

FARMINGTON CITY – CITY COUNCIL MINUTES

May 5, 2026

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy
Shumway,
Councilmember Scott Isaacson (via zoom),
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle
Gibson,*

*Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Levi Ball,
Senior Accountant, Steve Libersbach
City Parks and Recreation Director Colby
Thackeray,
Assistant Public Works Director Cory
Brazell,
Police Chief Austin Anderson, and
Fire Chief Shelby Willis.*

Mayor **Brett Anderson** called the work session to order at 5:02 p.m. Councilmember **Roger Child** was excused. Councilmember **Scott Isaacson** participated electronically via Zoom.

BUDGET PRESENTATIONS AND DELIBERATION

Finance Director **Levi Ball** said this is the tentative budget, and there is a lot of opportunity to discuss, research, and change things. Internal and departmental meetings prepping for the budget started in early February. Department's requests were evaluated; some were denied and the rest made it into the tentative budget.

Ball said employee staffing is the biggest budget item at \$12.8 million. Included in the tentative budget is a 2% Cost of Living Adjustment (COLA), a 3% merit increase, and targeted pay increases to match the market. The number of employees increased from 113 to 119, with three being full-time fire fighters, a new parks maintenance worker, facilities maintenance foreman, senior accountant, Lagoon police officer, and full-time fire marshal. Lagoon is paying the \$150,000 for their new police officer.

Transfers equaling \$740,000 were made from Recreation Arts Parks (RAP) tax money to pay for one-time parks and recreation expenses. In the past, RAP taxes were used to pay for the gym bond. RDA money has been used to pay for the lobbyist, create the new RDA for downtown, and administrative expenses. City Manager **Brigham Mellor** said there will be a lot more revenue coming in. The Sidwell apartments land was purchased with RDA resources.

The General Fund balance at the end of this budget is projected to be at 28% while State law requires fund balance to be under 35%. The Legislature set this upper limit so cities don't bank money. Councilmember **Scott Isaacson** asked if the City could dip into this fund balance for the \$300,000 that would otherwise come from the proposed tax increase.

Mellor said it is a possibility to use this one time for ongoing expenses, but it may lead to massive tax increases down the line. He said the plan is to do a 5% property tax increase each year for four years, which will help staff two fire stations. Assistant City Manager/City Engineer

Chad Boshell said large expenditures with fleet are in Farmington's future such as a ladder fire truck.

Parks and Recreation Department

The biggest change is the \$90,000 for a new full-time position. The \$406,000 for capital equipment includes \$250,000 for a bucket truck with a chipper on the back, equipment for tree trimming. The new full-time employee will have a \$70,000 truck. The Utah Department of Transportation (UDOT) is contributing \$630,000 for the All Wheels Park. Part of the \$89,000 in park improvements will go toward the cemetery master plan to help extend the life of the cemetery. Shade for a regional park is another part of park improvements.

The new North Cottonwood Commons park cost \$15 million, which came from numerous funds including storm water, park impact fees, UDOT settlement money, and the General Fund. There is no debt on this park, and the splash pad is planned to stay open during the summer. Regarding the parade, **Isaacson** said the City Council needs a banner identifying them this year. They also need more candy to throw during the parade.

Expenditures are outpacing revenue lately in Recreation, so some cuts may be proposed. It is a huge draw on the General Fund; in 2025 it was \$1.5 million, which climbed to \$1.8 million in 2026. They have had to dip into the fund balance of the Recreation Fund. Programs not paying for themselves have been cut in the past. In capital outlay, \$76,000 is for HVAC units and lighting in the office. Advertising at the gym is bringing in less than \$20,000 a year and could be increased.

Public Works Department

Most of this budget includes enterprise funds that don't draw on the General Fund. Payroll is the biggest expenditure. Some money was transferred from this fund and put into the streets fund to cover mechanics' pay. Farmington saved money this year since they didn't have to plow and salt roads during the winter.

The price of water purchased from Weber Basin is going up 12.5% each year. The sewer district is also planning increases. Water projects are expected in the coming fiscal year, and will come forward as future budget adjustments. Until a water restriction is officially set, there is nothing Staff can do to prevent residents from using culinary water on their lawns. Future impact fee revenue will help the budget. The green waste program is showing a 70% take rate so far, which was higher than expected. They are waiting on more cans, which will be delivered in June. The transportation utility fee may need to be increased in the future following an in-house study over the next year.

Engineering Department

Boshell said they are adding the facility maintenance manager foreman position, which is a majority of the budget change. This position will help with the maintenance of city hall, the mill, public works, well houses, bathrooms, gym, police station, fire station, and eventually a second fire station. This would include janitorial services, filters, replacing lights, etc. that was handled by several different departments in the past. A system will be put in place to handle work orders and preventative maintenance.

City Attorney, Communication, and Human Resources

City Attorney **Paul Roberts** said that a new website will be launching in June using funds from this fiscal year's budget. There will be savings on short-term disability and life insurance, which enabled the city to provide improved health insurance offerings to employees. Staff found some savings in benefits by shopping around.

Finance

Ball said the main change is the new Senior Accountant position, filled by **Steve Libersbach**, a retired finance director for South Ogden City. There will be a big increase to the Information Technology (IT) budget, which has been outsourced with a contract. However, more regular monthly hours are needed on-site. Intergovernmental Risk Management Agency (IRMA) expenses have increased due to a five-year payment schedule on a recent claim. Painting City Hall, as well as computer and hardware replacements, have increased expenditures.

The buildings funds are split between the police and fire station funds. Police impact fees are collected. Of the \$10 million from the Old Farm land sale, \$2.7 million was transferred here, with the rest going to the fire capital projects fund to pay for the new station. **Mellor** said the fire station will be paid off with impact fees. What is not used to pay off the bond will then go to the General Fund. An annual report for impact fees keeps track of transfers, and impact fees must be spent within six years.

Community Development

Community Development Director **Lyle Gibson** said personnel is the biggest change. An inspector position will be eliminated. Rather than replace him, they will try to use third-party inspections. Building permits have been on the decline, but there is an expected uptick coming. The director's position wasn't backfilled upon his retirement.

Fire Department

Fire Chief **Shelby Willis** said the three additional positions have helped tremendously. Some fire fighter wages have been shifted to the ambulance fund, so 25% comes from the ambulance fund and 75% comes from the General Fund. The federal government through Medicare only pays 30 cents on each dollar billed for ambulance services. Turn out gear only has a 10-year life expectancy, and the City is 20 years overdue on replacing it. Mental wellness therapy funding will now have to continue without a grant. A transition in dispatch services will be paid over three years. Fire prevention is being tracked in a separate fund. Farmington is doing a better job collecting on ambulance fees than many other cities.

Police Department

Police Chief **Austin Anderson** said payroll is the biggest expense. Advancements are done on anniversary dates, rather than budgetary deadlines. Lexipol and investigative tool subscriptions are on the rise. Farmington will have to process their own phone investigations. Davis County Attorneys Office will help house the service, which Farmington and other cities will all pay into. He currently has seven phones waiting to process. The budget includes an officer for Lagoon. Dispatch fees increased. Patrol laptops are expensive and include monthly wi-fi. Replacement of bullet proof vests are necessary.

Shumway 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 Melissa Layton	X Aye	___	Nay
Councilmember Kristen Sherlock	X Aye	___	Nay

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Amy Shumway,
Councilmember Scott Isaacson (via Zoom),
Councilmember Melissa Layton,
Councilmember Kristen Sherlock,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Community Development Director Lyle Gibson,*

*Assistant City Manager/City Engineer Chad Boshell,
Finance Director Levi Ball,
City Parks and Recreation Director Colby Thackeray,
Assistant Public Works Director Cory Brazell,
Police Chief Austin Anderson, and
Fire Chief Shelby Willis.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:04 p.m. Councilmember **Roger Child** was excused, as was Councilmember **Kristen Sherlock** for a time. Councilmember **Scott Isaacson** participated electronically via Zoom. City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Melissa Layton**.

PRESENTATION:

Student of the Month: Sara Ward

Polli Wakley nominated Sara Ward as Farmington’s student of the month. She is a top-notch student who is always prepared, willing to help others, and contributes to class discussions. She shares her excellent math understanding with her peers and helps them understand multiple ways to get a correct answer.

BUDGET ITEMS:

The Budget Officer intends to state that the tentative budget includes a proposed property tax rate increase

Finance Director **Levi Ball** presented this agenda item and stated that the tentative budget includes a proposed property tax rate increase. Staff has been collecting budget requests from department heads for months in preparation for tonight’s meeting. Fiscal Year 2027 begins in July of this year. This is the tentative budget, which is the first step.

Presentation of the Property Tax Impact Schedule – 5% increase

The budget has been conservatively increased considering sales tax revenue, which minimizes the proposed property tax increase. Staffing and pay is the biggest expense to cities, and this budget includes a 2% Cost of Living Adjustment (COLA) and a 3% merit increase. Data will be compared to other cities so Farmington doesn't fall behind. Some new positions were included in the budget including three new full-time fire fighters. The property tax impact statement required this year by the State adds more transparency to the process. The 5.84% increase will generate \$300,000 in new revenue. For a home of \$650,000 value, that would mean a \$32 annual increase, which will help facilitate the ongoing costs of firefighters and their benefits while gearing up to open a new fire station.

Consideration of Resolution Adopting Fiscal Year 2027 Tentative Municipal Budget and accepting the property tax impact schedule

Tonight is adopting the tentative budget, as well as notice of upcoming public hearings on June 16 and August 18. Notice has been sent to the County and State Tax Commission. When discussing tax increases with finance directors of other nearby cities, **Ball** said the consensus is it is a smarter approach to do smaller regular increases than infrequent large increases. The Council has to have the difficult discussions with the public about any tax increases. The big complaint in the past has been that by the time the June and August public budget hearings roll around, the City's budget has mostly been set. Those complaints lead to the recent State legislation that requires this earlier May notice, so that residents get a chance to provide input before the budget is solidified. **Ball** said the last few years, sales tax revenues have flattened and therefore they are not a stable income source. Property tax revenues are more stable.

Councilmember **Scott Isaacson** said it important in informal conversations with the public to point out that only Farmington's portion of their property tax bill will go up 5.84%, not their entire property tax bill. Farmington's percentage of the whole property tax bill is 15%; so the increase will be 5.84% of the 15% of residents' bill.

Mellor said there is a myth that if property values go up, then revenues for tax entities likewise increase. However, the Tax Commission reduces the tax rate as property values go up. **Isaacson** said this point should likewise be made to the public as well. Automatic raises don't come with increased values.

Shumway said she and **Layton** were recently trained on the new property tax legislation. The Utah League of Cities and Towns (ULCT) is producing new materials to help educate the public about property tax issues and property valuations.

Motion:

Layton moved that the City Council approve the Fiscal Year 2026-27 tentative municipal budget and establishing a date, time, and place for a public hearing as included in the Staff Report, including Background Information 1-6:

1. Property Tax Impact Schedule
2. Highlights of major items in the FY27 recommended budget
3. Fund listing with FY27 recommended tentative budgets
4. Key Changes by Fund – FY 27 Recommended Municipal Budget
5. Key Changes by General Fund Departments
6. Staffing document

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

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

Consideration of Resolution of the Farmington City Council providing a statement pursuant to section 59-2-919(4)(b)(i) of the Utah Code

Ball presented this agenda item. The City Council agenda stated its intention to consider this resolution. The resolution was prepared to satisfy legislative requirements. The proposed 5.84% increase in property taxes exceeds the certified tax rate. The \$300,000 increase in revenue would go toward firefighter wages and benefits. The City will notice and conduct public hearings on June 16 and August 18 as required, so the public has a chance to comment. The proposed budgets and two schedules are all in the Staff Report, which is online under tonight’s agenda. The tentative budget is available for public inspection 10 days before the June public hearing. The main page of the City website should have information about how to attend and view the hearing virtually.

Isaacson said some cities got in trouble last year for not doing things exactly right. He has high confidence in Farmington’s Staff. State law requires you can’t have more than one Truth in Taxation hearing in the County on one day, so taxing entities have to coordinate with each other before dates are secured.

Ball said he grew up in Farmington, and both his parents and in-laws still live here. He said Farmington has a great Staff and culture. There are no budget games going on in Farmington. Everyone is willing to forgo a budget increase to benefit another department. He trusts department heads to report any excesses. The budget is realistic and doesn’t have excess fluff.

Shumway said each department is cutting, and there are a lot of unfunded requests.

Motion:

Shumway moved that the City Council approve the resolution of intent to increase property tax revenue and setting a hearing date for the August Truth in Taxation hearing included in the Staff Report, June 16 and August 18.

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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay

BUSINESS:

Davis School District Memorandum of Understanding (MOU) with Davis School District

Police Chief **Austin Anderson** presented this agenda item. A request was recently made to increase the school resource officer’s time at the junior high school from 12 hours each school

week to full-time, from 7:30 a.m. to 3:30 p.m. on school days. **Anderson** said it will be possible to grant this request, especially since the District will help fund it. It will require some shifts in staffing for the department. The resource officers at the junior high and high school are the faces of the Farmington Police Department. Officers will also help with crossing guards and elementary schools as needed.

Motion:

Layton moved that the City Council approve the Police Department’s updated MOU with the Davis School District regarding School Resource Officers.

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

Mayor Pro Tempore/Councilmember Amy Shumway	X Aye	<input type="checkbox"/> Nay
Councilmember Scott Isaacson	X Aye	<input type="checkbox"/> Nay
Councilmember Melissa Layton	X Aye	<input type="checkbox"/> Nay

Zone Text Amendment – Accessory Building Height Allowance

Community Development Director **Lyle Gibson** presented this agenda item. The Planning Commission is considering a request for detached accessory building in a carriage house style, or a garage with a residence above it. This consideration lead to Staff realizing a discrepancy. In agricultural zones west of Interstate 15 (I-15), accessory buildings can be 27 feet tall. However, east of I-15, accessory buildings can only be 15 feet high.

The proposed zone text amendment would allow more flexibility for accessory buildings for homes adjacent to a nonresidential use on the east side. The proposed amendment would dictate that accessory buildings would not be allowed to be built higher than the main home. The Commission will consider any exceptions. The Commission has recommended passage of the proposed zone text amendment.

Gibson said this also continues the allowance for accessory building to be built one foot away from adjacent commercial uses, making allowances for storm water coming off the drip edge of an eave.

Motion:

Shumway moved that the City Council approve the zone text amendment as included with the Staff Report.

Findings 1-3:

1. The proposed text amendment offers additional opportunity for flexibility for a limited number of properties under the purview of the Planning Commission.
2. As drafted, the text amendment further solidifies the City’s ability to require specific design standards in the Original Townsite Residential (OTR) district consistent with state statute.
3. The suggested amendments provide additional clarity and ease of use to the code.

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

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Scott Isaacson
Councilmember Melissa Layton

X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay

REDEVELOPMENT AGENCY (RDA) MEETING

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
RDA member Scott Isaacson,
RDA member Melissa Layton,
RDA member Amy Shumway,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Assistant City Manager/City Engineer Chad
Boshell, and
Finance Director Levi Ball.*

Motion:

RDA member **Amy Shumway** made the minute motion to adjourn to the Redevelopment Agency (RDA) Meeting.

RDA member **Melissa Layton** seconded the motion. All board members voted in favor, as there was no opposing vote.

RDA member Scott Isaacson X Aye ___ Nay
RDA member Melissa Layton X Aye ___ Nay
RDA member Amy Shumway X Aye ___ Nay

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:59 p.m. RDA member **Roger Child** and RDA member **Kristen Sherlock** were excused. RDA member **Scott Isaacson** participated electronically via Zoom.

Ratify Adoption of Fiscal Year 2026-2027 Tentative RDA Budget and Setting the Public Hearing for June 16, 2026

City Finance Director **Levi Ball** presented this agenda item. He said there is very little activity in the RDAs, and both have pretty much run their course. The City no longer collects property tax increment from other entities. The budgets were discussed earlier in the regular City Council meeting.

Motion:

RDA member **Scott Isaacson** said that upon review of the FY27 tentative RDA budget schedule in the packet, he moved that the City Council approve the resolution adopting the tentative FY27 RDA budget and establishing a date, time, and place for a public hearing on June 16, 2026.

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

RDA member Scott Isaacson X Aye ___ Nay
RDA member Melissa Layton X Aye ___ Nay
RDA member Amy Shumway X Aye ___ Nay

Motion:

Layton moved that the RDA adjourn and reconvene the City Council Meeting.

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

RDA member Scott Isaacson	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Amy Shumway	X Aye	___	Nay

Ball said according to code, technically **Mellor** is the City’s budget officer. As such, **Mellor** said the tentative budget includes a proposed property tax increase. City Attorney **Paul Roberts** said City Code chose the City Manager to be the budget officer. **Isaacson** said he prefers that the finance director be the City’s budget officer in the future. **Roberts** will look into it.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of the City Council minutes for April 21, 2026
- Item 2: Surplus of Police Department Vehicle, a 2019 Dodge Durango

Motion:

Layton moved to approve the Summary Action list Items 1-2 as noted in the Staff Report.

Shumway 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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor said the Council’s next budget work meeting will be during the second Council meeting in June. Book Club is next week. The police banquet is May 14 at the Hyatt, which donates the space. The grand opening for the splash pad and concert will be Saturday, May 23. He and **Ball** will be gone the first Council meeting in June, so Assistant City Manager/City Engineer **Chad Boshell** will be the acting City Manager at that time.

Mayor Anderson and City Council Reports

Isaacson won’t be able to make it to the police banquet because he will be at the Mosquito Abatement meeting. He heard about a moose walking the frontage road at Farmington. The Department of Natural Resources (DNR) came and removed it.

Layton said while at the ULCT conference, she toured a new fire station in St. George. They had a historic bay with pictures of their original volunteer firefighters, cabinets with displays, etc. They had creative decorations using a fire hydrant as the base of their table, etc. She shared some of the ideas with the Historic Preservation Commission. **Boshell** said Farmington currently has a display case.

Councilmember **Kristen Sherlock** returned and asked about the rainwater collection email. **Mellor** said there is a state rule for rainwater collection systems that was changed for residents. He and **Roberts** will clarify, as the City doesn't have any specific laws regarding rain water collection. **Mellor** said prior to 2017 and 2018, rainwater collection was not allowed. **Isaacson** said he has learned that mosquitoes can breed in a cup of water. He suspects mosquito abatement may have something to say about rainwater collection.

Mayor Anderson did a poll of the Youth City Council (YCC) about them having an official Instagram page. The consensus is in favor of letting them try, as long as Staff manages the content. **Shumway** wants to limit them to a certain number of posts per month, and wants them to be approved before posting. **Mellor** advocated for the YCC members to run it themselves without Staff support. **Roberts** said comments could be turned off, allowing only one-way communication. This is an unfunded increase in service level that the Council is assuming Staff can absorb. Farmington already has problems with Staff not following branding guidelines on their own posts, which have to be corrected. This may require more policing than the Council realizes at the moment. He said the YCC can open their own nonofficial Instagram page if they would like. This could be a future agenda item if more discussion is needed.

Mayor Anderson said Kaysville approached him about having a Flip the Strip contest between the two cities.

ADJOURNMENT

Motion:

Sherlock made a motion to adjourn the meeting at 8:20 p.m.

Layton 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 Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Kristen Sherlock	X Aye	___	Nay



DeAnn Carlile, Recorder