

FARMINGTON CITY – CITY COUNCIL MINUTES

February 17, 2026

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy
Shumway,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,
Community Development Director Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball, and
City Lobbyist Eric Isom.*

Mayor **Brett Anderson** called the work session to order at 6:08 p.m.

PARENTAL LEAVE DISCUSSION

City Manager **Brigham Mellor** said that because Farmington has a young Staff, he was motivated to take a look at the City's parental leave as compared to other neighboring cities.

City Attorney **Paul Roberts** said Farmington would like to offer up to three weeks of parental leave, which is 120 hours on top of sick leave and other leave banks. The lowest he found in other surrounding cities was three days, and the longest was six weeks in Salt Lake City. Offering good parental leave options helps Farmington stay competitive for both recruitment and retention. He will return in two weeks with policy details for Council adoption.

Councilmembers **Melissa Layton**, **Amy Shumway**, and **Kristin Sherlock** agreed that three weeks isn't enough. **Roberts** said in both Centerville and Kaysville, fathers get three weeks and mothers get six weeks. Salt Lake City gives mothers six weeks of recovery and six weeks of parental leave, for a total of 12 weeks. This is all on top of Family and Medical Leave Act's (FMLA) 12 weeks of leave.

Councilmember **Roger Child** said employees of the Church of Jesus Christ of Latter-day Saints allows three months of paternal leave. He believes Farmington should offer as much as possible. **Layton** said her husband's small company offers six weeks of paternal leave.

Mellor said from a fiscal standpoint, the City would be covering someone else doing the job for the employee who is on leave. Money is not the concern; coverage is. For example, it would be difficult to cover a police officer for six weeks.

ASSET CAPITALIZATION POLICY DISCUSSION

Finance Director **Levi Ball** presented proposed changes to the City's asset capitalization policy. The choices are to capitalize or expense items. Capitalizing items means they are depreciated over time.

Councilmember **Scott Isaacson** noted that the annual budget is figured on a cash basis, and wondered if a capitalization basis would skew that, making the accounting records not match the cash flow. **Ball** answered that this would affect the governmental funds, but the General Fund never sees depreciation. The budget would still be figured on a cash flow basis. As it currently is now, it is more work at the end of the year to keep track of everything. He would like to update to a simpler process with fewer categories and a threshold of \$10,000 instead of \$3,000, which is more in line with the current cost of things.

EZRA T. CLARK CULVERT / INTERSTATE 15 (I-15) WIDENING DISCUSSION

Mellor said City Staff had asked the Utah Department of Transportation (UDOT) to look at the possibility of a box culvert under the road to connect the pathway through Clark Park across the street to the Lagoon Trail. UDOT came back with an estimate of \$1 million, which would be Farmington's responsibility. UDOT discouraged it, as it would mess with the current grade. **Mellor** said Staff decided against the underground culvert in order to use the money for other more important things such as the greenway and a HAWK flashing beacon.

Shumway said the money would be better spend in the north area. City Lobbyist **Eric Isom** said UDOT has been significantly focused on active transportation, which may help the situation.

Mellor said the baseball fields need to be regraded, a new parking lot needs to be put in, and additional parking may be considered. There are many opportunities going forward. **Shumway** said the bathrooms there need an interior remodel. Assistant City Manager/City Engineer **Chad Boshell** said that this is the first time in 12 years that he has heard of problems with the bathrooms. He suggests waiting until a design builder is on board before making a decision about the bathrooms. The park will be shut down for a year anyway.

COUNCILMEMBER COMMENTS

Mayor Anderson said about 15 residents attended the all wheels park open house, seven or eight of whom are directly affected. While in general they don't want it, they would feel better if there was a buffer of vegetation between their homes and the park to mitigate sound and light pollution. They would also prefer to have the loudest parts of the park away from their homes.

Sherlock said there were many complaints about the roundabout, where they were previously promised vegetation. **Boshell** said it is coming, as UDOT needs to approve the landscape architect first. The City has the funds, but it is now a matter of staffing and actually doing it.

Mellor said while the City had the funds, they didn't yet own the property.

Councilmember **Scott Isaacson** said that the neighbors want to see an all wheels park design with a good barrier, but would rather see betterments on the roundabout first. He has heard that the Community Council affiliated with the nearby school doesn't want the park, and is talking about putting a fence up. When he brought up the possible Jet Star theme, a majority of those attending the open house liked the idea.

Mellor said it will take a month to get the schematic back, and another open house will be held then. The construction grant will be awarded in October, so construction will likely start next spring. UDOT will contribute \$1.5 toward this, while Recreation, Arts, and Parks (RAP) taxes and other grants may help cover the \$2 million to \$3 million price tag.

Mayor Anderson said that rather than expand the gym, the City is considering building a separate building for pickleball. He will circle in the parks and recreation director and Councilmembers for a tour of a facility in Santaquin.

Isaacson asked about the \$2 million transfer from the street fund to the park fund for North Cottonwood Commons Park noted in the budget amendment agenda item. He thought that UDOT settlement money was promised to be used for improvements along the freeway instead.

Mellor said he explained to a subcommittee that would not be possible because it is not City land. Instead, it belonged to UDOT, Plummer, and in some cases, homeowners associations. The City owns affected trailheads. Instead, the City put some money toward a tree program.

REGULAR SESSION

Present:

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

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Finance Director Levi Ball,
Community Development Director Lyle
Gibson, and
City Planner/GIS Specialist Shannon
Hansell.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:02 p.m. Councilmember **Roger Child** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Amy Shumway**.

PRESENTATION:

Musical number from Farmington High School production of The Prince of Egypt

Farmington High School presented the musical number “When You Believe,” from The Prince of Egypt production that will be performed February 20 to 28.

Recognition of David Barney for service on the Historic Preservation Commission (HPC)

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. She introduced former community development director **Dave Petersen**, who gave credit to **David Barney** for creating the Commission. Originally from Vermont, **Barney** volunteered for AmeriCorps Volunteers in Service to America (VISTA), which brought him to Idaho, where he met his wife. He moved to Utah in 1984 when his wife, Peggy, worked as a reporter for the Ogden Standard-Examiner. He researched the West State Street area and helped spread his knowledge to the neighbors. He knocked 200 doors to get residents to buy into becoming part of the National Historic District, the first in both Farmington and Davis County. This area was also the first local landmark district in the County as well. He was part of the Festival Days board, where he initiated the chuckwagon breakfast. He spearheaded the down-zoning of the Clark Lane Historic District and

funding of a gazebo in Clark Park. He served a total of 10 years on the HPC, half of which he was chairperson. **Barney** was presented with an original painting for his service to the City.

PUBLIC HEARING:

Consideration of a request to Rezone approximately 40 acres of property from Agriculture-Foothill (A-F) to the Large Residential-Foothill (LR-F) zoning district and consideration of a Schematic Subdivision for The Farmington Reserve / The Garden project

Community Development Director **Lyle Gibson** presented this agenda item. Portions of this 40 acres against 200 East are part of the LR-F district. Rezone is the first step in the development process and is a legislative matter up to the Council's discretion. Guided by the recently updated General Plan, the Council gets to decide if the proposal is right for this site or not. The Council is not required to follow the General Plan, which can be interpreted many ways. The LR zone allows for half-acre lots as well as quarter-acre lots with certain provisions. This is mostly seen east of Interstate 15 (I-15).

The first iteration of this development with smaller lots was denied. A new schematic and zone change is now back in front of the Council. The schematic shows what may happen if the property rezone is granted. Culinary water pressure necessary to serve the property has been considered, and the Development Review Committee (DRC) believes the property can be serviced as proposed. The road is still at issue because current ordinances limit a dead-end street of 1,000 feet. However, the Council can consider exceptions to that, and other City roads have exceeded that in the past. Based on the length and number of units proposed on the dead-end, the DRC felt the road as proposed is appropriate and should be accepted as-is. They did not prefer the development team's option for a secondary access point.

The two questions the Council should be asking today are: is the zoning appropriate for this location, and are they O.K. with dead-end streets exceeding 1,000 feet in length. The Planning Commission did hold two public hearing on this matter and unanimously voted in favor of the proposal including the length of the dead-end street. This is just the first step of the process, and we don't know yet if there is going to be flooding or if the hillside is going to hold up. That level of detail is not required of the developer at this point. If the rezone is granted, the next step is the developer spending money on civil engineering etc. to get additional details.

Applicant **Mike Falk** addressed the Council. This has been through both the Planning Commission and the DRC three times, and he has met with City Councilmembers individually in order to get feedback. He has been listening, adapting, and changing in response to the feedback.

Mayor Anderson opened the Public Hearing at 7:33 p.m.

Paul Bredthauer said the current drainage in the area can't handle what is already there. He lives west of 200 East and his property gets flooded every year for 15 years now. More development in that area would damage others' properties and would not benefit him. He has contacted the City and State in the past with no resolution.

Rick Barlow has attended many of the meetings where this was on the agenda, and he has many concerned neighbors. In general, he does not approve of this proposal and thinks this item should go back to the Planning Commission.

Bradley Fry said this should be denied. There is something missing with this proposal that is not sitting well with the public. At previous meetings, residents have brought concerns of safety, fault lines, flooding, alteration of a road, emergency vehicle turnarounds, and steep slopes. He encouraged the Council to consider the long-term impacts.

Steve and Shannon Merrell live on the lot right below the proposed development. They have recently built a home, which required geotechnical reports, so they know where the fault lines are there. They are concerned with those fault lines as well as drainage, erosion, seismic activity, light pollution, setbacks, Geotech hazards, and flooding.

Joseph Jardine has attended every public meeting that has been held regarding this proposal, and only the developer seems to be in favor of it. The property is already zoned agricultural, and it can stay agricultural. Just because someone bought the property doesn't mean it needs to be rezoned. He would like to see more give and take, as the nearby residents would be losing more and gaining nothing if the development went forward as proposed.

Ryan Melowski took video that was submitted to the Council earlier of the floodwater in the area. He said nothing can stop it and flooding is the biggest issue in the area.

Tenielle Cutbuck is concerned about the environmental impacts that would come with changing the zone here. There are huge concerns with water in this area. She wants the land to remain as-is so it doesn't affect the existing houses. It is disrespectful to approve this for the developers while ignoring the requests of the residents.

David Webster said he is a big fan of private property rights and free enterprise in this country. Everyone lives on land that once was zoned agricultural.

Lori Reynolds spoke in opposition to the zoning change, even though she understands the inevitability of development. She believes balance is important as well. Farmington needs more open space, which is disappearing quickly.

Mayor Anderson closed the Public Hearing at 8:02 p.m.

Councilmember **Scott Isaacson** said this agenda item is a classic example of the difficulties the City Council faces balancing interests, in this case the property rights of Faulk and the impact it has on his neighbors. When we choose to live in a community, we give up some rights of what we can do with our property because it can impact our neighbors negatively. The question is then where it is reasonable to draw the line. The Council has looked at this property on and off for years. He went and walked the property recently, and at this point he is opposed to the rezone. He is not persuaded that this is a safe place to build houses.

He said it is often a challenge to understand the City's development procedures. The first step of schematic doesn't require every detail to be determined because geotechnical, traffic plans, etc. can be expensive for the applicant. It is unfair to ask the developer to incur all those expenses if the City Council is not somewhat in favor of his project. Those questions are required to be answered in other steps of the process. He is personally aware of homes in Mountain Green and North Salt Lake that have slid off the hill in the past, and he doesn't want a repeat of that in Farmington. The applicant could build houses right now under the existing Agriculture zone. He has concerns about safety.

Councilmember **Melissa Layton** asked what acreage the lots have to be under the current zone. **Gibson** said under the existing zone, the standard lot size is 2 acres. If they provide some open space for public benefit, they could get an alternate lot size of 1 acre. They could use a conservation subdivision or Planned Unit Development (PUD), and it could even be done as a conventional subdivision. To get the ability to develop 1-acre lots, deed restrictions would be involved.

Child said the Council faces trying to balance the people's rights with the impact on existing properties and owners. This property is part of a larger piece of property owned by the same owner, so there is the potential for development to increase and expand uphill. As a resident of the older part of town, he knows that the development that took place above him wasn't well received by the existing residents, and the developer regretted it after the fact. It comes down to if it is safe to develop in that area. Determining safety requires a significant amount of expensive engineering. However, at this point the City can't ask the developer to do the engineering if there is no prospect of developing the property. **Falk** has as much right to develop his land as any other property owner. To take that right away from him, someone would have to buy the property from him. This property has come before the Council on many occasions with a variety of ideas. The current iteration is reflective of the development around it: half-acre, large-lot residential. The applicant has made a lot of compromises over the years to make his proposal more acceptable and adaptable with his surroundings, and **Child** appreciates that compromise.

Child said that while no one wants to see the mountainside developed, it is within City limits and therefore Farmington can determine the rezone and safety. If it was in the County boundaries, it would be a different situation. Farmington has a long-established precedence of rezoning property from agricultural to residential, and he does not want to be liable for prohibiting the rights of the property owner. He is not in favor of seeing the hillside developed, as there are significant engineering questions. He also is not inclined to deny the landowner his right to do further due diligence. He is in favor of the rezone so the applicant can move forward with additional due diligence in order to answer all the seismic, drainage, and safety questions that have been posed.

Isaacson said he doesn't think the City would be held liable if the rezone is denied. There is a precedent that a rezone is a legislative action. If the City Council has legitimate reasons for denying a rezone, the City would not incur any liability. The applicant is asking for increased density and increased rights, but the City is not taking away his current rights.

Councilmember **Kristen Sherlock** said that while she is new to the Council, she is not new to this proposal. She saw it as a Planning Commissioner, when she struggled with the decision that included 140 acres, not just the 40 being considered today. She would prefer that the burden of proof would have been more fleshed out at this point. While the density requested has lowered, she is still concerned about what changing the zoning will do. When she attended landscape architect school in New York, she was taught not to design anything on slopes of more than 10%, yet this site has areas of 30% slope. She thanked the concerned residents who spoke during today's public hearing, especially those who provided video of flooding that she called a "gross injustice." She opposes the rezone and said the applicant can develop on his property as it is now with larger lots.

Shumway said she wants more answers about the current drainage situation. City Manager **Brigham Mellor** said he didn't know anything about this situation, and will investigate it. This

meeting is not the forum to address these concerns or gather those facts. Storm drains are built to a specific standard. If water flows from one property to another, that is a civil matter that the City doesn't get involved in. While 200 East isn't Farmington's road, the storm water system is. This needs to be evaluated by the City's stormwater official.

Gibson said it has been brought to the attention of engineering, and the development to the north has had an effect. **Mellor** said development often times can help make a flooding situation better in the end if the stormwater system is designed properly.

Layton agreed with **Isaacson**, saying she is not convinced this would be a good idea. She is concerned with the cul-de-sac length because the fire marshal voiced concerns at a DRC meeting she sat in on. She would like to see the property developed under its current zone.

Mayor Anderson said it is wise to live by the code book. This is a legislative decision, and the Council should consider site-specific standards, things that are unique to this parcel, public input, public welfare, and safety. In this case, other considerations include fire protection, length of a dead-end street, infrastructure, sewer, slope of streets, water, traffic, economic impact, and adjacent land compatibility.

Isaacson said it is a challenge to deny this kind of a request because he respects the right to develop property. However, he would cite code including peace, welfare, minimizing flooding and erosion, and protection of the natural scenic areas of the foothills that are not suitable to development.

Child said that the General Plan brings vesting of certain rights for property owners. Once the City has master planned, they have anticipated privileges for that property. Right now, this land is included in the General Plan as neighborhood residential. If Farmington is not interested in future development of this property, it should de-annex it from the City and have it go back to the County. There is a possibility that Centerville could increase their annexation and control the foothills of Farmington, which concerns him.

Isaacson said the General Plan does not vest rights to landowners as it is only a guide. After giving it a lot of thought, he said he just doesn't think this area is safe for development. But that is not taking away the landowner's rights. If he thinks the land is not suitable for development, he is doing the applicant a favor so they avoid wasting money on studies investigating technical issues.

Layton said it could have 20 homes the way it is zoned now. This is a tricky situation because no one likes being told what to do with their property. **Shumway** said she is already feeling this is not a safe place to build, so she doesn't want to also approve an exception allowing a dead-end road to extend beyond 1,000 feet. **Child** said there are many dead-end streets in the City that are longer than 1,000 feet. **Shumway** said those are not on hillsides near fault lines. **Sherlock** mentioned a porch separating from a home built on a hillside in Draper, and she doesn't want Farmington to have liability for a similar situation that could occur if they approve this rezone.

Child said you can engineer around a slope. After developing in 85 different countries, he is outspoken for the private property rights found in America.

Motion:

Shumway moved that the City Council deny the enabling ordinance and Development Agreement (enclosed in the Staff Report).

Finding 1:

1. The requested zoning will not facilitate the use of property or development that is desirable at the subject location

Isaacson seconded the motion.

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

The motion passed with a 4-1 vote, with **Child** casting the only “nay” vote.

Adoption of Fiscal Year 2026 Budget Amendment #2 – municipal budget

Finance Director **Levi Ball** presented this agenda item. Administration requests amend budgets for items that were unforeseen, unplanned, or of different dollar amounts than originally budgeted during the fiscal year. Additionally, some budget amendments are for carryover budgets that were approved in a prior fiscal year but did not occur until the current fiscal year. Some expense items are covered by certain revenue sources, and some items require the use of fund balance.

These items include: North Cottonwood (NC) Commons Construction (\$8.75 million expense increase); a \$2 million transfer from the street fund to the park fund for NC Commons; a \$1 million transfer from the general fund to the park for NC Commons; west side fire station construction (\$16 million expense and revenue increase, later changed to \$13.11 million); Main Street Widening (\$3.3 million expense and revenue increase); materials (salt) storage building at public works (\$1.1 million expense increase); three additional firefighters and a full-time fire marshal (\$296,000 expense increase); sewer district passthrough fees (\$500,000 expense and revenue increase); \$45,940 expense reallocation budget for police IT services; insurance premiums (\$40,000 expense increase); a \$1.2 million expense reallocation for building maintenance department; \$57,600 expense reallocation of administrative overhead cost; transportation master plan and Transportation Planning Assistance (TPA) grant (\$100,000 expense and revenue increase); Lagoon Drive widening and water upsize (\$137,500 expense increase); police vehicle replacement due to car accident (\$39,500 expense and revenue increase); vehicle replacements (\$57,000 expense increase); HVAC panel replacement at police station (\$32,000 expense increase); and medical safes for controlled substances at fire station (\$12,500).

Mayor Anderson opened and closed the Public Hearing at 9:01 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Layton moved that the City Council approve the resolution to amend the FY26 municipal budget.

Supplemental Information 1-2:

1. Budget Amendment Narrative
2. Summary of the Budget Amendments by Fund

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

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

BUSINESS:

Miller Hollow Schematic Subdivision alternate lot standards

Hansell presented this agenda item. This 8-acre site is north of Miller Meadows on the west side. They are proposing nine lots plus a for-sale Subordinate Single Family (SSF) detached accessory dwelling unit, with a deed restriction calling for two years of owner occupancy. The SSF lot will be accessed from an easement on the primary dwelling lot. The applicant's original yield plan showed 14 lots, but they are coming to the Council because they would like to configure the lots differently. The Planning Commission has reviewed this twice. At the January 22 public hearing, residents voiced property boundary concerns. Residents living on 350 South had their fence lines determined 20 to 30 years ago. The applicant's schematic plan shows changed property lines, including a line no longer going through a home due to a recent resolution. At their February 5 meeting, the Planning Commission recommended approval.

Isaacson noted that nothing in the agreement mentions affordable housing, a certain home value, or that the owner of the small SSF lot must have a certain income level. Although it is a good step that he does not oppose, this still is not really reaching true "affordable housing." **Hansell** said the SSF being deed restricted to owner occupancy for the first two years will hopefully help the owner build equity. It also would help prevent investors from purchasing it. **Gibson** said typically the moderate-income housing requirement is 10%, but there are only nine lots here.

City Attorney **Paul Roberts** said it has to be determined if it was an appropriate exaction or not. When he presented this concept to the Utah League of Cities and Towns, many cities thought two years was too few, but expressed that they would be happy to sit back and watch what litigation would eventually establish. He feels two years is a conservative number. This is designed to encourage affordable housing, although it may not actually result in affordable housing. Moderate-income housing has not gotten off the ground yet in Farmington, and it is good to try a variety of methods before settling more firmly on policy going forward.

Hansell said the boundary challenges seem resolved from her perspective. She also mentioned the temporary cul-de-sac turn around that has been around for 10 to 20 years. The question is whether to leave the landscaping and built-up driveways the way they are now, or to continue the

sidewalks and install curb and gutter, which may necessitate new landscaping on current residents' properties.

Applicant **Brock Johnston** said that the public hearing was a good opportunity to hear from the neighbors. It allowed him to collect contact information and move forward with resolutions to gaps in surveys over the years, specifically the top northeast corner that the Utah Department of Transportation (UDOT) sold to the Rigbys. That property deed went through the Mason home, but now it has been deeded to the Masons. **Johnston** has also been in contact with residents living on the cul-de-sac.

Isaacson said boundary problems very common, and he is glad to see the parties be rational and agree to a boundary line. He would like to do away with the cul-de-sac and install straight sidewalks. **Johnston** said he is willing to install the infrastructure there.

Motion:

Isaacson moved that the City Council approve the schematic subdivision plan with alternate lot standards for the Miller Hollow Subdivision, subject to all applicable Farmington City development standards and ordinances, and the condition that all remaining DRC requirements are addressed, including Condition 1:

1. Property is adjusted so the northeast corner will not go through the Mason home; it will be cut off in a straight line east-to-west as indicated by the applicant.

Findings 1-2:

1. The SSF Lot will create more affordable housing and owner occupancy for building equity, meeting the Moderate-Income Housing route to qualify for use of Alternate Lot Standards.
2. The SSF Lot can be accessed and serviced as designed and is designed with sufficient space for construction of a modest home.

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

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

SIRQ Construction Manager / General Contractor (CM/GC) guaranteed maximum price for Fire Station 72

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item. Per the terms of the CM/GC agreement with SIRQ approved November 18, 2025, the City and contractor were expected to come back with a "guaranteed maximum price" (GMP) before starting construction. When utilizing a CM/GC construction method, the City, contractor (SIRQ), and architect (Blalock) sift through bids from subcontractors bidding on the project. The intent is to maintain the project's integrity while reducing the cost. They went through a robust bidding process sent to builders they trust.

City Staff, Blalock, and SIRQ have met weekly to refine the design and prepare the project for bid. SIRQ has bid the project and Staff is reviewing the bids for the fire station. The result is an amendment to the contract for the GMP to be set at \$13 million, which is under the \$14 million budget. However, this isn't the total cost of the project as a \$200,000 generator and \$400,000 for furnishings such as cabinets, beds, and tables hasn't yet been included.

Mellor said that the sale of Old Farm is still being finalized at about \$10.5 million, which will go toward construction of the new fire station. This makes it so the City can build the fire station without a bond.

Boshell said construction of a salt storage building came in at \$900,000, which way over budget. **Mellor** said the City has resources to pull from to build that building. He is waiting on pending building permits to be pulled, which will bring in new revenue.

Motion:

Shumway moved that the City Council approve the Guaranteed Maximum Price (GMP) for the construction of Fire Station 72 per the construction manager/general contractor (CM/GC) agreement previously approved on November 18, 2025, with SIRQ Construction.

Supplemental Information 1:

1. GMP Amendment

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

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for February 3, 2026
- Item 2: The Monthly Financial Report will be considered at the next meeting.
- Item 3: Lagoon Contract Approval for a 60-month term. This is a funding agreement for dedicated police service within the park, with Lagoon providing \$150,000 per year to fund a full-time officer to provide patrol coverage for the park. This will allow for a consistent police presence within the park seven days per week and eight hours per day during its operational season.
- Item 4: Resolution appointing **Shauna Wardrop** to serve on the Historic Preservation Commission for the term of January 6, 2026, to December 31, 2027.

Motion:

Sherlock moved to approve the Summary Action list Items 1, 3, and 4 as noted in the Staff Report.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye ☐ Nay
Councilmember Roger Child	X Aye ☐ Nay
Councilmember Scott Isaacson	X Aye ☐ Nay
Councilmember Melissa Layton	X Aye ☐ Nay
Councilmember Kristen Sherlock	X Aye ☐ Nay

GOVERNING BODY REPORTS:

Mayor Anderson and City Council Reports

Isaacson reported that the Mosquito Abatement Board hired a new manager after the previous manager retired. Putting the new building out for bid as CM/GC saved \$2 million.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 9:41 p.m.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye ☐ Nay
Councilmember Roger Child	X Aye ☐ Nay
Councilmember Scott Isaacson	X Aye ☐ Nay
Councilmember Melissa Layton	X Aye ☐ Nay
Councilmember Kristen Sherlock	X Aye ☐ Nay



DeAnn Carlile, Recorder