed and sold allowing them to more easily focus on growing and producing high quality food and products. We will focus on featuring products from the Farmington/Davis County area. This supports the local agricultural economy directly.

Location

Parcel 070310048 located on the corner as State Street turns into 200E. Zoning is Business/Residential.

This parcel is larger than what is needed. Option 1 is the primary focus however, options 2 and 3 are added for additional discussion.

1. Farm Stand on level grade with weed management on a defined portion of the lot.
2. Farm Stand with a small cutting garden and some landscape to improve a defined portion of the lot
3. Farm Stand and development of a cutting garden on the greater lot.

Hours of Operation

As a self-serve, honor-system stand with transactions handled exclusively through a digital payment system and robust camera monitoring, the stand will be accessible during daylight hours, 7:00 AM to 8:00 PM (or sunset), seven days a week. This ensures minimal

nighttime activity and noise for the surrounding residential areas.



Signage

Primary Signage made of wood will be façade mounted. Depending on the placement of the building a second monument style sign may be created following Farmington city code 11-19-120. A temporary vinyl sign maybe used in the interim. There will not be lighting on the monument style sign.

Utilities

Power access is required. Sewer and Water are not required for Option 1 but would be required for 2 and 3. Waste management will not be required. There will be an onsite garage receptacle and the area around the structure will be maintained but any waste created will be disposed of separately.

Building and parking

The building will be a 10 x 20 semi-permanent structure. The final structure location will be situated within the minimum setbacks from property lines and the curb allowing for clear site lines for pedestrians and vehicles (Section 11-12-090 Farmington city code) This parcel already has curb access. The area may need some minor leveling for the structure. We anticipate the need for 2-3 designated gravel parking spots (Section 11-32-040 of Farmington city code).

Lease Information

The question of time on the property leans heavily into the cost of the lease, other startup costs that would be unique to Farmington, and the options from above. Focusing on the Farm Stand only option, we would commit to a 1-3 year lease. During this time we would connect further with those in the community to identify a more permanent location that will allow us to continue this local food hub without relying on this city-owned parcel indefinitely.

Lease proposed payment: \$750 per month

Proposed Opening: March/April 2026









CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Consideration of Second Amendment to the Supplemental Development Agreement for Canopy Square

PRESENTED BY: Lyle Gibson, Community Development Director

MEETING DATE: January 6, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Lyle Gibson –Community Development Director
Date: 1/6/2026
Subject: Second Amendment to the Supplemental Development Agreement for Canopy Square Development.

RECOMMENDED MOTION

Move that the City Council approve the Second Amendment to the Supplemental Development Agreement for Canopy Square Development.

Findings:

1. The proposed amendment deals exclusively with the phasing of the project as previously approved allowing for work to begin on site while details related to the podium building are worked out.

BACKGROUND

Wasatch Development was approved for their Canopy Square project in late 2022. More recently an updated design (the First Amendment) was approved in June of 2025.

The developer has worked to get site plan approval for what was originally identified as phase 1 in the latest agreement but has encountered hurdles with what was hoped to be an easy property exchange and boundary agreement with neighboring owners. This has impacted the northeast area of the property which is the area with the podium building.

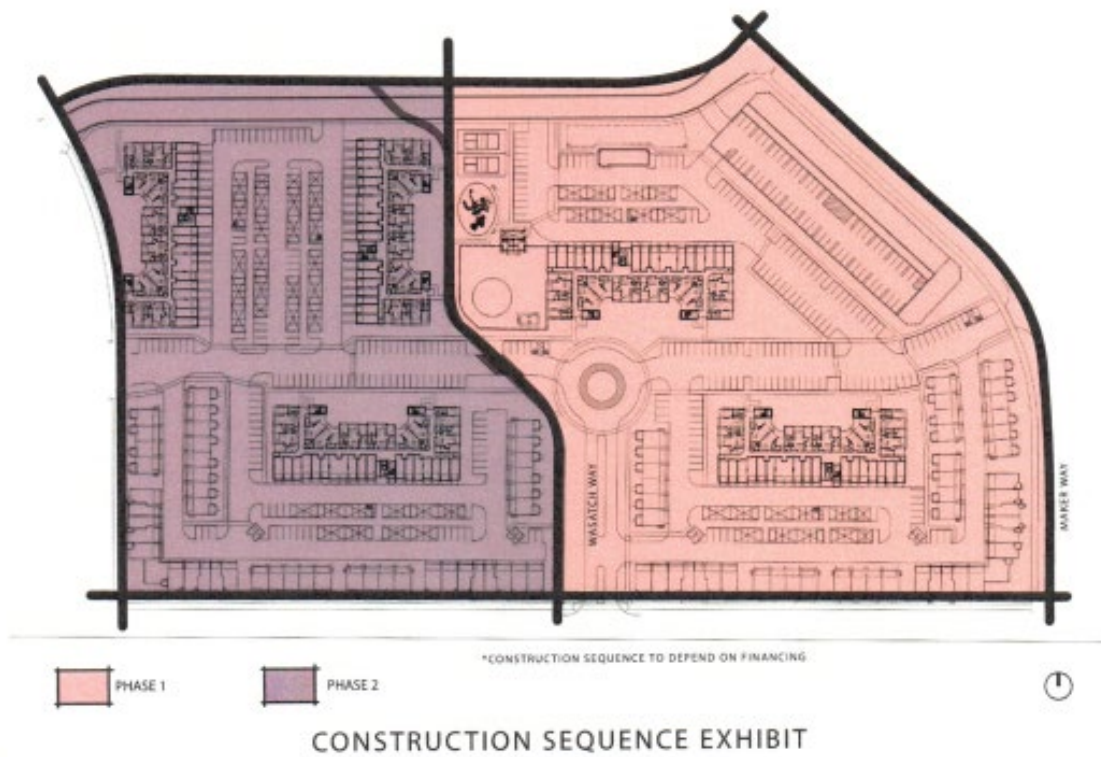
The developer is still committed to the same design and plan, but is asking for approval of a modified construction sequence or phasing to allow for work to begin on other portions of the project while details affecting what is now identified as Phase 3 are worked out.

Current Plan:

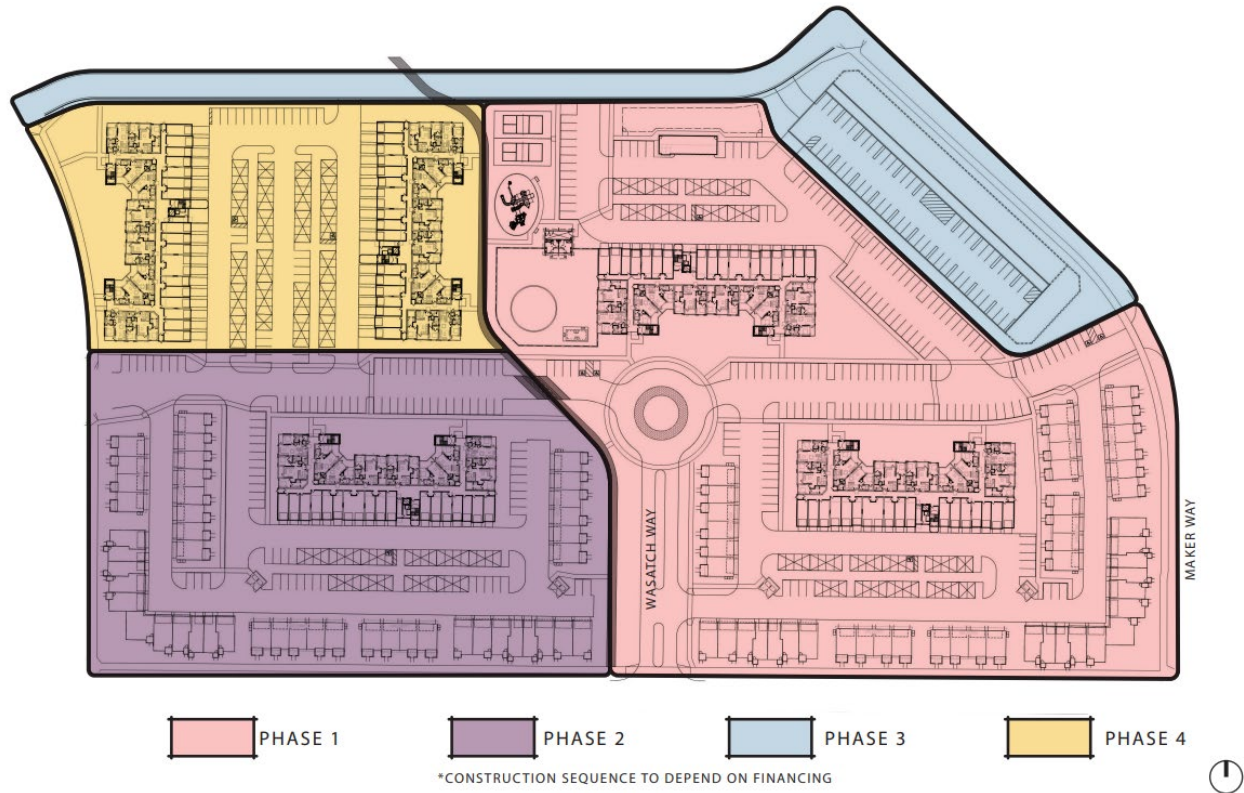


Totals: 372 Apartments + 93 Townhomes = 465 units + ground floor commercial in podium.

Current Phasing:



Proposed Phasing:



CONSTRUCTION SEQUENCE EXHIBIT

Respectfully submitted,

Lyle Gibson
Assistant Community Development Director

Review and concur,

Brigham Mellor
City Manager

Supplemental Information

1. **Second Amendment to the Supplemental Development Agreement for Canopy Square Development. (including updated PMP)**

**SECOND AMENDMENT
TO THE SUPPLEMENTAL DEVELOPMENT AGREEMENT FOR
CANOPY SQUARE DEVELOPMENT**

THIS FIRST AMENDMENT (this “Amendment”) to the Supplemental Development Agreement entered into between FARMINGTON CITY, a Utah municipal corporation, hereinafter referred to as the “City,” and **WASATCH FARMINGTON HOLDINGS, LLC**, a Utah limited liability company, hereinafter referred to, collectively with its respective assignees, as “Developer,” recorded with the Davis County Recorder’s Office on December 14, 2022 (the “Development Agreement”) is made and entered into by and between the Parties on this _____ day of _____, 2026.

RECITALS:

- A. Developer entered into the Development Agreement with City, in which the Developer presented a Project Master Plan (“PMP”) as Exhibit B, on December 14, 2022.
- B. The PMP included a concept plan and phasing plan. The Development Agreement also included a provision that permitted written amendment, signed by the parties.
- C. Developer seeks to amend the construction phasing as modified by the First Amendment to the Supplemental Development Agreement for Canopy Square Development.
- D. The Parties are willing to amend the PMP to permit these changes.

AMENDMENT TO THE AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

- 1. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Amendment and made a part hereof.
- 2. Effective Date of Amendment. This Amendment shall be effective as of the date on which both Parties have executed it.
- 3. Amendments.
 - a. The Construction Sequence Exhibit or any plans or depictions which portray phasing of the Project within Exhibit B in the Development Agreement shall be replaced with the Amended PMP exhibit, which is attached to this Agreement as Addendum B. The Amended PMP exhibit includes a modified phasing plan only.

- b. Subsections 6.a.i. through 6.a.iii. of the Development Agreement is replaced by the following:
- i. A construction sequence exhibit prepared by Developer, in which Phases 1,2, 3, and 4 are identified is included Addendum B of the Amended PMP, in which the Eastern portion of the Project is designated Phase 1, and the Southwestern portion is designated Phase 2, the Northeastern portion is designated as Phase 3, and the Northwestern portion is designated as Phase 4.
 - ii. Phase 3 includes the construction of commercial spaces. Phase 3 may be commenced at the same time or prior to Phases 1 and/or 2 in accordance with established procedures and approvals, including both the residential and commercial components of Phase 3.
 - iii. Developer may not submit, and City shall refuse to accept, any site plan applications or building permits associated with buildings within Phase 4, until after the issuance of a building permit and commencement of construction of the commercial spaces located within Phase 3.

All other provisions of the Agreement shall remain unchanged.

(signatures appear on next page)

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Development Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

“CITY”

FARMINGTON CITY

ATTEST:

City Recorder

By:_____
Mayor

“DEVELOPER”

WASATCH FARMINGTON HOLDINGS, LLC

By:_____

its: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the ____ day of _____, 2026, personally appeared before me Brett Anderson, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Brett Anderson acknowledged to me that the City executed the same.

My Commission Expires:

Notary Public
Residing at:

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF _____)

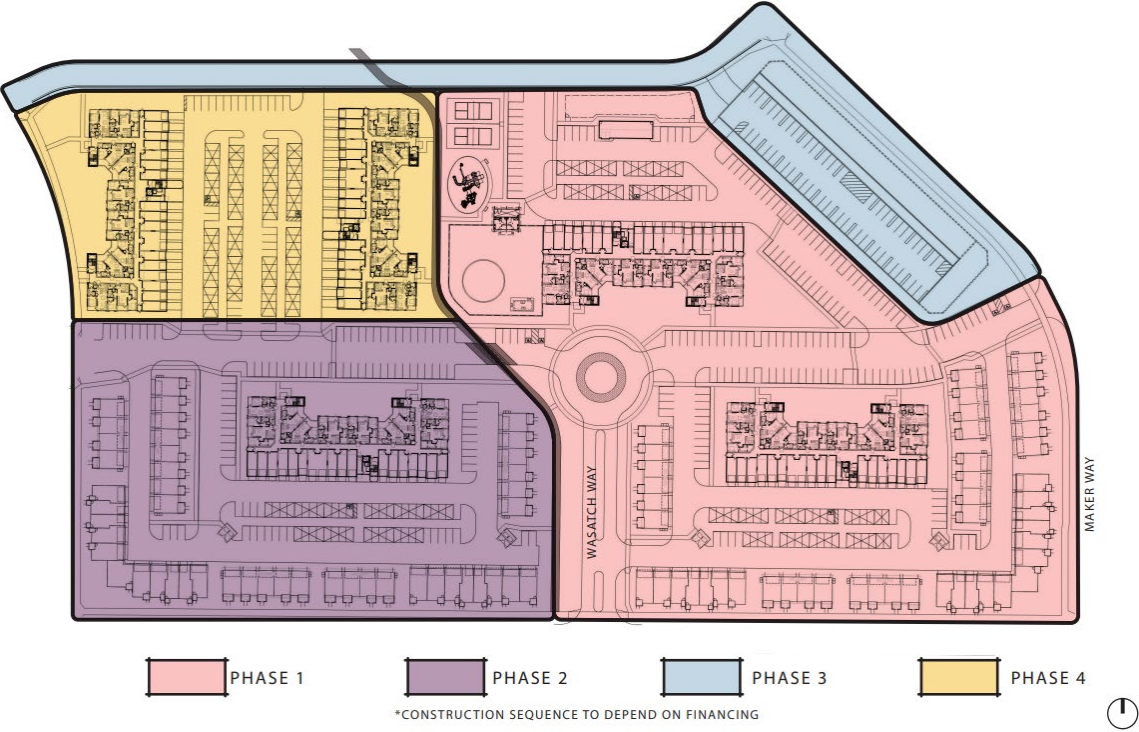
On this ____ day of _____, 2026, personally appeared before me, _____, who being by me duly sworn, did say that (s)he is a managing member of **WASATCH FARMINGTON HOLDINGS, LLC**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

My Commission Expires:

Notary Public
Residing at:

ADDENDUM B

Amended PMP Exhibit



CONSTRUCTION SEQUENCE EXHIBIT

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: FY25 Annual Comprehensive Financial Report (ACFR)
and Audit Report Review and Acceptance

PRESENTED BY: Levi Ball, Finance Director

MEETING DATE: January 6, 2026

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Levi Ball
Date: December 30, 2025
Subject: **FY25 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) and
AUDIT REPORT REVIEW AND ACCEPTANCE – January 6th Council Meeting**

RECOMMENDATIONS

Receive presentation by independent auditor firm regarding the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025 and the auditor's audit report. Review and accept reports.

BACKGROUND

The City's independent auditor firm, Gilbert & Stewart, Certified Public Accountants, has completed its annual audit of the City's financial records and financial statements and will report to you in the general session on Tuesday, January 6, 2025. The ACFR can be found on the City's website at <https://farmington.utah.gov/administration-department/finance/>.

We have included the governance letter, starting on page 126 of that document.

In addition to the annual financial audit, Gilbert & Stewart also performed a single audit of all federal grant award expenditures. These audits are required when more than \$750,000 of federal grant awards are expended during the year. During FY25 the City spent all \$2,998,886 of American Rescue Plan Act (ARPA) grant money received on major water infrastructure projects.

Respectfully submitted



Levi Ball

Finance Director

Review and concur,



Brigham Mellor

City Manager



GILBERT & STEWART
CERTIFIED PUBLIC ACCOUNTANTS
A PROFESSIONAL CORPORATION
ESTABLISHED 1974

RANDEL A. HEATON, CPA
LYNN A. GILBERT, CPA
JAMES A. GILBERT, CPA
BEN H. PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

December 17, 2025

Honorable Mayor and City Council
Farmington City
Farmington City, UT

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Farmington City for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 31, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management has the responsibility for selection and use of appropriate accounting policies. The significant accounting policies used by Farmington City are described in Note 1 to the financial statements. We noted no transactions entered into by Farmington City during the year for which there is a lack of authoritative guidance or consensus.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the capital assets' useful life is based on the historical life of similar assets. We evaluated the key factors and assumptions used to develop the capital assets' useful life in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered In Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 17, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the government unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

The following matters are items noticed during our audit which related to Utah State compliance issues:

Utah State Legal Compliance Findings – Current Year:

25-1 Budgetary Compliance

Finding: State law requires that a city's actual expenditures in any given fund do not exceed the budgeted expenditures for that fund. During our audit we noted that the City's Capital Equipment Capital Projects Fund expenditures exceeded budgeted amounts by \$76,623.

Recommendation: It is recommended that near year-end the City reviews year-to-date expenditures by fund and compare them against budgeted amounts to determine if an amended budget should be proposed and approved.

City's Response: The City will make the necessary changes to ensure actual expenditures by fund do not exceed budgeted amounts.

25-2 Fund Balance

Finding: State law requires that a city's unrestricted general fund balance cannot exceed 35% of the total revenue of the general fund for the fiscal year under audit. During our audit we noted that the City's unrestricted general fund balance exceeded 35% of the total revenue of the general fund by \$16,156.

Recommendation: It is recommended that the City brings the unrestricted fund balance in accordance with Utah State law.

City's Response: The City will make the necessary changes to ensure actual expenditures by fund do not exceed budgeted amounts.

Utah State Legal Compliance Findings – Prior Year:

24-1 Budgetary Compliance

Finding: State law requires that a city's actual expenditures in any given fund do not exceed the budgeted expenditures for that fund. During our audit we noted that the City's Fire Protection Capital Projects Fund expenditures exceeded budgeted amounts by \$118,706.

Current Status: See finding 25-1 for the current year.

24-2 Fund Balance

Finding: State law requires that a city's unrestricted general fund balance cannot exceed 35% of the total revenue of the general fund for the fiscal year under audit. During our audit we noted that the City's unrestricted general fund balance exceeded 35% of the total revenue of the general fund by \$444,793.

Current Status: See finding 25-2 for the current year.

24-3 Public Treasurer's Bond

Finding: State law requires that a city's treasurer is to be properly bonded or insured in accordance with amounts set forth in Utah Administrative Code R628-4-4 for the Money Management Council. During our audit we noted that the City's treasurer was under-bonded/insured by \$219,476.

Current Status: Farmington City is in compliance with state law.

We wish to express our appreciation to the City personnel for the friendly and enthusiastic help extended to us during the course of our examination.

This information is intended solely for the use of the City Council and management and is not intended to be and should not be used by anyone other than these specified parties. If you have any questions concerning the above items, we will be happy to discuss them with you.

Sincerely,

Gilbert & Stewart

GILBERT & STEWART
Certified Public Accountants

SINGLE AUDIT SECTION



GILBERT & STEWART

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JAMES E. STEWART, CPA

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Members of the City Council
Farmington City
Farmington, Utah

Report on Compliance for Each Major Federal Program

We have audited Farmington City's (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the federal statutes, regulations and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, Farmington City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 17, 2025, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Gilbert & Stewart

GILBERT & STEWART, CPA's
Provo, Utah
December 17, 2025

**Schedule of Expenditures of Federal Awards
For the Year Ended June 30, 2025**

<u>Grant Name</u>	<u>Federal CFDA Assistance Listing Number</u>	<u>Direct or Pass-through Grantor's Contract</u>	<u>Expenditures</u>	<u>Amounts Passed Through to Subrecipients</u>
<u>US DEPARTMENT OF TREASURY</u>				
Passed through from State of Utah COVID 19-American Rescue Plan Act (ARPA) - Water Projects	21.027	Not Provided	\$ 2,998,886	\$ -
Total – Department of Treasury			<u>\$ 2,998,886</u>	<u>\$ -</u>
TOTAL FEDERAL FINANCIAL ASSISTANCE			<u><u>\$ 2,998,886</u></u>	<u><u>\$</u></u>

FARMINGTON CITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE
YEAR ENDED JUNE 30, 2025

NOTE A – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the schedule) includes the federal grant activity of Farmington City under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations (CFR)*, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the City.

NOTE B - SIGNIFICANT ACCOUNTING POLICIES

The accompanying Schedule of Expenditures of Federal Awards is a summary of activities related to the City expenditure of Federal awards. The schedule has been prepared on the same basis of accounting as the financial statements. Most of the awards are reimbursement based. Therefore, as expenditures of Federal funds are made, revenue is recognized. Such expenditures are recognized following the cost principles contained in Uniform Guidance wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Farmington City does not use the 10% de minimis cost rate as allowed under Uniform Guidance

FARMINGTON CITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

SUMMARY OF AUDITOR'S RESULTS

1. The auditor's report expresses an unmodified opinion on the basic financial statements.
2. No instances of noncompliance material to the basic financial statements, which would be required to be reported in accordance with *Government Auditing Standards*, were disclosed during the audit.
3. No significant deficiencies in internal control over the major federal award programs were reported in this schedule.
4. The auditor's report on compliance for the major federal award program for Farmington City expressed an unmodified opinion on the major federal program.
5. There are no audit findings that are required to be reported in accordance with 2CFR Section 200.516(a).
6. The following program was tested as a major program:
 - a. Coronavirus Relief Fund Grant, CFDA# 21.027.
7. The threshold for distinguishing Types A and B programs was \$750,000.
8. Farmington City does not qualify as a low-risk auditee.

FINDINGS—MAJOR FEDERAL AWARD PROGRAMS AUDIT

None

FINDINGS—FINANCIAL STATEMENT AUDIT

None

FINDINGS—PRIOR YEAR AUDIT

None

CITY COUNCIL AGENDA



BUSINESS

AGENDA TITLE: Review Farmington Fire Department EMS and Interfacility Transport Services and Request for Proposal

PRESENTED BY: Chad Boshell, P.E., Assistant City Manager

MEETING DATE: January 6, 2026

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: January 6, 2026

SUBJECT: **REVIEW FARMINGTON FIRE DEPARTMENT EMS AND INTERFACILITY
TRANSPORT SERVICES AND REQUEST FOR PROPOSAL**

RECOMMENDATION

Exercise the first right to Farmington Fire Department to continue providing EMS and interfacility transports for the duration of the upcoming license or until the State of Utah requires the City to perform another formal review and formal request for proposal.

BACKGROUND

Last legislative session the State of Utah adopted changes to code 11-48-103 that requires the governing body of each municipality to do the following:

1. Provide, maintain, and support 911 ambulance services for the municipalities jurisdiction or enter into an interlocal agreement or procurement contract for services.
2. Offer a first right to provide interfacility transports for an area to the current 911 ambulance service provider.
3. Conduct a formal review of 911 service providers and interfacility transport service providers in an open and public meeting not more than three months prior to the day on which the current license is set to expire. The review shall evaluate the cost, quality, and access goals for the municipality's emergency medical services.
4. Issue a formal request for proposals for the purpose of evaluating alternative qualified emergency medical service providers and interfacility transport providers, including for-profit emergency medical service providers, government operated emergency medical service providers, and quasi-governmental emergency medical service providers.

The Farmington Fire Departments EMS license is set to expire in February and will be renewed. To comply with the code the City has completed a request for proposal

(RFP) process for alternative qualified EMS providers and conducted a review of Farmington Fire Department EMS.

The City did not receive any alternative proposals from the RFP. The City has completed a review of FFD's EMS and Interfacility services included below. The FFD EMS and Interfacility review shows that the service provided are sufficient, costs are acceptable, and the goals of the services are met. Staff recommends exercising the first right to Farmington Fire Department.

SUPPLEMENTAL INFORMATION

1. Farmington Fire Department 911 Emergency Services and Inter-facility transport services proposal.

Respectively Submitted



Chad Boshell, P.E.
Assistant City Manager

Reviewed and Concur



Brigham Mellor
City Manager

Farmington Fire Department

911 Emergency Services and
Inter-facility Transport Services
Proposal



Point of Contact:
Shelby Willis
Fire Chief
Farmington Fire Department
82 N 100 E
Farmington, Utah
swillis@farmington.utah.gov
Office 801-939-2693

December 18, 2025

Organizational Overview

Farmington Fire Department (FFD) was established in 1907 as a volunteer fire department which served a city population of approximately 1200. For many years, FFD served as a volunteer organization. The Fire Department transitioned to a paid part time status in the late 1970's, this change required firefighters to formally be certified. Staff at that time was a blend of both volunteer and paid part time personnel. During this time, service included fire response and basic medical calls for service. In 1978, emergency medical services were becoming part of the fire service industry. In order to meet this initiative, Farmington Fire contracted with a provide ambulance company to provide EMS services within the city limits.

As of 2013, Farmington Fire became a career department with a blend of full time and permanent part time staffing. FFD added advanced life support services to the department's service delivery program in 2021. Prior to this, Davis County Deputy Sheriff's provided law enforcement and advanced life support services.

The need for emergency medical services for the City of Farmington has steadily increased as the city develops and the population increased. Today, the population for Farmington City has reached 26,000 for city residents. Farmington City, however offers a wide range of business, recreational and entertainment activities which substantially increases both the day and night time population to well over 75,000. Additionally, Farmington City has a railway, and four major interstates that allow travel though many areas of the City's defined EMS district.

Farmington Fire Department's call volume has increased over 7% since 2023 with more than 2000 emergency medical calls for service each year.

Farmington Fire Department meets requirements of Utah law, including current licensing under subsection 11-48-103(1) of the Utah Code. Under Utah law, the Mayor and City Council for Farmington City has the authority to determine which agency will perform emergency services for its citizens.

Description of Scope fulfillment (911 EMS and IFT Services)

Farmington Fire Department is licensed to deliver emergency medical services to include emergency and non-emergency services, 911 transports and interfacility transports through the Utah State Bureau of EMS. FFR's medical license authorized the department personnel to perform basic and advanced life support treatment and transport while using the fire and EMS apparatus that FFR deploys. Each response unit has to be licensed and inspected on an annual basis by BEMS. FFR is current on the required inspection and licensing process.

Employees for Farmington Fire Department are dually certified in fire and medical services through the National Registry, the Utah State Fire and Rescue Academy (UFRA) and the Utah State Bureau of EMS (BEMS).

The request for medical services and assistance is managed through the Davis County Emergency 911 Dispatch Centers, most specifically Bountiful Dispatch, located in Bountiful, Utah. Persons in need who call 911 are immediately connected to the dispatch center. Dispatchers take less than 60 seconds to identify the needed services and dispatch the appropriate Farmington Fire resource based upon the call type. Response includes a first responder unit which is typically a fire apparatus with certified medical technicians or paramedics responding within 5-8 minutes. A transport ambulance is also dispatched to the scene within 8-10 minutes, and when needed an advanced life support unit, paramedic rescue, is also sent within 8-10 minutes. Response times are identified through industry standards that are designed to provide lifesaving treatment and transport for positive patient outcomes.

Key Personnel with Qualifications

Farmington Fire Department is lead and managed by the Fire Chief. The organizational structure includes Fire Chief, (3) Battalion Chiefs and medical personnel which oversee the daily operations and medical services division for FFR. Personnel within these ranks are Utah State certified firefighters and Nationally Registered Paramedics or Advanced Emergency Medical Technicians.

Medical division budgets are managed by the Fire Chief with oversight from the Finance Director. The City Manager and Assist City Manager provide Medical Division budget approval on an annual basis. Farmington City Mayor and Council Members provide Fire Department Budget approval and changes on a quarterly and annual basis.

Staffing and Deployment

As a fire department that provides both fire and EMS services to the cities of Farmington and Fruit Heights, staffing is paramount. Daily, Farmington Fire staffs a fire apparatus, paramedic rescue and ambulance. A Battalion Chief oversees the shift and is deployed on all calls that required an on-scene command presence. Examples include a multi-causality incident, a technical rescue where patients need assistance with extrication from a vehicle, equipment or terrain, or a complex incident with medical injuries or illness. Daily staffing includes three firefighter/AEMTs or paramedic(s) on the fire apparatus, two paramedics on the paramedic rescue and two AEMT's on the ambulance. Staffing and equipment allow for basic and advanced life support services 24/7 - 365.

FFD is also able to provide emergency medical transport to local and regional hospitals as well as interfacility transports from a local care center or hospital to a more definitive care center based upon the patient needs. Farmington Fire has the

ability to provide critical care transports with a critical care paramedic or nurse on board.

Farmington Fire Department is part of the Davis County Auto Aid agreement. The Auto Aid agreement is a binding agreement with the fire/EMS agencies within Davis County that provides immediate fire/EMS service to Farmington City and Fruit Heights when Farmington's response units are committed to other calls for service. FFR is authorized and committed to provide the same level of service to other fire department agencies within Davis County. Auto Aid programs are managed by the Layton, Davis and Bountiful Dispatch centers.

In addition, Farmington Fire is part of a Mutual Aid system with fire and EMS agencies within the State of Utah to provide emergency services upon request and availability, when needed. Mutual Aid is also managed by the Dispatch Centers throughout the State.

QA/QI Methodology and Medical Oversight

Farmington Fire Department has an in-house robust QA/QI program. The Medical Battalion Chief oversees the medical program with assistance from the department's Medical Team. The QA/QI program is a comprehensive review of patient care, protocol compliance, and report and billing completion.

FFD has contracted with a local physician to serve as the department's medical director. The medical director's role is to provide medical oversight and direction for pre-hospital care with regard to treatment, medications and transport protocols. Additionally, the medical director provides direction on medical and treatment changes within the EMS system. The medical director works hand in hand with the Utah State Bureau of EMS to ensure compliance within the pre-hospital medical system.

Finally, the medical director is responsible to review the departments continuing medical education program that is required by the State of Utah and the National Registry. Every two years his office must submit to the certifying agencies employee compliance and competency.

When questions regarding patient care or treatment occur, the department's medical team, the medical director and the BEMS will investigate, assist with training or suspension of EMS certifications.

Fee Proposal (Fees for service as provided in Attachment A)

Farmington Fire utilizes a private billing company (First Professional Services out of South Salt Lake, Utah) for patient care services.

As emergency calls for service occur an electronic patient care report is created and uploaded into a cloud base reporting program. Fire Professional Services receives the electronic patient care report(s) in real time then subsequently bills the

patient's insurance provider and the patient for services rendered.

Cost for services are regulated by the State of Utah, the Bureau of EMS and House Bill 301 Ambulance Provider Payment Amendments.

Project Examples and Contact References

In 1978, Farmington Fire has been providing emergency medical services for the City of Farmington. Prior to this, the department provide first aid to citizens in need, however this was not an established service within the fire service industry. Furthermore, FFD has moved from basic life support services to advanced life support services within the past 5 years. Medical program changes occur on a regular basis as industry standard changes are introduced into the EMS industry. Agencies such as the American Heart Association and medical professionals in the areas of cardiac, trauma, neurology, and pediatrics lead these changes industry wide.

Requests for further information can be sent to Farmington Fire Chief Shelby Willis at swillis@farmington.utah.gov.

Timeline for Service Transition and Implementation

Currently, Farmington Fire Department provides all emergency medical services for Farmington City and the City of Fruit Heights. FFR is able to maintain all the required level of service for the identified EMS districts going forward.

Attachment A: Fee Proposal

Agency Name		Farmington City	
Fiscal Year Beginning & Ending		07/01/2024-06/30/2025	
Total Ambulance Transports During the Year		839	
Revenue: (do not include local tax subsidy)			
Total Ambulance Revenue Collected		\$	774,547.00
Grant Revenue- Utah EMS		\$	10,834.00
Special Events			
Interest		\$	56,785.00
Other Income:	Gain on Sale of Assets	\$	14,019.00
Total Revenue		\$	856,185.00
Expenses (Financial)			
Salaries and Wages		\$	346,558.00
Benefits		\$	115,836.00
Contract Services		\$	65,638.00
Maintenance & Supplies		\$	157,833.00
Administration & Overhead		\$	52,413.00
Depreciation		\$	95,535.00
Medicaid Assessment (Total for all 4 Quarters)		\$	38,196.00
Other:			
Other:			
Other:			
Total Expenses		\$	872,009.00
Net Income (Loss)		\$	(15,824.00)

CITY COUNCIL AGENDA



SUMMARY ACTION

1. Resolution Appointing Randy Hopkins, Brian Shepherd (alternate) and Kevin Sanders (alternate) to serve as members of the Planning Commission
2. Resolution Appointing Steffanie Sanders, Wes Holmes and Liz Holmes to serve as members of the Historic Preservation Commission
3. Resolution appointing Council Members to various Committees and Boards
4. Approval of Minutes 12-09-25

CITY COUNCIL RESOLUTION NO. 2026-01

**A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY APPOINTING
TWO INDIVIDUALS TO SERVE AS A MEMBERS OF THE FARMINGTON CITY
PLANNING COMMISSION.**

WHEREAS, the Mayor of Farmington City shall appoint members of the Planning Commission with the consent of the City Council; and

WHEREAS, Randy Hopkins, Kevin Sanders, and Brian Shepherd have demonstrated their interest in serving the community and have been interviewed by the City Mayor and Planning Staff and found to be qualified to serve as a Planning Commission member; and

WHEREAS, the City Council desires now to appoint Mr. Hopkins, Sanders, and Shepherd to serve as Planning Commission members according to the terms identified herein;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
FARMINGTO CITY, STATE OF UTAH, AS FOLLOWS**

Section 1. Appointment. Randy Hopkins, Kevin Sanders, and Brian Shepherd are hereby appointed to serve as members of the Farmington City Planning Commission. The persons appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules and regulations of Farmington City.

Section 2. Term. In accordance with Section 11-3-020 of the Farmington City Ordinances, the appointment shall be to the position indicated below with the term ending on the identified date. This term may be extended upon reappointment of successive terms.

Randy Hopkins: Planning Commissioner – 01/06/2026 – 12/31/2029

Brian Shepherd: 1st Alternate Planning Commissioner – 01/06/2026 – 12/31/2026

Kevin Sanders: 2nd Alternate Planning Commissioner – 01/06/2026 – 12/31/2026

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 6th DAY OF January 2026.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, Secretary

By: _____
Brett Anderson, Mayor

RESOLUTION 2026-02

A RESOLUTION OF THE CITY COUNCIL APPOINTING CERTAIN INDIVIDUALS TO SERVE AS A MEMBERS OF THE HISTORIC PRESERVATION COMMISSION OF FARMINGTON CITY, UTAH.

WHEREAS, the Mayor and/or City Council for Farmington City have the right to appoint qualified persons to serve as members of certain committees as provided in the Municipal Code of the City; and

WHEREAS, the City Council desires now to appoint a certain individual to serve on the Historic Preservation Commission as more particularly provided herein below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS

Section 1. Appointment. The following individuals are hereby appointed to serve as Historic Preservation Commission members within Farmington City with the term limits established herein. The persons appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules and regulations of Farmington City.

Steffanie Sanders – Term: 01/06/2026 – 12/31/2029

Wes Holmes – Term: 01/06/2026 – 12/31/2029

Liz Holmes – Term: 01/06/2026 – 12/31/2029

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 6TH DAY OF January 2026.

ATTEST:

FARMINGTON CITY

DeAnn Carlile, Secretary

By: _____
Brett Anderson, Mayor

FARMINGTON, UTAH
RESOLUTION NO. 2026- 03

A RESOLUTION PROVIDING FOR THE APPOINTMENT OF CITY COUNCIL MEMBERS TO AND DELEGATING AUTHORITY TO VARIOUS COUNCIL COMMITTEES, ASSIGNMENTS AND PROVIDING FOR THE APPOINTMENT OF CERTAIN INDIVIDUALS TO REPRESENT FARMINGTON CITY ON VARIOUS BOARDS, COUNCILS AND COMMISSIONS

WHEREAS, pursuant to Section 2-1-170 of the Farmington City Municipal Code, the City Council may from time to time delegate portions of its authority to Council Committees and/or assignments and appoint at least two members of the City Council to serve on such Committees; and

WHEREAS, pursuant to the provisions of Chapter 3 of Title 2 of the Farmington City Municipal Code, the Mayor has the right to appoint, with advice and consent of the City Council, persons to fill offices on various commissions, committees and entities; and

WHEREAS, the Mayor desires to make appointments as herein set forth and the City Council desires to consent to such appointments and to take such additional actions as are set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Appointments to Council Committees and Assignments. The following appointments are hereby made by the Mayor to the Council Committees and assignments and are hereby consented to and approved by the City Council:

- (a) Personnel/Problems Resolution Committee: **Mayor Anderson, Scott Isaacson, Melissa Layton**
- (b) Special Events Liaisons: **Mayor Anderson, Kristen Sherlock**
- (c) Development Review Committee/Economic Development: **Mayor Anderson, Amy Shumway, Scott Isaacson**
- (d) Historic Preservation Liaison: **Roger Child**
- (e) Youth City Council Liaisons: **Scott Isaacson, Melissa Layton**
- (f) Parks, Recreation, Arts and Trails Liaisons: **Scott Isaacson, Melissa Layton**
- (g) Fundraising Committee Liaison: **Scott Isaacson**
- (h) Community Council Liaisons: **Mayor Anderson**

Section 2. Appointments by the Mayor and Consent of City Council. The Mayor hereby appoints and the City Council hereby consents to the following:

Mayor Anderson, Roger Child as Farmington City representative to the Davis Chamber of Commerce.

Mayor Anderson, Amy Shumway and Lyle Gibson as Farmington City representatives to the Utah League of Cities & Towns.

Section 3. City Appointments to Special District Board. It is hereby confirmed and ratified that the following-named individual has been appointed as a member of the following special district board with term as indicated:

Scott Isaacson, Davis County Mosquito Abatement Board, January 2026 through December 2027.

Mayor Brett Anderson, Wasatch Integrated Waste Board, January 2026 through December 2027.

Section 4. Mayor Pro Tempore. In accordance with Section 10-3b-302(2) of the *Utah Code Annotated*, Council Member **Amy Shumway** has been elected by the City Council to serve as Mayor *Pro Tempore* for the period commencing January 1, 2026 through December 31, 2027.

Section 5. Right to Modify Appointments. The City of Farmington, acting by and through its duly-authorized Mayor and City Council, may change and/or terminate any appointment from time to time as deemed in the best interests of the City.

Section 6. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 6th DAY OF JANUARY, 2026.

FARMINGTON CITY

ATTEST:

DeAnn Carlile
City Recorder

By: _____
Brett Anderson
Mayor

FARMINGTON CITY – CITY COUNCIL MINUTES

December 9, 2025

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,*

*Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Finance Director Levi Ball, and
Police Chief Austin Anderson.*

Mayor **Brett Anderson** called the work session to order at 6:07 p.m.

POLICE TASER DISCUSSION

Police Chief **Austin Anderson** said the department's current TASERs are on a 2013 platform, which is old and needs to be replaced. The replacement will be on a subscription for five years and can be covered with the current budget. The new system will allow for Virtual Reality training and comes with replacements. The TASERs, holsters, cartridges, and batteries will all be kept under warranty and replaced when needed at no additional cost. Currently, the department is paying for replacements out of the budget.

City Manager **Brigham Mellor** said it will cost \$33,000 annually with no budget implications until the next budget cycle. The TASERs in use now are an old model that can't be refurbished, and there is no guarantee on how long they will be available in the system.

Anderson said he had six TASERs fail recently and it costs \$2,200 to get TASER cartridges certified. This new system will buy the department's old TASERs back, which will result in a buy-down. The new subscription will come with 560 cartridges. Finance Director **Levi Ball** said the cartridges themselves are so expensive that it deters employees from practicing. Police can burn through one cartridge in just one hour of practice.

Councilmembers expressed their support of the new subscription.

EVAN'S CONCEPT DISCUSSION

Representing the Evans family for the past decade, **Zach Hartman** said this is the last 20 acres of their property left to be developed. It would involve 10 acres of office, which is a very schematic concept currently. It takes \$90 per square foot in rent to make Class A office pencil out. The glass of the office building would be facing the view. Those who want to own their own office can now get SBA loans, building their own 30,000 square foot building up to three stories tall. This would result in for-sale individual office condos that are less barracks and more personality with a high spec level for the exterior similar to what can be found in Draper and Holladay. It could be a good place for a dentist, financial planning, or surgeon.

Mellor said Staff wondered how the greenway through the STACK project would end, and this would allow it to continue on. The greenway would be a buffer between commercial and residential.

Councilmember **Roger Child** said he is worried about parking ratios. However, this is office space with a price point option that is not available elsewhere. **Mellor** said the main focus tonight is to figure out if the concept is worth considering, and if the Council would be O.K. with residential components along the road. Councilmember **Amy Shumway** said that would result in a lot of cars backing out on the road. However, she does like the greenway extension.

Councilmember **Alex Leeman** said he doesn't mind the proposed office product, but he does not like the residential creep into this block. This is just one more example of chipping away at the nonresidential. This is his nightmare, and Wasatch, Sego, and STACK will be watching.

Hartman said he understands the never-ending residential creep, but the residential would help prep this area for office. The office concept is for someone who wants to own their own space and have design control. However, he said he won't force the issue to bring in residential.

ELECTRIC VEHICLE (EV) CAR CHARGER DISCUSSION

Mellor said gogoEV is proposing to get extremely popular Level 3 chargers in Farmington, which would allow the City an opportunity to monetize them. The City could collect revenue to supply its own fleet with faster Level 3 chargers. Farmington needs to get in the fast-charging game, even though it costs \$60,000 to \$90,000 for each charger.

Travis Nicolaidis, CEO and co-founder of gogoEV, addressed the Council. They help cities like West Valley leverage grants and incentives situated for cities, counties, and local government. The grants would cover all the installation costs, and gogoEV would handle the associated permitting, installation, support, and payment processing. His company would make money on construction fees and managed service fees, which are offset by the fees charged to residential users. In addition, the screen at the charger allows for advertising revenue.

Mellor proposed locations for the chargers including in front of City Hall (between the pool and community center), the gym, and public works facility. Harmon's currently has chargers in front of its store in Station Park. The proposed collaboration needs to move fast in order to take advantage of grants this year. The idea is not to make money off the chargers, but to cover the City's own EV use.

Mayor Anderson said that he has been shocked to see that the slow chargers in front of the county building are being used and making money.

As an EV vehicle owner himself, **Nicolaidis** said charging speeds are an issue. It can take four or more hours to charge, and people will search out the chargers that take only an hour. Installing these new chargers may cause Harmon's to lose some business. Technology changes quickly, and EV chargers rely on power grid availability. Each charger has four ports. If only one is being used, it could take 20 minutes to charge. However, if all four are being used, it could take 45 minutes. Electricity costs are figured into the charging fees, and he is keeping an eye on proposed Rocky Mountain Power rates. He would like to help Farmington apply for grants offered by both the Division of Air Quality (DAQ) and Volkswagen. Volkswagen will cover

80% of costs and management fees for five years. The intention is to reduce emissions. He could have chargers up within 30 to 60 days, including site prep.

Child said it sounds like a no-lose situation. **Leeman** suggested installing chargers at the new regional park. **Mellor** said Level 2 “overnight” chargers make sense for public works and the school district. However, it could come to the point where there is a fight for chargers as demand increases.

Councilmember **Scott Isaacson** said the form in the Staff Report has a lot of blanks that need to be filled in before it is signed.

CLOSED SESESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,*

*Councilmember Melissa Layton,
Councilmember Amy Shumway,
Recording Secretary Deanne Chaston,
Finance Director Levi Ball, and
Police Chief Austin Anderson.*

Motion:

At 6:44 p.m., Councilmember **Scott Isaacson** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property.

Councilmember **Melissa Layton** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Sworn Statement

I, **Brett Anderson**, 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.

Brett Anderson, Mayor

Motion:

At 7:04 p.m., **Isaacson** made the motion to reconvene to an open meeting.

Councilmember **Roger Child** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Finance Director Levi Ball,
Police Chief Austin Anderson, and
Youth City Councilmember Maxwell
Christensen.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:08 p.m. **Mayor Anderson** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Alex Leeman**.

PRESENTATION:

Recognition of Alex Leeman for Service to Farmington City

Mayor Anderson recognized **Leeman** for his six years of service dedicated to Farmington City. He presented **Leeman** with a golden microphone trophy for his role as a “social media truth teller” and “PR Powerhouse,” highlighting his voice for the City Council on social media.

Leeman said his favorite part of serving on both the City Council and Planning Commission has been the chance to interact with City Staff and other City Councilmembers. He has witnessed the quality work behind the scenes.

Musical number from Music in Me (8 years +) “Somewhere in My Memory” from Home Alone

The choir, made up of second through sixth graders, sang a musical number for the Council.

Recognition of Sylus Harper, Student of the Month

In November of 2025, **Sylus Harper** competed at the 2025 Trampoline & Tumbling Junior World Championships in Pamplona, Spain. This was a global competition drawing the top junior athletes from around the world. He advanced through qualifications in the men's Double Mini-Trampoline (DMT) event, earning a spot in the final alongside the best junior competitors worldwide. In the final, he delivered an outstanding performance and earned the silver medal for the United States with a score of 27.400. This places him among the elite junior athletes globally and highlights Farmington, Utah, on the international gymnastics map. **Sylus** is a member of Flipside Tumbling based in Utah. His journey to the world championship podium required years of training, perseverance, incredible grit, and focus—traits that reflect the values that encourage Farmington's youth. He now serves as a positive role model for younger athletes and students in Farmington, showing what can be accomplished through hard work and determination. His achievement is something the entire Farmington community can be proud of.

Department Head and City Council Top Gun Awards by Police Department

Police Chief **Austin Anderson** presented Councilmember **Melissa Layton** with the Top Gun award, which included an ammunition can painted with the Department's guiding principles. **Anderson** recently met with District Attorney **Troy Rawlings**, who said he had not seen any complaints about Farmington or its officers in the last year.

Youth City Councilmember **Maxwell Christensen** was in attendance, and was introduced to the Council.

BUSINESS:

Master Service Agreement(s) A + B Electric Car Charging Infrastructure at Municipal Locations

City Manager **Brigham Mellor** presented this agenda item. Farmington has five Electric Vehicles (EVs) in their fleet now. It is a challenge to get them charged quickly, especially for the three service trucks. If they have been used all day long, being on-call at night is problematic. Farmington has Level 2 chargers, and they have looked into Level 3, which are cost prohibitive. gogoEV worked with West Valley and also has a big charger in front of Harmon's right now. They can work with Farmington to get state and federal program funding through grants. The intent is to make the new chargers available to the public for a charge, with revenues paying for the operation of Farmington's EVs as well as the associated infrastructure, maintenance, and operations. The agreement tonight is to engage with gogoEV so they can procure the grant funding. A second agreement will be brought back that will pinpoint the location of the chargers and terms of service.

Councilmember **Scott Isaacson** said there is technically nothing wrong with the forms in the Staff Report tonight, but they will need to be adapted for Farmington's particular project.

Motion:

Isaacson moved that the City Council approve the master services A and B agreement with gogoEV to start exploring options for infrastructure funding procurement, with the condition that the forms attached be adapted for the specific city and project.

Layton seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Integrated Water and Land Use Element of the General Plan

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. Farmington recently approved the General Plan for overall land use throughout the City. In 2022, the State passed a bill that requires most cities and all counties to adopt a water and land use element as part of their general plan. Farmington got a grant from the Utah Division of Water Resources to extend a partnership with FFKR Architects, who consulted on the General Plan passed earlier this year. FFKR helped create a draft plan, which the Planning Commission recommended for approval on Nov. 6.

Susan Petheram with FFKR said there were only two to three minor updates to approve tonight. The Integrated Water and Land Use Element is a stand-alone document incorporated into the General Plan, much like the moderate income housing plan. Utah State code requires it in order to understand the effects of permitted development or patterns on water demand and infrastructure. It can help reduce water demand per capita.

Farmington gets its culinary water from City wells and a contract with the Weber Basin Water Conservancy District (WBWCD). Secondary water providers include Benchland Water District (75% of the City) and WBWCD (25%), both of which have just started metering secondary water usage. Benchland gets its water from Davis, Farmington, Shepard Creek, and Steed Creek. WBWCD gets its water from surface water, ground water, and reservoir storage. All development is required to have secondary water connections.

All culinary and secondary water providers have conservation plans in place, and almost 95% of Farmington's connections are metered. The water usage goal is an average of 75 gallons per capita per day (GPCD) with a peak of 120 GPCD, and the City has met that. The rolling five-year average is 58 to 60 GPCD for culinary water use. The average total high lately has increased to 322 GPCD, considering both culinary and secondary.

There are nine regional watersheds in the state, each with different goals to reduce total water usage based on the year 2015 as a baseline. Farmington belongs to the Weber River Watershed. The goal in that area is to reduce from a baseline of 250 GPCD (for both culinary and secondary) to 175 GPCD by the year 2065.

Based on future land use plans, expected growth, and population projections, there will 40,000 people living in Farmington by 2040, and 45,000 by 2050. That will be an average of 3.4 people per household. Farmington has access to a total of 12,920 acre feet in water rights.

Success stories in the area include: directing growth to centers oriented around transit; promoting conservation subdivisions; conserving open space; participating in community Flip your Strip and landscape lawn exchange programs; encouraging water wise plants, fixture replacement,

smart irrigation controls, and water-wise landscaping; publishing City newsletter features; establishing turf and lawn percentages as well as park strip standards; structuring tiered water rates to encourage conservation; and requiring secondary water connections in order to lower water treatment costs. Overall goals include the City being a good steward of water, maintaining regional watershed health, and reducing water consumption levels. Three recommended areas to address include existing development, future development, and city operations; and implementing ongoing efforts both short-term to 10 years, and long-term.

Isaacson said both documents (General and Integrated Water) are not binding on future City Councils, but rather provide guidance. In his time on the Council, he has not referred much to the General Plan. It would be helpful for the City Council if the Staff refers to the General Plan in reports and recommendations when issues come up. Those documents need to be used more.

Councilmember **Amy Shumway** said she would like to evaluate where Farmington is at every year, comparing an annual report to projections and goals.

Councilmember **Roger Child** said it is nice to track how much water rights Farmington has with its four wells, and if it will provide enough water through build-out. He wondered if the City needs future sites or has enough water storage.

Mellor said Farmington will start on construction of a new water tank in 2026, the size of which has come down from what was originally planned because costs went up and a fault line was found. The City does need a new location for a storage tank. Farmington gets most of its culinary water from wells. The one on 200 East and Glover has not been operational since the 1990s. Work can be put in for a well that in the end just doesn't pan out, requiring another site. The City has put a lot of money and time in for the one on North Main. As far as **Mellor** knows, that is the last well Farmington will need. This last year, the City staved off a move to sell water rights. There is some concern about drawing off the aquifer to the areas north of Farmington. Staff is watching how the well on Main Street does, and is hoping it will last for several decades.

Motion:

Child moved that the City Council approve the Integrated Water and Land Use Element (Water Conservation Element, Water Preservation Plan, etc.).

Findings 1-4:

1. The plan includes water conservation policy proposals.
2. The plan supports existing and potential landscaping options within a public street for current and future development that do not require the use of lawn or turf in a park strip.
3. The plan supports and consolidates efforts made by the City including the Waterwise Ordinance (11-7-070 D7 *Water Efficient Landscaping*), and other City policies aimed at eliminating the inefficient use of water.
4. The plan highlights low water use landscaping standards for new multifamily housing projects, commercial, industrial and institutional development, and common interest communities.

Supplemental Information 1-3:

1. General Plan Water Element Overview
2. City Water Element Checklist
3. Draft Plan

Leeman seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay
Councilmember Scott Isaacson	X Aye	_____	Nay
Councilmember Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Consolidated Fee Schedule Amendments

Finance Director **Levi Ball** presented this agenda item changing impact fees; green waste collection fees; and garbage and recycling collection fees. The clarification on impact fees will help avoid confusion between townhomes and single-family homes. Changes to collection fees are in anticipation of rolling out the green waste program. Garbage and recycling are set to increase 5%, as they haven't been updated in recent years.

Mellor said he has recently received advice on how to roll out the green waste strategy. He would like to initially buy 2,200 green waste cans and offer them on an opt-out basis to anyone owning over half an acre of property. There are 1,998 owners with 0.5 acres of land or more; 1,632 with land between 0.31 and 0.49 acres; and 2,355 with land between 0.21 and 0.31. At the end of the month, people can call up and say if they still want the green waste cans or if they would rather have them picked up instead. It would be rolled out in each of the four quadrants of Farmington one quadrant at a time.

Leeman said he would like to publicize the debate of turning a green can into a black can, as December to March is the off-season for green cans. **Mellor** said that discussion can take place in the February newsletter or upon delivery of the cans, some of which will happen this spring.

Layton said that since the City is paying per pound, not including green waste in black cans will save Farmington in garbage fees. It will keep green waste out of the landfill. **Mayor Anderson** said this should reduce Farmington's tonnage costs and preserve the landfill. Farmington will be able to get a monthly rebate like they have for recycling. **Mellor** said cans are paid for out of the garbage fund, and will depreciate over five years. There will be no savings until the cans are paid off in five years. **Ball** said commercial businesses are filling the landfill, as residential garbage is being trucked far away.

Motion:

Child moved that the City Council approve to amend the Consolidated Fee Schedule.

Isaacson seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	_____	Nay
Councilmember Roger Child	X Aye	_____	Nay

Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Zone Text Amendment – 11-3-045 Public Hearing Requirements for Certain Special Exceptions

Hansell presented this agenda item, which is removing public hearings for certain special exceptions including driveway width and building heights. These items are regularly on agendas and rarely get public comments beyond curiosity. In all cases documented in the Staff Report, the exceptions have been approved. Staff recommends eliminating public hearings for these two special exceptions particularly because they can significantly delay projects for months. Any Planning Commission decisions are appealed to the administrative hearing officer.

Motion:

Child moved that the City Council approve the enabling ordinance for the zone text amendment to 11-3-045, subject to all applicable Farmington City development standards and ordinances.

Findings 1-4:

1. Public hearings for driveway width and building height special exceptions have not been utilized frequently as far back as 2021.
2. Utah's Land Use, Development and Management Act (LUDMA) does not address or include special exceptions, and thus does not require public hearings for such applications.
3. Special exceptions are an administrative decision, meaning that if they follow the ordinance and criteria set forth in 11-3-045 E, approval is necessary.
4. Appeals to Planning Commission decisions may be made according to 11-3-050.

Shumway seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Changes to multiple sections of City Code to correct references to the State of Utah Land Use and Development Management Act

Community Development Director **Lyle Gibson** presented this agenda item. During the recent Special Session, the State Legislature recently adopted Senate Bill 1008, which renumbered the Land Use and Development Management Act (LUDMA). The changes at the State level did not modify policy or law, but Farmington's code has multiple sections which reference applicable statutes that need to be updated to reference the current applicable code section.

Motion:

Leeman moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) as proposed.

Finding 1:

1. No substantial changes are being made to code. The amendment updates references to LUDMA per changes made to its location in State Code.

Layton seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Rock Haven Preliminary Planned Unit Development (PUD)

Hansell presented this agenda item. This land north of the cemetery is zoned Residential (R-2), or the least dense multifamily residential designation, and allows for two units (duplex). The lot area in the zone is 10,000 square feet for each single-family or two-family dwelling, with a maximum of two dwelling units per lot. The two parcels combined are 1.04 acres, which is about 45,302 square feet. Under the zoning, this would mean that the property could yield up to three lots, which could each house a duplex (not including standard road access with a cul-de-sac or hammerhead turnaround). The applicant is proposing a six-lot PUD where each lot would be a single-family dwelling. The PUD is being requested to create a private drive that does not meet the City's development standards, and to create smaller lot sizes and setbacks for the sake of a single-family lot layout, as well as allowing access across more than one lot to another. There is no bonus density for this project. The yield plan showed three buildable lots under the conventional lot size of 10,000 square feet on which could be built duplexes, up to six dwelling units. In this scenario, the density remains the same—six dwelling units—but the lot sizes require flexibility. A private drive would allow access to the six lots and there is currently an existing historic home on site.

Applicant **David Bell** is one of two partners in this development. He said the property has some historical elements such as the rock wall that has been there for a long time and adds the old Farmington touch. The home on Lot 2 also has a historical presence. He would like single-family dwellings on the other five lots. The historic home with a rock face exterior has been remodeled on the inside and has a rock/cement foundation that is still in good shape. The hammerhead has been widened so that a fire truck can go through it and turn around, and the private drive is wide enough (30 feet) to allow for parking on both sides. The proposed homes would be similar to those found in the Gattrell Gardens subdivision on 1st West behind Wells Fargo Bank. Each would be worth between \$900,000 and \$1 million. **Charlie Rawlings** is his partner, and neighbors to all four sides of this project are in favor of the proposal. Some even wanted to purchase some of the lots. Others have even considered adding their property to the overall project. Each end of the hammerhead would be used for snow depository.

Child said that given the current situation and zoning, he would rather break this up into lots than deal with a bunch of duplexes. He likes the Gattrell Gardens project.

Motion:

Isaacson moved that the City Council approve the schematic subdivision plan and preliminary PUD master plan for the Rock Haven PUD, subject to all applicable Farmington City development standards and ordinances, and the following Conditions 1-4:

1. The applicant may not build two-family dwellings (duplexes) on the newly created lots. The lots are restricted to single-family dwellings per the purpose of the PUD and no density bonus was approved as part of this proposal.
2. The applicant must obtain an encroachment permit from UDOT prior to any construction being done in the right-of-way. The previous permit expired on August 5, 2025.
3. An access easement is recorded over the private drive (completed).
4. A shared maintenance agreement is recorded and distributed to lot owners for the maintenance of the private drive.

Findings 1-2:

1. The density of the project remains the same as that of a conventional subdivision. A conventional subdivision, with all other standards met, would be allowed under this zone.
2. The project does not increase access points onto 200 East.

Child seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye ____ Nay
Councilmember Roger Child	X Aye ____ Nay
Councilmember Scott Isaacson	X Aye ____ Nay
Councilmember Melissa Layton	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

Schematic Subdivision, Preliminary Plat, and Special Exception for Access Across Another Lot for the Red Barn Lane

Gibson presented this agenda item. The Red Barn facility which has operated on the subject property for a number of years has recently moved from this location, creating opportunity for change and additional development on site. The owners have abandoned its historic use and are transitioning the property to a new use. The property is subject to the Park Lane Commons Development Agreement that limits the use to the treatment facility or other non-residential uses found therein. In preparation for additional development, the property owner is requesting approval to subdivide in order to sell property to interested parties.

As proposed, Lot 1 has frontage along the Interstate-15 Right of Way, but will be accessed through the Arbingier building lot. Lot 2 is the existing Red Barn facility and will maintain its existing access from Red Barn Lane. Essentially, the subdivision creates Lot 1 for development under separate ownership. This lot is now available for sale and an office user is interested in it. The Office Mixed Use (OMU) zoning district does not include minimum lot size or frontage requirements, and the subdivision is consistent with applicable requirements. The City's ordinance requires that any commercial subdivision be approved by the City Council following a recommendation from the Planning Commission.

Mellor said the easement was 11 feet and it will now be 20 feet, which is wide enough for a proposed people-mover and would allow the out buildings to be torn out.

Applicant **Brandon Rawlins** said he is committed to creating something long-lasting for the community. All proceeds from the sale of the land will remain in the foundation. The easement has been a topic of conversation for years. There is an accounting firm that would like to move its operations from Bountiful to Farmington, and the building would look similar to the Arbinger building: a three-story Class A office building. While Lot 1 is for sale, **Rawlins** is planning to proceed with marketing Lot 2 as well.

Motion:

Child moved that the City Council approve the schematic subdivision and preliminary plat for Red Barn Lane and approve of the special exception for access across another lot to Lot 1, subject to all applicable Farmington City development standards and the following Conditions 1-2:

1. Access or drainage easements required for serving Lot 1 be recorded against the Arbinger property and referenced on this plat prior to recording.
2. The easement language along the freeway for a 20-foot trail be updated to include language for transit.

Findings 1-4:

1. The subdivision plat meets Farmington City Standards.
2. No additional public improvements are required.
3. The plat has been reviewed by the Development Review Committee and found to be serviceable.
4. The proposed lot split is consistent with the applicable zoning, development agreement, regulating plan, and station area plan.

Shumway seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Update to Planning Commission Bylaws

Gibson presented this agenda item. In consideration of the recent zone text amendment for special exceptions approved earlier in the meeting, an update in both the zoning ordinance and the Planning Commission bylaws is needed. While updating the bylaws in consideration of the specific update related to the special exception process, Staff and the Planning Commission both felt it would be beneficial to do a more thorough update to remove specific details about process within the bylaws and instead simply reference the actual code that already indicates the appropriate procedure.

Motion:

Leeman moved that the City Council approve the resolution (enclosed in the Staff Report) updating the Farmington Planning Commission Policies and Procedures, aka by laws, subject to Finding 1:

1. The proposed changes reduce the risk of conflict between the City's ordinances and the procedures adopted by the Planning Commission as changes happen over time.

Child seconded the motion. All Councilmembers voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Monthly Financial Report
- Ordinance Establishing Dates, Time, and Place for holding Regular Farmington City Council meetings. The second meeting in March was canceled to allow for the caucus.
- Approval of November 18, 2025 City Council minutes

Motion:

Leeman moved to approve the Summary Action list Items 1-3 as noted in the Staff Report.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor proposed a special out of town planning session March 6-7 with spouses and City department heads invited. A tree lighting ceremony in the City's new regional park will be scheduled as soon as the tree can actually be lit, which probably won't be until January. The Christmas lunch will be Thursday, Dec. 18 at noon at the Community Center.

Mayor Anderson and City Council Reports

Child thanked **Leeman** for his service on the City Council, and said he will be missed.

Shumway would still like to visit the pickleball facility in Santaquin. **Mellor** said he would schedule it. **Shumway** said while driving south in front of Lagoon in the dark, the lights on the freeway make it so you cannot see people driving north. **Shumway** said it is difficult to turn left and she is worried about the crosswalk area.

Mellor said anything Farmington does there would be temporary, and UDOT has plans for a big sound wall in that area in 2027, which would remedy the situation. That whole area is getting redone in relation to the I-15 widening project. Farmington will have to go out for Request for Proposal (RFP) to handle some items at South Park such as redoing the parking lot and baseball field, and construction has to be done before August. If Farmington puts a light up, there is a good chance it will eventually be ripped out.

Isaacson said a truth in taxation hearing for mosquito abatement will be held this Thursday. Two weeks ago, his daughter held a community choir concert at the new Western Sports Park. She was impressed with how things were set up acoustically so the audience could enjoy it.

Mellor said flashing beacons like down on Clark Lane or a UDOT HAWK signal may be installed at the Rail Trail pedestrian crossing.

Leeman noted that he recently saw a red squirrel in his yard, which was exciting for his family because the west side of town has not historically had squirrels.

ADJOURNMENT

Motion:

Leeman made a motion to adjourn the meeting at 8:55 p.m.

Layton seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

DeAnn Carlile, Recorder