160 SOUTH MAIN
FARMINGTON, UT 84025
FARMINGTON.UTAH.GOV

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, June 16, 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.

- Budget discussion
- Discussion of regular session items upon request
- Mayor Anderson & City Council Reports

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:
- Invocation – Roger Child, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

PRESENTATION:
- America250 Heart of Service Award presented to Pastor Phillip Moore – Presented by Janet Pinson, Davis Church Communication Council and a representative of JustServe

BUDGET ITEM:
- Resolution adopting the Property Tax Impact Schedule – 5% Increase page 3

PUBLIC HEARINGS:
- Amending Municipal Budget for Fiscal Year ending June 30, 2026 page 7
- Adopting the Compensation Schedule for Executive Municipal Officers page 20
- Adopting the Interim Municipal Budget for Fiscal Year 2027 page 24

Minute motion adjourning to the Redevelopment Agency meeting. (See RDA Agenda)

Minute motion to reconvene the City Council Meeting

SUMMARY ACTION page 53
1. Farmington Park at Glovers Lane Subdivision - Plat Amendment page 54
2. Resolution approving the Interlocal Cooperation Agreement relating to the conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028 and 2029 page 59
3. Resolution regarding pick-up of member contributions for public safety and firefighter retirement systems page 60
4. Monthly Financial Report page 63
5. Approval of Minutes for 06-02-26 page 64

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. Posted on June 12, 2026

CITY COUNCIL AGENDA

BUDGET ITEM

AGENDA TITLE:	Presentation of the Property Tax Impact Schedule – 5% Increase
PRESENTED BY:	Levi Ball, Finance Director
MEETING DATE:	June 16, 2026

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT FOR JUNE 16, 2026

To: Mayor and City Council
From: Levi Ball
Date: June 16, 2026
Subject: **Resolution Adopting the Property Tax Impact Schedule**

RECOMMENDATIONS

1. Review the included FY27 Proposed Property Tax Impact Schedule
2. Consider and approve a resolution to adopt the FY27 Proposed Property Tax Impact Schedule

BACKGROUND

In accordance with best practices for recent legislation (2026 H.B. 236 Truth in Taxation Amendments), a municipal government is recommended to adopt the property tax impact schedule.

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

Proposed Property Tax Impact Schedule

Farmington City will consider an increase to its property tax rate from .001506 to .001581 to generate an additional $285,108. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Farmington City's Current Certified Property Tax Rate	0.001506
Farmington City's Current Certified Property Tax Revenue	$5,702,169
Proposed Revenue with Tax Change	$5,987,277
New Property Tax Revenue to Farmington City	**$285,108**
Estimated Increase to Farmington City's Property Tax Revenue	5.00%
Estimated annual increase to a primary residence of $790,000	$32.72
Estimated annual increase to a business valued at $1,510,000	$59.49

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Fire	$3,524,581	$3,239,473	$285,108

Impact of Tax Increase - The Fire Department increased from 7 to 8 firefighters per shift in January 2026. This decision was discussed with the City Council and was deemed necessary based on the increase in call volume and response times below industry standards. As a result 3 additional full-time firefighters were hired. Additionally, the Fire Marshal position changed from part-time to full-time in large part to handle the workload required from recent state legislation around wildland fires. This property tax increase will help cover the ongoing personnel costs from these changes which are currently being paid for with reserves in the General Fund.

Total General Fund Change: **$285,108**

RESOLUTION NO: ______

A RESOLUTION OF THE FARMINGTON CITY COUNCIL ADOPTING THE PROPOSED PROPERTY TAX IMPACT SCHEDULE CONSIDERING LEVYING A TAX RATE THAT EXCEEDS THE CITY'S CERTIFIED TAX RATE

WHEREAS, the City Council has accepted for review the Fiscal Year 2027 proposed property tax impact schedule for review and study; and

WHEREAS, the interim budget includes a proposed tax increase, which will require the city to levy a tax rate that exceeds its certified tax rate; and

WHEREAS, the City Council finds that it is prudent to consider that increased levy for the betterment of our community,

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

Section 1: Statement. The City Council states the following:
(A) Farmington City adopts the proposed property tax impact schedule considering levying a tax rate that exceeds the City's certified tax rate;
(B) The approximate dollar amount of the ad valorem tax revenue that would be generated by the proposed tax rate increase is $285,108, and shall be used for the purpose of public safety wages and benefits;
(C) The approximate percentage increase in ad valorem tax revenue for FY27 based upon the proposed tax rate increase is 5%;
(D) If the City Council proceeds with the proposed tax rate increase, the Council will provide notice of and conduct a public hearing, during which members of the public will have an opportunity to provide comments on the proposed tax rate increase.

Section 2: Effective Date This Resolution is effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 16TH DAY OF JUNE 2026.

ATTEST:

____
DeAnn Carlile, City Recorder

FARMINGTON CITY

____
Brett Anderson, Mayor

CITY COUNCIL AGENDA

PUBLIC HEARING:

AGENDA TITLE:	Amending Municipal Budget for Fiscal Year ending June 30, 2026
PRESENTED BY:	Levi Ball, Finance Director
MEETING DATE:	June 16, 2026

160 S Main
Farmington Utah 84025

City Council Staff Report

To: Honorable Mayor and City Council

From: Levi Ball, Finance Director

Date: June 16, 2026

SUBJECT: **ADOPTION OF FY26 BUDGET AMENDMENT #3 – MUNICIPAL BUDGET**

RECOMMENDATION

Upon review of the budget amendment narrative and fund summary schedule the City Council approves the resolution to amend the FY26 municipal budget.

BACKGROUND

Administration requests to 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. Please see the attached narrative and summary of amendments by fund.

SUPPLEMENTAL INFORMATION

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

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

NARRATIVE
FY26 BUDGET AMENDMENT #3

Table of Contents

A. Transfer from General Fund to Park Fund for NC Commons ($1m transfer)

General Fund #10

Park Improvement Fund #42

One-time Transfer

This transfer would help prevent the Park Improvement Fund from having a negative cash balance caused by the construction costs in FY26. This is considered a loan from the General Fund which will eventually be repaid and transferred back to the General Fund as development increases and park impact fees are collected.

B. North Cottonwood Commons Construction ($650,000 exp increase, carryover)

Park Improvement Fund #42

One-time Change

Additional final construction costs for North Cottonwood Commons.

C. Storm Water for North Cottonwood Commons ($1m exp increase)

Storm Water Fund #54

One-time Change

Allocation of $1,000,000 of park costs to the Storm Water Fund to help pay for the original cost of the land used for the storm water basins in the park.

D. Accounting Treatment for Police Taser Lease ($172,000 exp increase)

General Fund #10 – Debt Service

One-time Change

A new accounting standard for leases (GASB 87) was implemented in FY22. This standard requires that the entire present value of future lease payments be reported in year 1 of the lease even though those payments will be made in future years. The payments will be made over a 5-year lease for new tasers in the police department. This budget amendment establishes the budget needed solely for the required accounting treatment in the initial year and will result in the city spending additional funds.

E. Mental Health Services Grant for First Responders ($42,500 exp and rev increase, carryover)

General Fund #10 – Fire Department

One-time Change

The city was awarded a state grant in FY24 for mental health services for first responders. This amendment represents the grant proceeds that were expended during FY26 in the Fire Department.

F. Unexpected Truck Repair ($8,000 exp increase)

General Fund #10 – Engineering Department

One-time Change

An unexpected truck repair was needed.

G. Elevator Repair at Community Center ($5,700 exp increase)

General Fund #10 – Parks Department

One-time Change

An unexpected repair was needed to repack the elevator at the Community Center.

H. Fire UFDAG Grant ($5,600 exp and rev increase)

General Fund #10 – Fire Department

One-time Change

The Fire Department applied for and received the Utah Fire Department Assistance Grant which will help pay for needed gear and radios.

I. Electrical CT Box at Community Center ($22,000 exp increase)

Government Buildings Fund #37

One-time Change

The foundation under the electrical CT box at the Community Center was failing causing the connection to begin to pull away from the building. A new CT Box would be costly and take over a year to receive once ordered leaving the Community Center without power. Repairs were made to prevent this from happening.

J. Fire Station Sales Tax Bond Initial Payment ($122,000 exp increase)

Capital Fire Fund #37

One-time Change

This is an amendment to establish the funds needed for the initial debt service payment in FY26 on the fire station sales tax revenue bond. The ongoing budget for this bond has been included in the FY27 budget.

K. Green Waste Cans ($250,000 exp increase)

Garbage Fund #53

One-time Change

Participation in the green waste program is higher than initially anticipated requiring the need to purchase more cans.

L. SWAP Loader Vehicle Replacement ($145,000 exp increase, carryover)

Garbage Fund #53

One-time Change

This is a carryover budget that was approved in a prior year but the purchase was delayed and occurred in FY26.

M. North Cottonwood Commons Grand Opening ($25,000 exp increase)

Recreation Fund #60

One-time Change

Expense relating to the grand opening of North Cottonwood Commons.

N. Vehicle Maintenance ($15,000 exp increase)

Recreation Fund #60

One-time Change

Unexpected needed repairs to recreation vehicles.

O. Flag Football Uniforms ($15,000 exp increase)

Recreation Fund #60

One-time Change

Uniform costs and participation have increased. The FY27 budget includes an ongoing increase to cover these costs. This amendment is to do a one-time increase for FY26.

P. Ski and Snowboard Participation Increase ($10,000 exp and rev increase)

Recreation Fund #60

One-time Change

The participation in this program have increased requiring the need to increase both the budgeted revenue and expense for FY26.

Q. LEGO Participation Increase ($10,000 exp increase)

Recreation Fund #60

One-time Change

The participation in this program have increased requiring the need to increase both the budgeted revenue and expense for FY26.

R. Year-End Emergency Budget ($25,000-$50,000 exp increase)

Multiple Funds and Departments

One-time Change

As this is the final budget amendment for FY26, staff is proposing an increase of $25,000 to the budget of each General Fund department and $50,000 to each individual fund. This amendment is intended solely to provide spending authority for any unforeseen expenditures that may arise before fiscal year-end and that could otherwise result in budget overruns. There are currently no identified expenditures requiring these additional appropriations, and the likelihood of utilizing this budget authority is considered low.

Fund Budgets Amended during FY26 - Budget Amendment #3
Fiscal Year Ending June 30, 2026
Farmington City Corporation

	Adopted Budget	BA #1	BA #2	BA #3	BA #3 Emergency	Budget After BA #3
GOVERNMENTAL FUNDS						
General Fund (10)						
Revenues:						
Taxes Received	15,237,000					15,237,000
Intergovernmental	528,549	10,000		5,600		544,149
Licenses, Permits, Fees Received	1,328,600					1,328,600
Cost Sharing, Contributions Received	227,000					227,000
Charges for Services Revenue	293,200					293,200
Interest & Investment Earnings	150,200					150,200
Transfers In	720,000					720,000
Misc Revenue	50,000					50,000
Revenue total	18,534,549	10,000	-	5,600	-	18,550,149
Expenditures:						
Administration	1,326,898		134,349		25,000	1,486,247
Buildings	701,968	(8,800)	(693,168)		25,000	25,000
City Attorney	495,901		30,500		25,000	551,401
City Manager and Economic Development	390,863		14,200		25,000	430,063
Community Development	1,473,704	6,000			25,000	1,504,704
Engineering	251,094			8,000	25,000	284,094
Fire	2,925,022	17,000	288,315	48,100	25,000	3,303,437
Legislative	161,767				25,000	186,767
Parks & Cemetery	1,661,894	(8,800)	68,200	5,700	25,000	1,751,994
Police	5,693,707	10,000	67,521		25,000	5,796,228
Streets	763,351		377,378		25,000	1,165,729
Debt service for equipment	56,000	17,600		172,000	25,000	270,600
Transfers Out	2,434,553		1,000,000	1,000,000		4,434,553
Total Expenditures	18,336,723	33,000	1,287,295	1,233,800	300,000	21,190,818
Net change in fund balance	197,826	(23,000)	(1,287,295)	(1,228,200)	(300,000)	(2,640,669)

Fund Budgets Amended during FY26 - Budget Amendment #3

Fiscal Year Ending June 30, 2026

Farmington City Corporation

	Adopted Budget	BA #1	BA #2	BA #3	BA #3 Emergency	Budget After BA #3
Special Revenue - RDA US HWY 89 (20)						
Revenue	3,600					3,600
Transfer In	-					-
Expenditures	12,000					12,000
Transfers Out	-					-
Net change in fund balance	(8,400)	-	-	-	-	(8,400)
Special Revenue - RDA Station Park (22)						
Revenue	22,100					22,100
Transfers In	-					-
Expenditures	3,000					3,000
Transfers Out	-					-
Net change in fund balance	19,100	-	-	-	-	19,100
Debt Service - RAP Tax Bond (30)						
Revenue	651,700					651,700
Transfers In	-					-
Expenditures	-				50,000	50,000
Transfers Out	650,000					650,000
Net change in fund balance	1,700	-	-	-	(50,000)	(48,300)
Debt Service - 2015 G.O Park Bond (35)						
Revenue	413,300					413,300
Transfers In	-					-
Expenditures	411,000				50,000	461,000
Transfers Out	40,000					40,000
Net change in fund balance	(37,700)	-	-	-	(50,000)	(87,700)

Fund Budgets Amended during FY26 - Budget Amendment #3
Fiscal Year Ending June 30, 2026
Farmington City Corporation

	Adopted Budget	BA #1	BA #2	BA #3	BA #3 Emergency	Budget After BA #3
Capital Projects - Class C Roads (11)						
Revenue	2,052,000		3,000,000			5,052,000
Transfers in	-					-
Expenditures	1,734,642	105,000	4,400,000		50,000	6,289,642
Transfers Out	-					-
Net change in fund balance	317,358	(105,000)	(1,400,000)	-	(50,000)	(1,237,642)
Capital Projects - Govt Buildings (37)						
Revenue	443,362					443,362
Transfers In	-		2,700,000			2,700,000
Expenditures	90,149		2,817,305	22,000	50,000	2,979,454
Transfers Out	-					-
Net change in fund balance	353,213	-	(117,305)	(22,000)	(50,000)	163,908
Capital Projects - Streets (38)						
Revenue	2,218,284					2,218,284
Transfers In	152,000					152,000
Expenditures	943,000	171,000	72,500		50,000	1,236,500
Transfers Out	-		2,000,000			2,000,000
Net change in fund balance	1,427,284	(171,000)	(2,072,500)	-	(50,000)	(866,216)
Capital Projects - Equipment (39)						
Revenue	49,000		47,500			96,500
Transfers In	450,000					450,000
Expenditures	410,404		104,500		50,000	564,904
Transfers Out	-					-
Net change in fund balance	88,596	-	(57,000)	-	(50,000)	(18,404)

Fund Budgets Amended during FY26 - Budget Amendment #3
Fiscal Year Ending June 30, 2026
Farmington City Corporation

	Adopted Budget	BA #1	BA #2	BA #3	BA #3 Emergency	Budget After BA #3
Capital Projects - Land Acquisition (40)						
Revenue	10,996,400					10,996,400
Transfers In	-					-
Expenditures	-				50,000	50,000
Transfers Out	-		10,000,000			10,000,000
Net change in fund balance	10,996,400	-	(10,000,000)	-	(50,000)	946,400
Capital Projects - Park Improvements (42)						
Revenue	1,759,840	33,080				1,792,920
Transfers In	-		3,000,000	1,000,000		4,000,000
Expenditures	439,149	33,080	8,750,000	650,000	50,000	9,922,229
Transfers Out						-
Net change in fund balance	1,320,691	-	(5,750,000)	350,000	(50,000)	(4,129,309)
Capital Projects - Capital Fire (43)						
Revenue	542,173		6,000,000			6,542,173
Transfers In	-		7,300,000			7,300,000
Expenditures	-		13,300,000	122,000	50,000	13,472,000
Transfers Out	-					-
Net change in fund balance	542,173	-	-	(122,000)	(50,000)	370,173
Permanent Fund - Cemetery Perpetual Care (48)						
Revenue	14,200					14,200
Transfers In	-					-
Expenditures	-				50,000	50,000
Transfers Out	-					-
Net change in fund balance	14,200	-	-	-	(50,000)	(35,800)

Fund Budgets Amended during FY26 - Budget Amendment #3

Fiscal Year Ending June 30, 2026

Farmington City Corporation

	Adopted Budget	BA #1	BA #2	BA #3	BA #3 Emergency	Budget After BA #3
ENTERPRISE FUNDS						
Water Fund (51)						
Revenue	5,435,315					5,435,315
Transfers In	-					-
Expenditures	10,963,432		9,000		50,000	11,022,432
Transfers Out	-					-
Change in Net Position	(5,528,117)	-	(9,000)	-	(50,000)	(5,587,117)
Sewer Fund (52)						
Revenue	3,966,700		50,000			4,016,700
Transfers In	-					-
Expenditures	3,969,376		29,600		50,000	4,048,976
Transfers Out	-					-
Change in Net Position	(2,676)	-	20,400	-	(50,000)	(32,276)
Garbage Fund (53)						
Revenue	2,507,300					2,507,300
Transfers In	-					-
Expenditures	2,471,839		(13,500)	395,000	50,000	2,903,339
Transfers Out	-					-
Change in Net Position	35,461	-	13,500	(395,000)	(50,000)	(396,039)
Storm Water Fund (54)						
Revenue	2,218,874					2,218,874
Transfers In	-					-
Expenditures	3,133,345	67,000	(31,800)	1,000,000	50,000	4,218,545
Transfers Out	30,000					30,000
Change in Net Position	(944,471)	(67,000)	31,800	(1,000,000)	(50,000)	(2,029,671)

Fund Budgets Amended during FY26 - Budget Amendment #3
Fiscal Year Ending June 30, 2026
Farmington City Corporation

	Adopted Budget	BA #1	BA #2	BA #3	BA #3 Emergency	Budget After BA #3
Ambulance Fund (55)						
Revenue	855,600	(10,000)				845,600
Transfers In	-					-
Expenditures	1,222,990		63,200		50,000	1,336,190
Transfers Out	-					-
Change in Net Position	(367,390)	(10,000)	(63,200)	-	(50,000)	(490,590)
Transportation Fund (56)						
Revenue	872,700		100,000			972,700
Transfers In	-					-
Expenditures	931,000		75,000		50,000	1,056,000
Transfers Out	-					-
Change in Net Position	(58,300)	-	25,000	-	(50,000)	(83,300)
Recreation Fund (60, 67)						
Revenue	1,043,589			20,000		1,063,589
Transfers In	1,832,553					1,832,553
Expenditures	2,864,115		23,600	75,000	50,000	3,012,715
Transfers Out	-					-
Change in Net Position	12,027	-	(23,600)	(55,000)	(50,000)	(116,573)

RESOLUTION NO. 2026-____

A RESOLUTION AMENDING THE MUNICIPAL BUDGET FOR FISCAL YEAR ENDING 6-30-26

WHEREAS, upon proper review and consideration, the City Council has held a public hearing concerning proposed amendments to its FYE 6-30-26 municipal budget.

WHEREAS, said public hearing has been held as required by law and pursuant to all legally required notices; and

WHEREAS, the City Council has heard and considered all public comment advanced at the aforementioned hearings; and

WHEREAS, the attached budgets are hereby found to comport with sound principles of fiscal planning in light of the needs and resources of Farmington City Corporation;

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH:

Section 1. FYE 6-30-26 Municipal Budget Amendment. The attached document entitled 'Fund Budgets Amended by FY26 Budget Amendment #3', incorporated herein by reference, is hereby adopted.

Section 2. Miscellaneous Provisions.

a. Severability. If any 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 provisions, clauses, and words of this Resolution shall be severable.

b. Titles and Headings. The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.

c. Effective Date. This Resolution shall become effective immediately upon posting.

d. Non-codification. This Resolution shall be effective without codification.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH, ON THIS 16th DAY OF JUNE, 2026.

ATTEST	FARMINGTON CITY
______________________	______________________
DeAnn Carlile, City Recorder	Brett Anderson, Mayor

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	Adopting the Compensation Schedule for Executive Municipal Officers
PRESENTED BY:	Levi Ball, Finance Director
MEETING DATE:	June 16, 2026

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT FOR JUNE 16, 2026

To:	Mayor and City Council
From:	Levi Ball
Date:	June 16, 2026
Subject:	**Adopting the Compensation Schedule for Executive Municipal Officers**

RECOMMENDATIONS

1. Review the included compensation schedule beginning July 2026
2. Hold a public hearing on June 16, 2026
3. Consider and approve a resolution to adopt the compensation as per schedule

BACKGROUND

In accordance with 10-3-818 (SB 91, 2024 General Session), a municipal government must adopt compensation of "elective and statutory officers" after holding a public hearing.

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

Elective and Statutory Officers Receiving Compensation Increases
Budget FY2027 Adopted, Farmington City
Public Hearing, June 16, 2026

	Total Pctg Increase to Wages
Assistant City Manager/City Engineer	5.0%
City Attorney	5.0%
City Manager	5.5%
Community Development Director	5.5%
Councilmember	5.0%
Finance Director	5.5%
Fire Chief	5.0%
Mayor	5.0%
Parks & Recreation Director	5.0%
Police Chief	5.0%
Public Works Director	5.0%

ORDINANCE NO: 2026-

AN ORDINANCE OF THE FARMINGTON CITY COUNCIL ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS

WHEREAS, Utah law requires all municipalities to conduct a public hearing and present proposed compensation increases for elective and appointed executive municipal officers before adopting those increases: and

WHEREAS, the City Council, after giving appropriate notice, conducted a hearing on the matter of increases for those officers; and

WHEREAS, the City Council finds that enacting this ordinance authorizing the proposed increases complies with Utah law and will promote the welfare and proper administration of municipal functions in Farmington City,

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

Section 1: Enactment. The attached Exhibit A contains compensation increases for executive municipal officers, which is proposed for inclusion in the City's Fiscal Year 2027 budget.

Section 2: Severability. If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3: Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 16TH DAY OF JUNE 2026.

ATTEST:	**FARMINGTON CITY**
______________________________	____________________________________
DeAnn Carlile, City Recorder	**Brett Anderson, Mayor**

CITY COUNCIL AGENDA

PUBLIC HEARING

AGENDA TITLE:	Adopting the Interim Municipal Budget for Fiscal Year 2027
PRESENTED BY:	Levi Ball, Finance Director
MEETING DATE:	June 16, 2026

160 S Main
Farmington Utah 84025

City Council Staff Report

To: Honorable Mayor and City Council

From: Levi Ball, Finance Director

Date: June 16, 2026

SUBJECT: **FISCAL YEAR 2026-27 INTERIM MUNICIPAL BUDGET**

RECOMMENDATION

1. Review the attached budget documents. There is only one change to the FY27 recommended budget that was adopted on May 5 as the tentative budget. The final figures for the county certified tax rates have been released and minor changes have been made to the requested property tax revenue based on the final certified tax rate.
2. Hold a public hearing on June 16, 2026 for the FY27 Interim Municipal budget.
3. Consider and approve a resolution to adopt the FY27 Interim Municipal budget and proposed tax rate levy.

UPCOMING BUDGET PUBLIC HEARINGS

- August 18, 2026 Truth in Taxation – Consideration of adoption of the FY27 final budget including a property tax increase

BACKGROUND

Please refer to the attached schedules:

- Property Tax Impact Schedule
- Highlights of major items in the FY27 recommended budget
- Fund listing with FY27 recommended interim budgets
- Key Changes by Fund – FY27 Interim Municipal Budget
- Key Changes by General Fund Departments
- Staffing document

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

Proposed Property Tax Impact Schedule

Farmington City will consider an increase to its property tax rate from .001506 to .001581 to generate an additional $285,108. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Farmington City's Current Certified Property Tax Rate	0.001506
Farmington City's Current Certified Property Tax Revenue	$5,702,169
Proposed Revenue with Tax Change	$5,987,277
New Property Tax Revenue to Farmington City	**$285,108**
Estimated Increase to Farmington City's Property Tax Revenue	5.00%
Estimated annual increase to a primary residence of $790,000	$32.72
Estimated annual increase to a business valued at $1,510,000	$59.49

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Fire	$3,524,581	$3,239,473	$285,108

Impact of Tax Increase - The Fire Department increased from 7 to 8 firefighters per shift in January 2026. This decision was discussed with the City Council and was deemed necessary based on the increase in call volume and response times below industry standards. As a result 3 additional full-time firefighters were hired. Additionally, the Fire Marshal position changed from part-time to full-time in large part to handle the workload required from recent state legislation around wildland fires. This property tax increase will help cover the ongoing personnel costs from these changes which are currently being paid for with reserves in the General Fund.

Total General Fund Change: **$285,108**

HIGHLIGHT OF MAJOR ITEMS

FY27 Recommended Interim Budget

Sales Tax

For years Farmington experienced rapid growth in sales tax thanks in large part to the success of Station Park and population growth. Between FY21 and FY22 sales tax increased nearly $1m each year. However, in FY23-FY25 that growth slowed to $283,000, $182,000, and $173,000 respectively. So far, the FY26 cumulative growth over FY25 has surpassed expectations with an increase of 4.2%. If the final four months of FY26 result in no growth, the projected total growth for FY26 would be roughly $210,000 or 2.7%.

Budgeted sales tax revenue for FY27 increased $625,000 over the budgeted amount for FY26 which conservatively anticipated a decline due to increased speculation in an economic downturn. Fortunately, sales tax growth remained steady and the budgeted decline did not occur. This greatly reduces the pressure for a higher property tax increase in FY27. Even with this increase, the FY27 budgeted amount ($8,075,000) was determined based on a conservative estimated increase of 1% over the projected ending amount for FY26. Administration is taking this conservative approach to ensure that ongoing operations do not rely too heavily on the result of overestimated sales tax growth which can fluctuate and be unreliable in the event of an economic downturn.

There is a lot to be optimistic about for the future sales tax potential of Farmington City as the north station park area continues to develop and the Western Sports Park continues to hold events drawing more people into Station Park. It may take a few years for that growth to come to fruition.

Property Tax Increase

The FY27 Recommended Interim Budget includes a property tax increase of **$285,108** or a **5%** increase. Please refer to a separate document labeled “Proposed Property Tax Impact Schedule” which outlines the reasons for this tax increase.

Staffing and Pay

- A 5% combination of cost-of-living and merit increases to all full-time employees and elected officials (excluding PD officers)
- PD step and grade adjustments – Sworn police officers in most cases will receive a step increase equivalent to about 4%. Additionally, the entire PD step and grade scale will increase about 1%.
- Additional budget to address compression, market adjustments, and employee reclassifications

- Budget adjustments and allocations between funds have been updated to reflect current staffing and time spent in providing services to the city's various programs
- Total full-time employees increased from 113 to 119 with the addition of three full-time firefighters, parks maintenance worker I, facilities maintenance foreman, senior accountant, Lagoon patrol officer, and the fire marshal moving from part-time to full-time. Additionally, the deputy finance director and deputy community development director positions were removed.

Balancing the General Fund - Ongoing Revenues versus Ongoing Expenses

The slowing of sales tax growth has put pressure on the General Fund's ability to cover ongoing expenses with ongoing revenues. Property tax increases in past years are proving essential to the financial stability of the General Fund. Each year the City Council, Mayor, and staff brainstorm new ideas and ways to improve the financial stability of the General Fund in an attempt to reduce the need for a property tax increase. This FY27 recommended budget includes several key elements which were implemented in order to minimize the need for a larger property tax increase.

1) **RAP Tax** – Up until FY25 RAP tax was largely committed to pay debt service on a $3,500,000 bond for a portion of the 650 West Gymnasium and Park construction costs. That debt was paid off in FY25 making these funds uncommitted. RAP tax generates an estimated $740,000 annually. The FY27 budget includes an ongoing transfer of $250,000 of RAP tax to the General Fund for ongoing parks and recreation operations including the new parks maintenance worker added in FY27. The remaining $490,000 of budgeted revenue for FY27 will be used for one-time transfers to various funds for parks and recreation equipment and building improvements. These transfers reduce the pressure for the General Fund to support these expenditures. The General Fund heavily subsidizes the Recreation Fund ($1.8m) and these RAP tax funds ease that burden.
2) **Building Permits** – Current projections for building permit revenue decreased $344,000 compared to the budgeted amount for FY26. This had a negative impact on the General Fund creating additional pressure for resources. Building permits cannot be relied on as a sustainable ongoing revenue source. Even with this decrease the FY27 budget still includes anticipated revenue of $691,000.
3) **Employee Benefits** – The decision was made to switch providers for life insurance, short-term medical leave, and long-term medical leave resulting in $47,000 annual savings in the General Fund which can be used to offset medical insurance premium increases.
4) **Payroll Allocations** – Administration reviewed how employee wages were being allocated across funds and updated them to be more accurate based on work performed. These changes resulted in about $115,000 of Fire and $108,000 of administrative wages and benefits shifting out of the General Fund and into ambulance and other enterprise funds.
5) **Overhead Allocations** – It is appropriate to allocate costs incurred to General Fund departments which support the operations of utility enterprise funds. A portion of the costs in the City Manager, City Attorney, and Administrative Services Departments are all allocated outside the General Fund and into the Utility Enterprise Funds they help support. Staff reviewed and increased this allocation which now reduces expenditures in the General Fund by $397,000 annually.

FY26 RECOMMENDED INTERIM BUDGET BY FUND AND TRANSACTION TYPE

Revenues and sources are shown as negatives (credits)

	REVENUE	TRANSFERS IN	SALE OF CAPITAL ASSETS	EXPENSES	TRANSFERS OUT	FUND BAL INCREASE (USE)
GENERAL FUND						
#10 GENERAL FUND	(18,858,086)	(280,000)	-	16,820,879	2,402,000	(84,793)
SPECIAL REVENUE (RDA) FUNDS						
#20 FARMINGTON RDA FUND	(7,500)	-	-	37,000	-	(29,500)
#22 FARMINGTON STATION PARK RDA	(7,500)	-	-	3,000	-	4,500
DEBT SERVICE FUNDS						
#30 RAP TAX BOND	(740,000)	-	-	-	737,250	2,750
#31 POLICE SALES TAX BOND 2009	-	-	-	-	-	-
#35 2015 G.O. PARK BOND	(409,000)	-	-	409,000	-	-
CAPITAL IMPROVEMENT FUNDS						
#11 CLASS C ROAD FUND	(2,100,000)	-	-	1,673,229	-	426,771
#37 GOVT BUILDINGS IMPROV/OTHER	(653,006)	(22,500)	-	459,000	-	216,506
#38 CAPITAL STREET IMPROVEMENTS	(2,299,607)	(152,000)	-	253,000	600,000	1,598,607
#39 CAPITAL EQUIPMENT FUND	(26,500)	(796,700)	(63,500)	926,700	-	(40,000)
#40 REAL ESTATE PROP. ASSET FUND	(10,000)	-	-	-	-	10,000
#42 PARK IMPROVEMENT FUND	(3,402,152)	(634,000)	-	89,000	-	3,947,152
#43 CAPITAL FIRE FUND	(797,440)	-	-	459,228	-	338,212
PERMANENT FUND						
#48 CEMETERY PERPETUAL FUND	(29,200)	-	-	17,000	-	12,200
ENTERPRISE FUNDS						
#51 WATER FUND	(6,811,318)	-	(10,000)	3,746,575	-	3,074,743
#52 SEWER FUND	(4,305,500)	-	-	4,297,565	-	7,935
#53 GARBAGE FUND	(2,668,600)	-	-	2,372,495	-	171,305
#54 STORM WATER FUND	(2,621,880)	-	(10,000)	1,714,057	30,000	887,823
#55 AMBULANCE SERVICE	(845,600)	-	(10,000)	1,707,578	-	(851,978)
#56 TRANSPORTATION UTILITY FUND	(872,700)	-	-	883,200	-	(10,500)
#60,67 RECREATION FUNDS	(1,114,589)	(1,884,050)	-	3,205,757	-	(207,117)
Grand Total	**(48,580,178)**	**(3,769,250)**	**(93,500)**	**39,074,262**	**3,769,250**	**9,474,616**

KEY CHANGES BY FUND - FY27 COMPARED TO FY26	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
GENERAL FUND (Fund #10)						
Revenue						
Ongoing revenue:						
Sales Tax	7,792,130	7,995,000	7,450,000	**8,075,000**	625,000	8.4%
Property Taxes - Increase is due to estimated growth, not TNT	5,300,582	5,567,000	5,567,000	**5,702,169**	135,169	2.4%
Property Taxes - Truth in Taxation Property Tax Increase	-	-	-	**285,108**	285,108	5.0%
Energy Sales and Use Tax	1,582,341	1,640,000	1,640,000	**1,640,000**	-	0.0%
Building permits	583,316	870,000	1,035,000	**691,000**	(344,000)	-33.2%
Service contract with Fruit Heights for Fire/EMS response	330,760	347,287	347,287	**364,651**	17,364	5.0%
Registered vehicle fees	285,085	250,000	250,000	**250,000**	-	0.0%
RAP tax transfer to General Fund for parks and recreation operations	-	150,000	150,000	**250,000**	100,000	66.7%
Shared court revenues	216,164	215,000	220,000	**220,000**	-	0.0%
Franchise telecom tax	154,792	180,000	140,000	**180,000**	40,000	28.6%
Interest income	200,345	150,000	150,000	**175,000**	25,000	16.7%
Lagoon security reimbursements	16,418	22,000	-	**150,000**	150,000	
School district SRO contribution	75,920	75,920	75,920	**116,000**	40,080	52.8%
Transfer from Storm Water Fund for storm basin maintenance	30,000	30,000	30,000	**30,000**	-	0.0%
Various ongoing revenues	1,389,100	1,420,768	924,000	**975,158**	51,158	5.5%
Total ongoing revenue	17,956,952	18,912,975	17,979,207	**19,104,086**	1,124,879	6.3%
One-time revenue:						
School district SRO contribution - Partial year for Jr. High	-	-	-	**29,000**	29,000	
Transfer In from GO 2015 bond fund (excess cash)	-	40,000	40,000	**-**	(40,000)	-100.0%
Grants - Various for Police Department	-	15,342	15,342	**5,000**	(10,342)	-67.4%
RAP tax transfer to General Fund for recreation-related capital improvements	-	500,000	500,000	**-**	(500,000)	-100.0%
Total one-time revenue	-	555,342	555,342	**34,000**	(521,342)	-93.9%
Total Revenue	17,956,952	19,468,317	18,534,549	**19,138,086**	603,537	3.3%
Expenditures						
Payroll Base (wage and benefits for each item listed)	12,042,201	12,001,989	12,032,638	**12,024,085**	(8,553)	-0.1%
Remove one-time				**-**		
Payroll increases (COLA, merit, & market adj)				**573,000**		
New positions - Facilities Foreman, Accountant, Parks Maint, Lagoon Officer				**375,000**		
Fire increased allocation to Ambulance Fund				**(115,000)**		
Administrative services increased allocation to Enterprise Funds				**(108,000)**		
Other changes				**87,556**		
Total Payroll	12,042,201	12,001,989	12,032,638	**12,836,641**	804,003	6.7%

KEY CHANGES BY FUNDS - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
GENERAL FUND (Fund #10) continued						
Supplies and services	3,538,674	3,803,971	3,725,627	**3,725,627**	-	0.0%
Remove one-time from prior year				**(470,419)**		
Ongoing budget amendments approved during FY26				**165,700**		
Dispatch E-911 paid to Bountiful City				**89,229**		
IT support contract increase				**45,000**		
PD taser lease annual payment				**35,000**		
IT equipment - network/server/switch/hardware replacement				**30,000**		
Police patrol laptops (7)				**28,000**		
New ADA compliant website - annual maintenance				**27,846**		
Fire uniforms/PPE annual increase				**24,500**		
Police evidence room upgrades				**20,000**		
URMA 5 year repayment schedule increase				**16,250**		
Police rifle suppressors (17)				**12,750**		
Other various one-time budget requests				**141,635**		
Other various ongoing budget requests				**32,120**		
Total Supplies and Services	3,538,674	3,803,971	3,725,627	**3,923,238**	197,611	5.3%
Capital Outlay	198,587	23,500	133,905	**133,905**	-	0.0%
Remove one-time from prior year				**(14,305)**		
Ongoing budget amendments approved during FY26				**(78,600)**		
Fire hose replacement - 30 years old				**20,000**		
Total Capital Outlay	198,587	23,500	133,905	**61,000**	(72,905)	-54.4%
City Paid Grants and Contributions						
Davis County façade grant	42,093	-	-	**-**		
WFRC Project - South Davis Greenway Feasibility Study	-	10,000	10,000	**-**	(10,000)	-100.0%
Total City Paid Grants and Contributions	42,093	10,000	10,000	**-**	(10,000)	-100.0%
Transfers Out						
Transfer to Recreation Fund (#60) - Ongoing	1,543,855	1,790,553	1,790,553	**1,800,000**	9,447	0.5%
Transfer to Recreation Fund (#60) - One-time	-	42,000	42,000	**-**	(42,000)	-100.0%
Transfer to Capital Streets Fund (#38) - Ongoing	152,000	152,000	152,000	**152,000**	-	0.0%
Transfer to Capital Equipment Fund (#39) - Ongoing	450,000	450,000	450,000	**450,000**	-	0.0%
Transfer to Capital Park Improvement Fund (#42) - One-time	-	1,000,000	-	**-**	-	
Total Transfers Out	2,145,855	3,434,553	2,434,553	**2,402,000**	(32,553)	-1.3%
Total Expenditures	17,967,409	19,274,013	18,336,723	**19,222,879**	886,156	4.8%
Net change to fund balance	(10,457)	194,304	197,826	**(84,793)**	(282,619)	-142.9%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
SPECIAL REVENUE - RDAs						
#20 HIGHWAY 89 RDA FUND						
Property taxes received - City portion (GF to receive FY26 and forward)	79,225	-	-	**-**	-	
Property taxes received - other entities (debt paid off)	113,150	-	-	**-**	-	
Interest income	13,054	3,600	3,600	**7,500**	3,900	108.3%
Total Revenue	205,429	3,600	3,600	**7,500**	3,900	108.3%
Debt service (last payment in FY25)	178,103	-	-	**-**	-	
Other expenditures	1,488	12,000	12,000	**37,000**	25,000	208.3%
Total Expenditures	179,591	12,000	12,000	**37,000**	25,000	208.3%
Net change to fund balance	25,838	(8,400)	(8,400)	**(29,500)**	(21,100)	251.2%
#22 STATION PARK RDA FUND						
Property taxes received - City portion (GF to receive FY26 and forward)	457,420	-	-	**-**	-	
Interest income	37,919	22,100	22,100	**7,500**	(14,600)	-66.1%
Total Revenue	495,339	22,100	22,100	**7,500**	(14,600)	-66.1%
Administrative costs	28,238	3,000	3,000	**3,000**	-	0.0%
Contribution to Western Sports Park	611,800	-	-	**-**	-	
Transfer to Park Capital Improvement Fund for park construction	1,473,000	-	-	**-**	-	
Total Expenditures	2,113,038	3,000	3,000	**3,000**	-	0.0%
Net change to fund balance	(1,617,699)	19,100	19,100	**4,500**	(14,600)	-76.4%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
DEBT SERVICE FUNDS						
#30 RAP TAX						
RAP tax collections	717,761	740,000	650,000	**740,000**	90,000	13.8%
Interest income	6,917	1,700	1,700	**-**	(1,700)	-100.0%
Total Revenue	724,678	741,700	651,700	**740,000**	88,300	13.5%
Transfers Out for Ongoing Expenditures:						
General Fund #10	-	150,000	150,000	**250,000**	100,000	66.7%
Transfers Out for One-time Expenditures:						
General Fund #10	-	500,000	500,000	**-**	(500,000)	-100.0%
Capital Building Improvements Fund #37	-	-	-	**22,500**	22,500	
Capital Equipment Fund #39	-	-	-	**346,700**	346,700	
Capital Parks Improvements Fund #42	452,000	-	-	**34,000**	34,000	
Recreation Fund #60	-	-	-	**84,050**	84,050	
Bond payment and fees (through FY25), for 650 W. park and gym	385,046	-	-	**-**	-	
Total Expenditures	837,046	650,000	650,000	**737,250**	87,250	13.4%
Net change to fund balance	(112,368)	91,700	1,700	**2,750**	1,050	61.8%
#35 2015 G.O. PARK BOND ($6M original bonding for Gym)						
Property taxes	410,000	411,000	411,000	**394,000**	(17,000)	-4.1%
Registered vehicle fees	-	12,000	-	**15,000**		
Other revenue including interest	3,801	2,300	2,300	**-**	(2,300)	-100.0%
Total Revenue	413,801	425,300	413,300	**409,000**	(4,300)	-1.0%
Bond payment and fees (through FY35)	406,296	410,338	411,000	**408,500**	(2,500)	-0.6%
GO bond annual EMMA filing fee	-	500	-	**500**	500	
Transfer excess cash in fund to General Fund	-	40,000	40,000	**-**	(40,000)	-100.0%
Total expenditures	406,296	450,838	451,000	**409,000**	(42,000)	-9.3%
Net change to fund balance	7,505	(25,538)	(37,700)	**-**	37,700	-100.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
CAPITAL IMPROVEMENT FUNDS						
#11 Class C ROADS / LOCAL HWY (all restricted)						
Class C funding from UDOT	1,276,812	1,259,683	1,290,000	**1,310,000**	20,000	1.6%
Local transportation sales tax	715,386	738,900	722,000	**750,000**	28,000	3.9%
Other revenue including interest	140,176	40,000	40,000	**40,000**	-	0.0%
Total Revenue	2,132,374	2,038,583	2,052,000	**2,100,000**	48,000	2.3%
Road improvements and surface maintenance	1,256,098	1,242,476	1,247,000	**1,247,000**	-	0.0%
Sidewalk repairs and replacements	206,094	239,652	200,000	**200,000**		
Road materials storage shed (BA in FY27 when amount is known)	-	500,000	-	**-**	-	
Capital equipment - snow plow and spreader truck upfitting	-	192,107	70,000	**-**		
Payroll - New position for concrete projects and repairs	-	67,076	102,642	**79,229**	(23,413)	-22.8%
Supplies and Services	125,124	77,000	115,000	**147,000**	32,000	27.8%
Total Expenditures	1,587,316	2,318,311	1,734,642	**1,673,229**	(61,413)	-3.5%
Net change to fund balance	545,058	(279,728)	317,358	**426,771**	109,413	34.5%
#37 GOVT BUILDINGS IMPROV/OTHER						
Unrestricted Funds						
Other revenue including interest	112,197	3,800	3,800	**50,000**	46,200	1215.8%
Transfer in from real estate property fund #40 - portion of old farm sale	-	2,700,000	-	**-**	-	
Transfer in from RAP tax fund #30 - one-time parks building improvements	-	-	-	**22,500**	22,500	
Total Revenue - unrestricted	112,197	2,703,800	3,800	**72,500**	68,700	1807.9%
Capital - various one-time items	248,958	213,454	90,149	**459,000**	368,851	409.2%
Total Expenditures - unrestricted	248,958	213,454	90,149	**459,000**	368,851	409.2%
Net Change in Unrestricted Fund Balance	(136,761)	2,490,346	(86,349)	**(386,500)**	(300,151)	347.6%
Restricted Funds - Impact Fee Projects						
Police impact fees	251,908	519,162	412,062	**583,006**	170,944	41.5%
Other revenue including interest	5,621	27,500	27,500	**20,000**	(7,500)	-27.3%
Total Revenue - restricted	257,529	546,662	439,562	**603,006**	163,444	37.2%
Expenses - New Fire Station (PD substation) Construction - BA in FY27	-	-	-	**-**	-	
Net change to restricted fund balance	257,529	546,662	439,562	**603,006**	163,444	37.2%
Combined Restricted and Unrestricted						
Total Revenue	369,726	3,250,462	443,362	**675,506**	232,144	52.4%
Total Expenses	248,958	213,454	90,149	**459,000**	368,851	409.2%
Net change to fund balance	120,768	3,037,008	353,213	**216,506**	(136,707)	-38.7%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#38 CAPITAL STREET IMPROVEMENTS						
Unrestricted Funds						
Transfer In from the General Fund	152,000	152,000	152,000	**152,000**	-	0.0%
Other revenue including interest	385,361	94,200	94,200	**94,200**	-	0.0%
UDOT WDC betterment & reimbursements	514,739	-	350,000	**350,000**	-	0.0%
Miscellaneous revenue	19,333	14,150	14,000	**14,000**	-	0.0%
Total Revenue - unrestricted	1,071,433	260,350	610,200	**610,200**	-	0.0%
Capital projects	1,054,875	350,000	350,000	**-**	(350,000)	-100.0%
UDOT WDC betterment projects	-	100,000	350,000	**-**	(350,000)	-100.0%
Transfer to capital parks improvement fund #40	270,000	2,000,000	-	**600,000**	600,000	
Miscellaneous expenditures	68,354	166,326	173,000	**183,000**	10,000	5.8%
Debt service on street lights replacements in 2014 (through FY25)	13,345	-	-	**-**	-	
Total Expenditures - unrestricted	1,406,574	2,616,326	873,000	**783,000**	(90,000)	-10.3%
Net change to unrestricted fund balance	(335,141)	(2,355,976)	(262,800)	**(172,800)**	90,000	-34.2%
Restricted Funds - Impact Fee Projects						
Impact fee revenue	1,420,173	699,771	1,760,084	**1,841,407**	81,323	4.6%
Other revenue including interest	-	-	-		-	
Total Revenue - restricted	1,420,173	699,771	1,760,084	**1,841,407**	81,323	4.6%
Business park roadways - impact fee eligible portion	1,303,488	-	-	**-**		
Developer impact fee reimbursements	-	239,926	-	**-**		
Transportation impact fee analysis and facilities plan	-	-	70,000	**70,000**	-	0.0%
Total Expenditures - restricted	1,303,488	239,926	70,000	**70,000**	-	0.0%
Net change to restricted fund balance	116,685	459,845	1,690,084	**1,771,407**	81,323	4.8%
Combined Restricted and Unrestricted						
Total Revenue	2,491,606	960,121	2,370,284	**2,451,607**	81,323	3.4%
Total Expenses	2,710,062	2,856,252	943,000	**853,000**	(90,000)	-9.5%
Net change to fund balance	(218,456)	(1,896,131)	1,427,284	**1,598,607**	171,323	12.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#39 CAPITAL EQUIPMENT FUND						
Transfer in from general fund #10	450,000	450,000	450,000	**450,000**	-	0.0%
Transfer in from RAP tax fund #30	-	-	-	**346,700**	346,700	
Sale of fixed assets	94,000	40,500	32,500	**63,500**	31,000	95.4%
Other revenue including interest	54,809	53,260	16,500	**26,500**	10,000	60.6%
Total Revenue	598,809	543,760	499,000	**886,700**	387,700	77.7%
Community Development/Admin vehicle replacements and outfitting	-	135,404	70,404	**-**	(70,404)	-100.0%
Parks and Rec equipment and vehicle purchases	140,909	64,566	65,000	**406,700**	341,700	525.7%
Fire equipment and vehicle purchases	380,643	600	-		-	
Police equipment and vehicle purchases	329,473	314,500	275,000	**465,000**	190,000	69.1%
Public Works equipment and vehicle purchases	20,098	-	-	**55,000**	55,000	
Total Expenditures	871,123	515,070	410,404	**926,700**	516,296	125.8%
Net change to fund balance	(272,314)	28,690	88,596	**(40,000)**	(128,596)	-145.1%
#40 REAL ESTATE PROP. ASSET FUND						
Sale of Real Estate - North Main parcel	-	10,000,000	10,000,000	**-**	(10,000,000)	-100.0%
Sale of Real Estate - UDOT substation	-	1,000,000	995,000	**-**	(995,000)	-100.0%
Sale of Real Estate - Other	225,640	-	-	**-**		
Other revenue including interest	18,541	1,400	1,400	**10,000**	8,600	614.3%
Total Revenue	244,181	11,001,400	10,996,400	**10,000**	(10,986,400)	-99.9%
Transfer to capital fire fund #43 - New fire station	-	7,300,000	-	**-**	-	
Transfer to capital building improvement fund #37 - New fire station PD portion	-	2,700,000	-	**-**	-	
Miscellaneous expenditures	8,041	-	-	**-**	-	
Total Expenditures	8,041	10,000,000	-	**-**	-	
Net change to fund balance	236,140	1,001,400	10,996,400	**10,000**	(10,986,400)	-99.9%

KEY CHANGES BY FUNDS - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#42 PARK IMPROVEMENT FUND						
Unrestricted Funds						
Transfers in	2,195,000	4,000,000	-	**634,000**	634,000	
Transfer of Development Rights	39,500	350,000	350,000	**-**	(350,000)	-100.0%
Other revenue including interest	295,821	-	-	-	-	
Total Revenue - unrestricted	2,530,321	4,350,000	350,000	**634,000**	284,000	81.1%
Park improvement projects	202,671	218,830	219,930	**89,000**	(130,930)	-59.5%
All Wheels Parks design (budget amendment in FY27)	-	27,500	60,000	-	(60,000)	-100.0%
Total Expenditures - unrestricted	202,671	246,330	279,930	**89,000**	(190,930)	-68.2%
Net change in unrestricted funds	2,327,650	4,103,670	70,070	**545,000**	474,930	677.8%
Restricted Funds - Impact Fee Projects						
Impact fee revenue	943,271	1,122,856	1,334,720	**3,402,152**	2,067,432	154.9%
Interest earnings on impact fees	99,206	108,200	108,200		(108,200)	-100.0%
Total Revenue - restricted	1,042,477	1,231,056	1,442,920	**3,402,152**	1,959,232	135.8%
North Cottonwood Commons construction	5,124,864	10,470,000	-	**-**	-	
Debt service exp for 650 W. park (ends in FY26)	172,292	160,384	159,219	**-**	(159,219)	-100.0%
Developer impact fee reimbursements	264,640	33,080	33,080	**-**	(33,080)	-100.0%
Total Expenditures - restricted	5,561,796	10,663,464	192,299	**-**	(192,299)	-100.0%
Net change in restricted funds	(4,519,319)	(9,432,408)	1,250,621	**3,402,152**	2,151,531	172.0%
Combined Restricted and Unrestricted						
Total Revenue	3,572,798	5,581,056	1,792,920	**4,036,152**	2,243,232	125.1%
Total Expenses	5,764,467	10,909,794	472,229	**89,000**	(383,229)	-81.2%
Net change to fund balance	(2,191,669)	(5,328,738)	1,320,691	**3,947,152**	2,626,461	198.9%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#43 CAPITAL FIRE FUND						
Fire facility and fire equipment impact fees	327,335	708,768	542,173	**772,440**	230,267	42.5%
Interest on impact fees	10,622	-	-	**25,000**	25,000	
Bond proceeds - west fire station	-	6,000,000	-	**-**	-	
Transfer in from real estate property fund #40 for new fire station	-	7,300,000	-	**-**		
Total Revenue	337,957	14,008,768	542,173	797,440	255,267	47.1%
Design of west fire station	53,048	-	-	**-**	-	
Construction of new fire station (budget amendment in FY27)	15,268	6,650,000	-	**-**	-	
Debt service on ladder truck (through FY25)	28,567	-	-	**-**	-	
Debt service on west fire station (through FY46)	-	122,000	-	**459,228**	459,228	
Total Expenditures	96,883	6,772,000	-	**459,228**	459,228	
Net change to fund balance	241,074	7,236,768	542,173	**338,212**	(203,961)	-37.6%
#48 CEMETERY PERPETUAL CARE FUND						
Sale of burial rights	16,635	18,000	7,500	**17,500**	10,000	133.3%
Marker fees	9,351	9,230	4,000	**9,000**	5,000	125.0%
Other revenue including interest	6,305	2,700	2,700	**2,700**	-	0.0%
Total Revenue	32,291	29,930	14,200	**29,200**	15,000	105.6%
Total Expenditures	-	-	-	**17,000**	17,000	
Net change to fund balance	32,291	29,930	14,200	**12,200**	(2,000)	-14.1%

KEY CHANGES BY FUNDS - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
BUSINESS-TYPE FUNDS						
#51 WATER FUND						
Unrestricted Funds						
Customer billings	3,244,188	3,506,799	3,523,000	**3,523,000**	-	0.0%
Water connection fees	46,950	47,150	120,000	**45,000**	(75,000)	-62.5%
Miscellaneous revenue and interest income	255,603	285,324	101,500	**101,500**	-	0.0%
Sale of Fixed Assets	90,725	39,000	39,000	**10,000**	(29,000)	-74.4%
Total Revenue - unrestricted	3,637,466	3,878,273	3,783,500	**3,679,500**	(104,000)	-2.7%
Operating expenses						
Payroll base	1,025,457	1,068,075	1,346,698	**1,325,225**	(21,473)	-1.6%
Payroll increases (COLA, merit, & market adj)				**62,994**		
Payroll increases (promotions and certifications)				**10,400**		
Payroll adjusted wage allocation from GF				**41,600**		
Weber Basin water purchases	150,292	167,350	172,000	**196,000**		
Supplies and services	787,409	834,675	1,022,900	**967,200**	(55,700)	-5.4%
Total operating expenses	1,963,158	2,070,100	2,541,598	**2,603,419**	61,821	2.4%
Major construction projects - w/ bonding (budget amendment for FY27)	3,752,953	7,065,000	7,000,000	**-**	(7,000,000)	-100.0%
Water vehicles & equipment	359,284	385,318	570,000	**292,000**	(278,000)	-48.8%
Water meter replacement	189,790	244,860	245,000	**245,000**	-	0.0%
Miscellaneous capital projects ongoing	92,852	136,276	69,000	**69,000**	-	0.0%
Total capital outlay and projects	4,394,879	7,831,454	7,884,000	**606,000**	(7,278,000)	-92.3%
Total Expenses - unrestricted	6,358,037	9,901,554	10,425,598	**3,209,419**	(7,216,179)	-69.2%
Net budget of unrestricted funds	(2,720,571)	(6,023,281)	(6,642,098)	**470,081**	7,112,179	-107.1%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#51 WATER FUND continued						
Restricted Funds						
Water impact fees	354,885	2,489,463	1,530,215	**3,141,818**	1,611,603	105.3%
Interest earnings on Impact fees	374,406	250,000	121,600	-	(121,600)	-100.0%
Total Revenues - restricted	729,291	2,739,463	1,651,815	**3,141,818**	1,490,003	90.2%
Debt service on $7M water revenue bond for major projects	537,994	537,834	537,834	**537,156**	(678)	-0.1%
Other impact fee projects	3,710	-	-	-	-	
Total Expenses - restricted	541,704	537,834	537,834	**537,156**	(678)	-0.1%
Net budget of restricted funds	187,587	2,201,629	1,113,981	**2,604,662**	1,490,681	133.8%
Combined Restricted and Unrestricted						
Total Revenue	4,366,757	6,617,736	5,435,315	**6,821,318**	1,386,003	25.5%
Total Expenses	6,899,741	10,439,388	10,963,432	**3,746,575**	(7,216,857)	-65.8%
Net budget	(2,532,984)	(3,821,652)	(5,528,117)	**3,074,743**	8,602,860	-155.6%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#52 SEWER FUND						
Sewer customer billings	3,652,816	4,000,770	3,966,000	**4,016,000**	50,000	1.3%
Central Davis Sewer District passthrough rate increase - $3/month				**282,000**		
Miscellaneous revenue and interest income	12,472	700	700	**7,500**	6,800	971.4%
Total Revenue	3,665,288	4,001,470	3,966,700	**4,305,500**	338,800	8.5%
Billing collections submitted to Central Davis Sewer District (CDSD)	3,428,839	3,773,672	3,732,000	**4,064,000**	332,000	8.9%
Operating Expenses						
Payroll base	44,386	46,916	50,626	**49,528**	(1,098)	-2.2%
Payroll increases (COLA, merit, & market adj)				**2,087**		
Payroll adjusted wage allocation from GF				**15,600**		
Supplies and services	56,782	52,952	86,750	**66,350**	(20,400)	-23.5%
Sewer concrete collars	55,808	100,000	100,000	**100,000**	-	0.0%
Total Expenses	3,585,815	3,973,540	3,969,376	**4,297,565**	328,189	8.3%
Net budget	79,473	27,930	(2,676)	**7,935**	10,611	-396.5%
#53 GARBAGE FUND						
Customer billings for Garbage and Recycling Pickup Charges	2,310,831	2,529,029	2,493,800	**2,530,300**	36,500	1.5%
Increase in customer billings from rate increases (5% mid year)				**124,800**		
Customer billings for GREEN WASTE PROGRAM (budget amendment for FY27)			-	**-**	-	
Miscellaneous revenue and interest income	54,607	13,500	13,500	**13,500**	-	0.0%
Total Revenue	2,365,438	2,542,529	2,507,300	**2,668,600**	161,300	6.4%
Operating Expenses						
Payroll base	171,985	141,132	197,633	**211,653**	14,020	7.1%
Payroll increases (COLA, merit, & market adj)				**8,936**		
Payroll adjusted wage allocation from GF				**16,700**		
Supplies and services	104,257	136,942	162,300	**148,300**	(14,000)	-8.6%
Fees paid to waste collection hauler and WIWMD (dump)	1,516,603	1,627,401	1,762,156	**1,762,156**	-	0.0%
Capital Outlay - can purchases	75,716	74,076	79,750	**79,750**	-	0.0%
Capital Outlay - can purchases FOR GREEN WASTE PROGRAM	-	484,919	270,000	**-**	(270,000)	-100.0%
Capital Outlay - truck (plow and sander in FY27)	-	132,107	-	**145,000**	145,000	
Total Expenses	1,868,561	2,596,577	2,471,839	**2,372,495**	(99,344)	-4.0%
Net budget	496,877	(54,048)	35,461	**296,105**	260,644	735.0%

KEY CHANGES BY FUNDS - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#54 STORM WATER FUND						
Unrestricted Funds						
Customer billings	1,083,960	1,145,000	1,173,600	**1,173,600**	-	0.0%
Sale of fixed assets	-		35,000	**10,000**	(25,000)	-71.4%
Miscellaneous revenue and interest income	140,954	65,800	80,500	**95,500**	15,000	18.6%
Total Revenue - unrestricted	1,224,914	1,210,800	1,289,100	**1,279,100**	(10,000)	-0.8%
Operating Expenses						
Payroll base	703,028	613,715	847,357	**843,381**	(3,976)	-0.5%
Payroll increases (COLA, merit, & market adj)				**41,538**		
Payroll increases (promotions and certifications)				**7,250**		
Payroll adjusted wage allocation from GF				**7,050**		
Supplies and services	254,483	235,977	295,988	**304,838**	8,850	3.0%
Storm Water Master Plan - one-time (won't occur in FY26, BA for FY27)	-	-	155,000	**-**	(155,000)	-100.0%
Transfer to General Fund for storm basin maintenance	30,000	30,000	30,000	**30,000**	-	0.0%
Capital Outlay - Miscellaneous	99,379	578,750	750,000	**275,000**	(475,000)	-63.3%
Total Expenses - unrestricted	1,086,890	1,458,442	2,078,345	**1,509,057**	(569,288)	-27.4%
Net budget for unrestricted funds	138,024	(247,642)	(789,245)	**(229,957)**	559,288	-70.9%
Restricted Funds						
Impact fees	311,487	756,595	929,774	**1,327,780**	398,006	42.8%
Interest income on impact fees balance	111,923	-	-	**25,000**	25,000	
Total Revenue - restricted	423,410	756,595	929,774	**1,352,780**	423,006	45.5%
North Cottonwood Commons storm drain	1,221,743	750,000	750,000	**-**	(750,000)	-100.0%
Transfer to capital park improvement fund #42 for North Cottonwood Commons	-	1,000,000	-	**-**	-	
Storm Drain reimbursement for a development	-	317,000	250,000	**-**	(250,000)	-100.0%
Storm Water Impact Fee Analysis (IFA) / IFFP	-	-	70,000	**75,000**	5,000	7.1%
Davis County WSP Facility - 1100 West Storm Drain improvement	93,221	-	-	**-**	-	
Other impact fee projects	17,091	10,000	15,000	**160,000**	145,000	966.7%
Total Expenses - restricted	1,332,055	2,077,000	1,085,000	**235,000**	(850,000)	-78.3%
Net budget of restricted funds	(908,645)	(1,320,405)	(155,226)	**1,117,780**	1,273,006	-820.1%
Combined Restricted and Unrestricted						
Total Revenue	1,648,324	1,967,395	2,218,874	**2,631,880**	413,006	18.6%
Total Expenses	2,418,945	3,535,442	3,163,345	**1,744,057**	(1,419,288)	-44.9%
Net budget	(770,621)	(1,568,047)	(944,471)	**887,823**	1,832,294	-194.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#55 AMBULANCE FUND						
Ambulance service charges	1,758,371	1,700,000	1,700,000	**1,700,000**	-	0.0%
Uncollectible accounts (offsets revenue)	(988,386)	(850,000)	(850,000)	**(850,000)**	-	0.0%
Medicaid QAZ Ambulance Assessment (offsets revenue)	(38,196)	(40,000)	(30,000)	**(40,000)**	(10,000)	33.3%
Miscellaneous revenue and interest income	97,512	35,900	35,600	**45,600**	10,000	28.1%
Total Revenue	829,301	845,900	855,600	**855,600**	-	0.0%
Operating Expenses						
Payroll base	455,645	788,057	768,794	**860,171**	91,377	11.9%
Payroll increases (COLA, merit, & market adj)				**49,421**		
Payroll adjusted wage allocation from GF				**157,050**		
Supplies and services	228,588	318,050	296,200	**329,950**	33,750	11.4%
Dispatch services with Bountiful City (40% of total)	26,060	50,000	50,000	**50,000**		
Dispatch E-911 (40% of total)	29,313	97,996	97,996	**61,486**	(36,510)	-37.3%
Capital outlay misc.	336,790	10,000	10,000	**199,500**	189,500	1895.0%
Total Expenses	1,076,396	1,264,103	1,222,990	**1,707,578**	484,588	39.6%
Net budget	(247,095)	(418,203)	(367,390)	**(851,978)**	(484,588)	131.9%
#56 TRANSPORTATION UTILITY FUND						
Transportation utility fee	798,306	862,892	862,000	**862,000**	-	0.0%
Miscellaneous revenue and interest income	35,319	138,200	10,700	**10,700**	-	0.0%
Total Revenue	833,625	1,001,092	872,700	**872,700**	-	0.0%
Street light maintenance	-	60,000	70,000	**70,000**	-	0.0%
Street light utilities	-	35,000	35,000	**35,000**	-	0.0%
Sidewalk repairs and improvements	8,533	30,000	30,000	**37,200**	7,200	24.0%
Road preventative maintenance and improvements	507,178	616,177	733,000	**733,000**	-	0.0%
Professional services	-	135,000	60,000	**5,000**	(55,000)	-91.7%
Small tools and equipment	297	3,000	3,000	**3,000**	-	0.0%
Total Expenses	516,008	879,177	931,000	**883,200**	(47,800)	-5.1%
Net budget	317,617	121,915	(58,300)	**(10,500)**	47,800	-82.0%

KEY CHANGES BY FUND - FY27 COMPARED TO FY26

	FY25 ACTUAL	FY26 PROJECTED ACTUAL	FY26 ADOPTED BUDGET (UNAMENDED)	FY27 INTERIM BUDGET	$ Budget Change	% Budget Change
#60, 67 RECREATION FUNDS						
Charges for services	1,079,650	1,068,283	1,010,289	**1,064,289**	54,000	5.3%
Donations, contributions, fundraisers	9,445	15,551	-	**10,000**	10,000	
Miscellaneous revenue and interest income	75,633	42,370	33,300	**40,300**	7,000	21.0%
Transfer from General Fund (#10) for ongoing base	1,543,855	1,790,553	1,790,553	**1,800,000**	9,447	0.5%
Transfer from General Fund (#10) for one-time items		42,000	42,000	**-**	(42,000)	-100.0%
Transfer from RAP tax fund (#30) for one-time items			-	**84,050**	84,050	
Total Revenue	2,708,583	2,958,757	2,876,142	**2,998,639**	122,497	4.3%
Operating Expenses						
Payroll base	1,708,684	1,810,814	1,813,900	**1,828,107**	14,207	0.8%
Payroll increases (COLA, merit, & market adj)				**57,685**		
Payroll adjusted wage allocation from GF				**98,600**		
Supplies and Services	919,521	1,020,318	1,019,315	**1,144,915**	125,600	12.3%
Capital outlay - various	45,731	31,257	30,900	**76,450**	45,550	147.4%
Total Expenses	2,673,936	2,862,389	2,864,115	**3,205,757**	341,642	11.9%
Net budget	34,647	96,368	12,027	**(207,118)**	(219,145)	-1822.1%

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
ADMINISTRATIVE DEPARTMENT	**1,326,898**				4.09
Ongoing - Budget Amendments Approved During FY26		116,349			
Ongoing - Payroll					
Payroll base-to-base adjustment		(165,388)			(1.00)
Payroll increases (COLA, merit, market, other)		23,632			
New Senior Accountant position (GF portion of pay and benefits)		107,000			1.00
Increase payroll allocated to enterprise funds		(78,000)			(0.58)
Ongoing - Non-Payroll					
IT Contract Increase from 70 to 100 hrs/month (10-440-370)		45,000			
URMA Repayment Program - General Fund (65%) (10-440-419)		16,250			
Reallocate internet service to other departments (10-440-346)		(28,740)			
Insurance Deductible - Remove Ongoing (10-440-420)		(10,000)			
Adjustment to Admin Overhead Allocation (10-440-800)		(3,900)			
Other Ongoing Adjustments		6,320			
One-time					
Remove prior year one-time budget		(35,500)			
Paint Interior City Hall and Offices (10-440-265)		15,000			
IT Hardware - Computer Replacements (City Hall) (10-440-490)		14,000			
IT Hardware - Access Points (10-440-490)		8,500			
Elevator Room Mini Split HVAC at City Hall (10-440-265)		7,250			
West Air Handler Unit HVAC Motor at City Hall (10-440-265)		3,350			
Bathroom Exhaust Fan at City Hall (10-440-265)		2,650			
Other One-time Adjustments		3,575			
ADMINISTRATIVE DEPARTMENT Total		47,348	**1,374,246**	3.6%	3.51
CITY BUILDING MAINTENANCE DEPARTMENT	**701,968**				**1.80**
Ongoing - Budget Amendments Approved During FY26		(335,554)			
Ongoing - Payroll					
Payroll base-to-base adjustment (Dissolved and reallocated department)		(265,368)			(1.80)
One-time					
Remove prior year one-time budget		(101,046)			
CITY BUILDING MAINTENANCE DEPARTMENT Total		(701,968)	**(0)**	-100.0%	0.00

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
CITY ATTORNEY DEPARTMENT	**495,901**				**1.84**
Ongoing - Budget Amendments Approved During FY26		30,500			
Ongoing - Payroll					
Payroll base-to-base adjustment		(18,505)			
Payroll increases (COLA, merit, market, other)		19,313			
Ongoing - Non-Payroll					
Website - New ADA Compliant Site - Annual Maintenance (10-490-382)		27,846			
Website - Decrease Ongoing Budget for Maintenance of Old Website (10-490-370)		(10,000)			
Specialized Printing - Decrease Ongoing Budget (10-490-240)		(8,000)			
Adjustment to City Attorney Overhead Allocation (10-490-800)		(4,400)			
Other Ongoing Adjustments		2,120			
One-time					
Remove prior year one-time budget		(2,000)			
CITY ATTORNEY DEPARTMENT Total		36,874	**532,775**	7.4%	1.84
CITY MANAGER AND ECONOMIC DEVELOPMENT DEPARTMENT	**380,863**				**1.65**
Ongoing - Budget Amendments Approved During FY26		14,200			
Ongoing - Payroll					
Payroll base-to-base adjustment		(6,577)			
Payroll increases (COLA, merit, market, other)		14,586			
CITY MANAGER AND ECONOMIC DEVELOPMENT DEPARTMENT Total		22,209	**403,072**	5.8%	1.65

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
COMMUNITY DEVELOPMENT DEPARTMENT	**1,473,704**				**7.10**
BUILDING					
Ongoing - Payroll					
Payroll base-to-base adjustment		(60,288)			
Payroll increases (COLA, merit, market, other)		17,672			
One-time					
2024 Full Set of ICC (Intl Code Council) Code Books (10-560-210)		4,735			
PLANNING AND ZONING					
Ongoing - Payroll					
Payroll base-to-base adjustment		(170,524)			(1.00)
Payroll increases (COLA, merit, market, other)		28,440			
Increase payroll allocated to enterprise funds (City Manager)		(29,808)			(0.10)
Ongoing - Non-Payroll					
Ongoing Historic Preservation Budget (10-500-245)		4,500			
Historic Preservation Commission Pay - Museum (10-500-245)		2,400			
One-time					
Remove prior year one-time budget		(6,000)			
Electric Scooters (10-500-490)		3,000			
COMMUNITY DEVELOPMENT DEPARTMENT Total		(205,873)	**1,267,831**	-14.0%	6.00
ENGINEERING DEPARTMENT	**251,094**				**1.00**
Ongoing - Payroll					
Payroll base-to-base adjustment		2,228			
Payroll increases (COLA, merit, market, other)		9,021			
New Facilities Maintenance Foreman position (GF portion of pay and benefits)		46,292			0.40
Ongoing - Non-Payroll					
Medical Deductible Reimbursement (Facilities Maintenance Foreman) (10-480-236)		500			
Wellness Reimbursement (Facilities Maintenance Foreman) (10-480-237)		1,000			
One-time					
Remove prior year one-time budget		(1,000)			
ENGINEERING DEPARTMENT Total		58,041	**309,135**	23.1%	1.40

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
FIRE DEPARTMENT	**2,925,022**				**15.60**
Fire					
Ongoing - Budget Amendments Approved During FY26		42,685			
Ongoing - Payroll					
Payroll base-to-base adjustment		57,887			
Restricted Payroll Increases Funded by Truth in Taxation Proposed Property Tax Increase		285,108			3.00
Payroll increases (COLA, merit, market, other)		148,907			
Increasing payroll percentage allocated to Ambulance Fund		(115,000)			(1.35)
Ongoing - Non-Payroll					
Uniforms/PPE - Replace More Consistently Prior to Expiration (10-530-202)		24,500			
Mental Wellness - Therapy (Fire) (10-530-370)		12,000			
Internet Services - All West Fiber (Fire Station) (10-530-346)		6,660			
Other Ongoing Adjustments		(100)			
One-time					
Remove prior year one-time budget		(60,498)			
Dispatch - E911 money paid to Bountiful - 20% Fire (10-530-400)		29,743			
Fire Hose Replacement - 30 Years Old (10-530-540)		20,000			
IT Hardware - Server Replacement (Fire) (10-530-490)		15,000			
KNOX Box/Re-Key Commerical Businesses (10-530-490)		12,000			
Mobile Radios for Fire / EMS apparatus (10-530-490)		10,000			
Other One-time Adjustments		5,025			
Fire Prevention (Fire Marshal)					
Ongoing - Payroll					
Payroll base-to-base adjustment		86,307			1.00
Payroll increases (COLA, merit, market, other)		9,835			
Ongoing - Non-Payroll					
Fire Marshal - Open House Event (10-540-300)		2,100			
Fire Marshal - Travel and Training (10-540-230)		2,000			
Fire Marshal - Uniform and PPE (10-540-202)		1,750			
Fire Marshal - Small Tools and Equipment (10-540-490)		1,000			
Other Ongoing Adjustments		800			
One-time					
Fire Marshal - Gym & Association Memberships (10-540-210)		1,850			
FIRE DEPARTMENT TOTAL		599,559	**3,524,581**	20.5%	18.25

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
LEGISLATIVE DEPARTMENT	**161,767**				**0.00**
Ongoing - Payroll					
Payroll base-to-base adjustment		15			
Payroll increases (COLA, merit, market, other)		4,339			
Ongoing - Non-Payroll					
Utah League of Cities and Towns Annual Membership (10-410-210)		5,000			
Youth City Council Budget - Move to Recreation Fund (10-410-530)		(6,000)			
LEGISLATIVE DEPARTMENT Total		3,354	**165,121**	2.1%	0.00
PARKS & CEMETERY DEPARTMENT	**1,661,894**				8.10
Ongoing - Budget Amendments Approved During FY26		51,600			
Ongoing - Payroll					
Payroll base-to-base adjustment		(22,600)			
Payroll increases (COLA, merit, market, other)		42,462			
New Park Maintenance Worker position (GF portion of pay and benefits)		90,000			1.00
Ongoing - Non-Payroll					
Weber Basin Water Purchase - Parks Irrigation (10-640-405)		5,500			
Training & Travel - Additional Parks FTE (10-640-230)		2,000			
Cell Phone Service - Verizon Wireless (10-640-346)		2,000			
Other Ongoing Adjustments		2,450			
One-time					
Remove prior year one-time budget		(96,000)			
Museum Front Door Maintenance (10-640-265)		2,000			
Laptop for Assistant Parks Superintendent (10-640-490)		2,000			
IT Hardware - Computer Replacements (Parks) (10-640-490)		1,750			
IT Hardware - Monitor Replacements (Parks) (10-640-490)		1,350			
PARKS & CEMETERY DEPARTMENT Total		84,512	**1,746,406**	5.1%	9.10

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
POLICE DEPARTMENT	**5,693,707**				**31.00**
Ongoing - Budget Amendments Approved During FY26		41,910			
Ongoing - Payroll					
Payroll base-to-base adjustment		31,668			
Payroll increases (COLA, market, other)		64,886			
New Lagoon Officer position (GF portion of pay and benefits)		132,000			1.00
K-9 Pay and Benefits		25,000			
Police Step and Grade Increases		157,828			
Mid-Year Grade Advancement Promotions		60,655			
Ongoing - Non-Payroll					
Book Subscriptions Memberships ongoing increase (10-520-210)		18,000			
Digital Evidence Processing - S.B. 19 Requirements (10-520-382)		5,000			
Mental Wellness - Therapy (Police) (10-520-370)		5,000			
Dispatch - DAPSS Server Consolidation - 40% Police (10-520-400)		2,000			
Wellness Reimbursement (Lagoon Sworn Officer) (10-520-237)		1,000			
Motorolla Spillman Dispatch Flex Hub Annual Increase (10-520-382)		1,000			
Other Ongoing Adjustments		5,360			
One-time					
Remove prior year one-time budget		(175,680)			
Dispatch - E911 money paid to Bountiful - 40% Police (10-520-400)		59,486			
IT Equipment - Network/Server/Switch/Hardware Replacement (10-520-490)		30,000			
Patrol Laptops (7) (10-520-490)		28,000			
Evidence Room Upgrades/Security Features/Secondary locks (10-520-265)		20,000			
Rifle Suppressors (17) (10-520-490)		12,750			
Assistant Chief/Lieutenant office desk/furniture (10-520-490)		10,000			
Bullet Proof Vests Replacements (5) (10-520-490)		10,000			
IT Hardware - Monitor Replacements (Police) (10-520-490)		4,200			
POLICE DEPARTMENT Total		550,063	**6,243,770**	9.7%	32.00

KEY CHANGES TO GENERAL FUND DEPARTMENT EXPENDITURE BUDGETS

Department Title	FY26 ADOPTED BUDGET (UNAMENDED)	CHANGES FY26 to FY27	FY27 RECOMMENDED INTERIM BUDGET	DEPARTMENT % CHANGE	FULL-TIME FTE AS ALLOCATED
PUBLIC WORKS DEPARTMENT - STREETS PROGRAM	**763,351**				3.96
Ongoing - Budget Amendments Approved During FY26		107,810			
Ongoing - Payroll					
Payroll base-to-base adjustment		237,484			1.60
Payroll increases (COLA, merit, market, other)		33,495			
Ongoing - Non-Payroll					
Shop Overhead Door Preventative Maintentance (7 doors) (10-600-250)		2,000			
Small Tools (10-600-490)		2,000			
Other Ongoing Adjustments		1,800			
One-time					
Remove prior year one-time budget		(7,000)			
IT Hardware - Monitor Replacements (PW) (10-600-490)		3,150			
IT Hardware - Computer Replacements (PW) (10-600-490)		1,250			
PUBLIC WORKS DEPARTMENT - STREETS PROGRAM Total		381,989	**1,145,340**	50.0%	5.56
GENERAL FUND DEBT SERVICE	**56,000**				**0.00**
Ongoing					
Budget Amendments Approved During FY26		17,600			
Police Taser 7 Year Lease (10-650-520)		35,000			
TRANSFERS FROM GENERAL FUND Total		52,600	**108,600**	93.9%	0.00
TRANSFERS FROM GENERAL FUND	**2,444,553**				**0.00**
Ongoing					
Transfer from General Fund to Recreation Fund (10-660-992)		9,447			
One-time					
Remove prior year one-time budget		(52,000)			
TRANSFERS FROM GENERAL FUND Total		(42,553)	**2,402,000**	-1.7%	0.00

FARMINGTON CITY CORPORATION
Full-time Employees By Function

Function	2026	2027	Change	
General Government				
Finance and Administrative Services	6	6	-	Removed Deputy Finance Director position and added Senior Accountant position
Office of the City Attorney	3	3	-	
Office of the City Manager	2	2	-	
Community Development				
Planning and Zoning	4	3	(1)	Removed Deputy Community Development Director position
Building Inspection	3	4	1	Added Facilities Maintenance Foreman position
Engineering	4	4	-	
Public Safety				
Police				
Officers	29	30	1	Added new officer for Lagoon agreement
Civilians	2	2	-	
Fire				
Firefighters & Paramedics	19	22	3	Added three additional full-time firefighters
Fire Marshal	-	1	1	Fire Marshal moved from part-time to full-time
Civilians	1	1	-	
Parks & Recreation	18	19	1	Added Parks Maintenance Worker I
Public Works				
Administration	2	2	-	
Fleet Maintenance	2	2	-	
Streets	11	11	-	
Water	7	7	-	
Total Employees	113	119	6	

RESOLUTION NO.____

A RESOLUTION ADOPTING THE INTERIM MUNICIPAL BUDGET FOR FISCAL YEAR ENDING 6-30-27

WHEREAS, pursuant to State law, an interim budget has been delivered to the Farmington City Council for consideration; and

WHEREAS, the attached budgets are hereby found to comport with sound principles of fiscal planning in light of the needs and resources of Farmington City Corporation;

BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY CORPORATION, STATE OF UTAH:

Section 1. Fiscal Year 2026-27 Interim Municipal Budget. The interim budget for fiscal year 2026-27 prepared and presented by the Budget Officer, is hereby adopted subject to further review and consideration by the Council.

Section 2. Proposed Property Tax Levy. There is hereby proposed a tax levy pursuant to Section 59-2-912 of the Utah Code incorporated herein for all taxable property within Farmington City, a tax at the rate of 0.001581, for purposes of establishing the operating budget of the City until the final budget is approved through the "Truth in Taxation" process. The certified rate does exceed the certified rate determined by the Davis County Auditor's office.

Section 3. Miscellaneous Provisions.

a. Severability. If any 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 provisions, clauses, and words of this Resolution shall be severable.
b. Titles and Headings. The titles and headings of this Resolution form no part of the Resolution itself, have no binding or interpretative effect, and shall not alter the legal effect of any part of the Resolution for any reason.
c. Effective Date. This Resolution shall become effective immediately upon posting.
d. Non-codification. This Resolution shall be effective without codification.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 16TH DAY OF JUNE 2026.

ATTEST:	**FARMINGTON CITY**
______________________________	______________________________
DeAnn Carlile, City Recorder	**Brett Anderson, Mayor**

CITY COUNCIL AGENDA

SUMMARY ACTION

1. Farmington Park at Glovers Lane Subdivision - Plat Amendment

2. Resolution approving the Interlocal Cooperation Agreement relating to the conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028 and 2029

3. Resolution regarding pick-up of member contributions for public safety and firefighter retirement systems

4. Monthly Financial Report

5. Approval of Minutes for 06-02-26

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: **Mayor and City Council**

From: **Lyle Gibson – Community Development Director**

Date: **06/16/2026**

Subject: **Farmington Park at Glovers Lane Subdivision Plat Amendment**

RECOMMENDED MOTION

Move that the City Council approve the proposed plat amending part of the Farmington Park Subdivision:

Findings:

1. **This plat follows up on that street vacation and cleans up property lines and plats easements in relation to the recently approved street vacation and previously approved deed.**

BACKGROUND

In March of 2026 the city approved the vacation of a section of the old Glovers Lane Right of Way which would deed property to adjacent owners to the north. This section of right of way as far as use as a street was abandoned due to the reconfiguration of Glovers Lane with the West Davis Corridor construction project. While the street is no longer in use within this subdivision, there are utilities and slope easements to account for that are included with this plat.

Supplemental Information

a. **Amended Plat Draft**
b. **Deed**

Respectfully submitted,

Lyle Gibson
Community Development Director

Review and concur,

Brigham Mellor
City Manager

FARMINGTON PARK AT GLOVER LANE SUBDIVISION

AMENDING LOT 101 OF FARMINGTON PARK SUBDIVISION PHASE 1, A CONSERVATION SUBDIVISION AND LOTS 308, 309 AND 310 OF FARMINGTON PARK SUBDIVISION PHASE 3, A CONSERVATION SUBDIVISION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH APRIL 2026

VICINITY MAP
NO SCALE

DEVELOPER:
DEVIN NELSON
941 W. 900 S.
FARMINGTON, UT. 84025

LEGEND

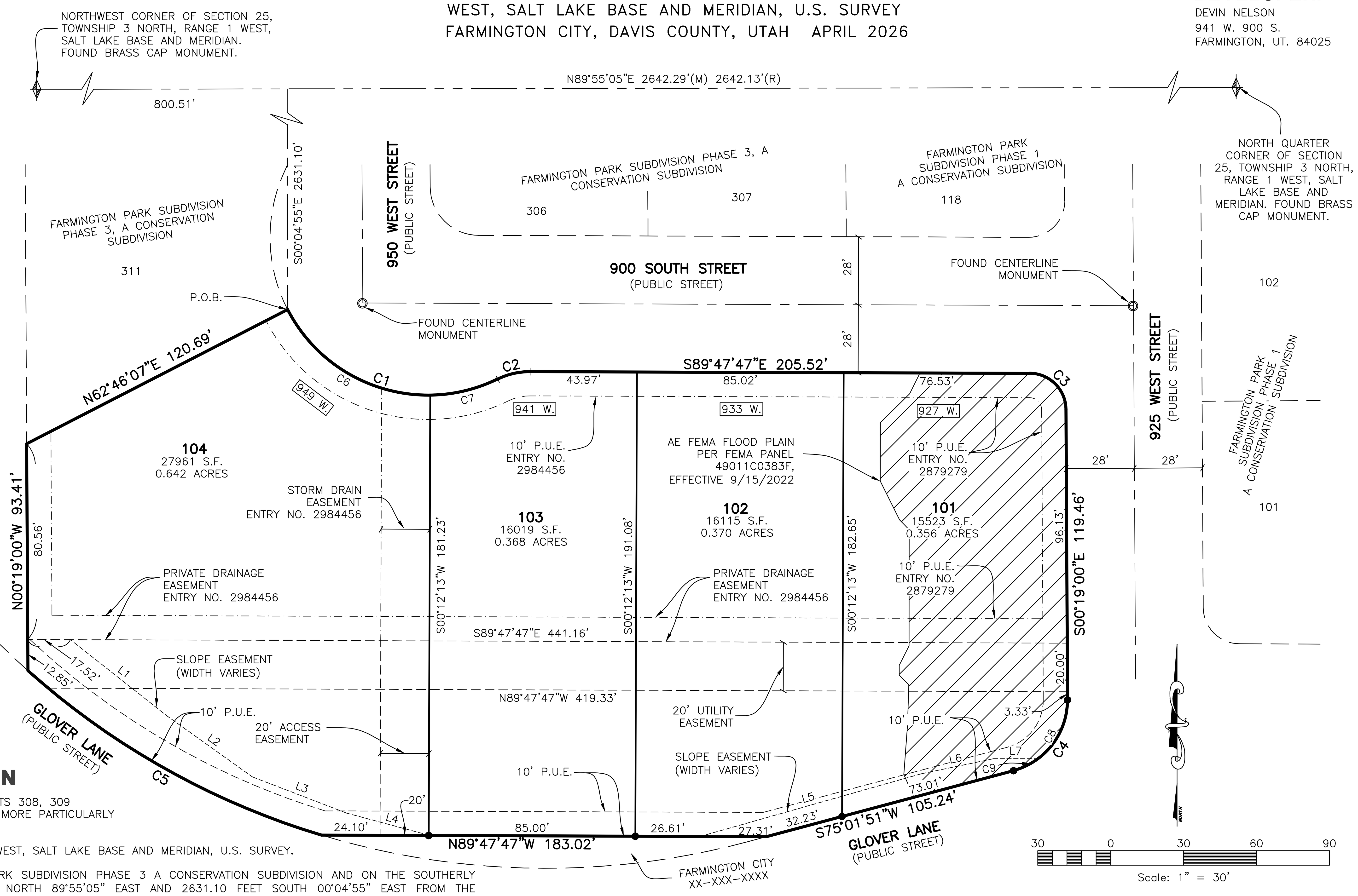
- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENTS
- = EXISTING EASEMENTS
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

LINE TABLE

#	BEARING	DISTANCE
L1	S51°42'32"E	50.72'
L2	S54°25'54"E	43.02'
L3	S68°57'40"E	41.58'
L4	S74°56'42"E	34.98'
L5	N74°10'12"E	94.51'
L6	N78°13'19"E	30.49'
L7	EAST	18.37'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	65.00'	100.86'	91.04'	S71°41'01"E	88°54'16"
C2	30.00'	13.79'	13.67'	S77°02'02"W	26°20'22"
C3	15.00'	23.43'	21.12'	N45°03'24"W	89°28'47"
C4	30.00'	39.45'	36.67'	N37°21'26"E	75°20'51"
C5	320.00'	139.52'	138.42'	N60°43'24"W	24°58'53"
C6	65.00'	72.10'	68.46'	S59°00'30"E	63°33'14"
C7	65.00'	28.76'	28.53'	N76°32'22"E	25°21'02"
C8	30.00'	28.09'	27.08'	N26°30'27"E	53°38'54"
C9	30.00'	11.36'	11.29'	N64°10'53"E	21°41'57"



BOUNDARY DESCRIPTION

ALL OF LOT 119 OF FARMING PARK SUBDIVISION PHASE 1 AND ALL OF LOTS 308, 309 AND 310 OF FARMINGTON PARK SUBDIVISION PHASE 3 AND OTHER LANDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 311, OF FARMINGTON PARK SUBDIVISION PHASE 3 A CONSERVATION SUBDIVISION AND ON THE SOUTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET, AND BEING 800.51 FEET NORTH 89°55'05" EAST AND 2631.10 FEET SOUTH 00°04'55" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 25 (SAID NORTHWEST CORNER BEING SOUTH 89°55'05" WEST 2642.32 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25); THENCE ALONG ON SAID SOUTHERLY LINE OF 900 SOUTH STREET THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 100.86 FEET, A DELTA ANGLE OF 88°54'16", A CHORD BEARING OF SOUTH 71°41'01" EAST, AND A CHORD LENGTH OF 91.04 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 13.79 FEET, A DELTA ANGLE OF 26°20'22", A CHORD BEARING OF NORTH 77°02'02" EAST, AND A CHORD LENGTH OF 13.67 FEET; (3) SOUTH 89°47'47" EAST 205.52 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.43 FEET, A DELTA ANGLE OF 89°28'47", A CHORD BEARING OF SOUTH 45°03'24" EAST, AND A CHORD LENGTH OF 21.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 925 WEST STREET; THENCE SOUTH 00°19'00" EAST 119.46 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF GLOVERS LANE; THENCE ALONG SAID NORTHERLY LINE OF GLOVERS LANE THE FOLLOWING TWO (2) COURSES: (1) A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 39.45 FEET, A DELTA ANGLE OF 75°20'51", A CHORD BEARING OF SOUTH 37°21'26" WEST, AND A CHORD LENGTH OF 36.67 FEET; (2) SOUTH 75°01'51" WEST 105.24 FEET; THENCE NORTH 89°47'47" WEST 183.02 FEET TO THE NORTHERLY RIGHT OF WAY OF GLOVERS LANE; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 139.52 FEET, A DELTA ANGLE OF 24°58'53", A CHORD BEARING OF NORTH 60°43'24" WEST, AND A CHORD LENGTH OF 138.42 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 00°19'00" WEST 93.41 FEET TO THE SOUTHWEST CORNER OF LOT 311 OF FARMING PARK SUBDIVISION PHASE 3 A CONSERVATION SUBDIVISION; THENCE NORTH 62°46'07" EAST 120.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 78364 SQUARE FEET OR 1.799 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN A FOUND BRASS CAP MONUMENTS AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 25, SHOWN HEREON AS: N89°55'05"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOTS FOR THE DESCRIBED PROPERTY AS SHOWN. THE BOUNDARY WAS DETERMINED BY RECORDED FINAL PLATS AND THE FOUND MONUMENTS SHOWN HEREON. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FARMINGTON PARK AT GLOVER LANE SUBDIVISION IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ________ DAY OF ______________, 20___.

PROFESSIONAL LAND SURVEYOR
9239283
JASON T. FELT
STATE OF UTAH

9239283
UTAH LICENSE NUMBER — JASON T. FELT

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND AMEND LOTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON PARK AT GLOVER LANE SUBDIVISION, AND HEREBY DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND DO HEREBY DEDICATE A 20 FOOT ACCESS EASEMENT TO FARMINGTON CITY TO OWN AND MAINTAIN AND DO HEREBY DEDICATE A 20 FOOT UTILITY EASEMENT TO FARMINGTON CITY TO OWN AND MAINTAIN AND DO HEREBY DEDICATE A SLOPE EASEMENT WITH NO STRUCTURES ALLOWED, TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND THEIR SUCCESSORS.

SIGNED THIS ______ DAY OF ______________, 20____.

DAVID PASKETT — TIFFANY PASKETT — JOAN PASKETT

ROBBIE T HICKS — CARA L HICKS

DEVIN NELSON — KATELYN NELSON

JOHN MARCUS REGALADO BARTOLOME

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF ________)

ON THE ________ DAY OF ________________, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ________________ (AND) ________________ AND SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ______________ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF ________)

ON THE ________ DAY OF ________________, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____________ (AND) ____________ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ____________ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF ________)

ON THE ________ DAY OF ________________, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____________ (AND) ______________ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ____________ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF ________)

ON THE ________ DAY OF ________________, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ____________ (AND) ______________ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ______________ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED BY WEBER BASIN WATER CONSERVANCY DISTRICT ON THE _____ DAY OF ______________, 20____.

SIGNATURE

CENTRAL DAVIS SEWER DISTRICT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE _____ DAY OF ______________, 20____.

SIGNATURE

FARMINGTON CITY PLANNING COMMISSION

APPROVED THIS THE _____ DAY OF ______________, 20___, BY THE FARMINGTON CITY PLANNING COMMISSION.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

FARMINGTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE _____ DAY OF ______________, 20____.

FARMINGTON CITY ENGINEER

FARMINGTON CITY COUNCIL

PRESENTED TO THE FARMINGTON CITY COUNCIL THIS THE _____ DAY OF ______________, 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

FARMINGTON CITY MAYOR

ATTEST:
CITY RECORDER

FARMINGTON CITY ATTORNEY

APPROVED BY THE FARMINGTON CITY ATTORNEY THIS THE _____ DAY OF ______________, 20___.

FARMINGTON CITY ATTORNEY

PROJECT INFORMATION

Surveyor: J. FELT	Project Name: FARMINGTON PARK AMENDMENT
Designer: E. ROCHE	Number: 8383-01
Begin Date: 4-14-26	Scale: 1"=30'
	Sheet: 1 OF 1

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO.__________ FEE PAID __________ FILED FOR RECORD AND RECORDED, ____________ AT _______ IN BOOK _______ OF THE OFFICIAL RECORDS, PAGE _______
RECORDED FOR:

DAVIS COUNTY RECORDER

________________ DEPUTY.

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Please combine with parcel ID: _______________

WHEN RECORDED RETURN TO:
Farmington City
Attn: City Manager
160 South Main Street
Farmington, UT 84025

QUIT CLAIM DEED FOR VACATED PUBLIC STREET

WITH RESERVATION OF PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT

GRANTOR, Farmington City, a municipal corporation, having considered a petition to vacate public street abutting GRANTEE's property and approving that vacation subject to reserved easements described in this Deed, conveys, releases and quit claims to the GRANTEES, ___________________________, the following described real estate, situated in Farmington, in the County of Davis, State of Utah:

[INSERT LEGAL DESCRIPTION OF AREA BEING VACATED]

The included Exhibit A is a visual depiction of the above referenced legal description, as well as the easements reserved in this Deed.

Grantor grants all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof, except as reserved in this Deed.

<u>Notwithstanding, the conveyance of this property is made subject to the following reservations</u>:

Public Utility Easement

Grantor retains, reserves and shall maintain a public utility easement ("Public Utility Easement") for the installation, placement, repair, use, removal or maintenance of existing and future utility lines on, over and under the following described portion of this property, which is graphically depicted in Exhibit A:

[INSERT LEGAL DESCRIPTION OF PUBLIC UTILITY EASEMENT]

The Public Utility Easement shall be kept free of all structures and trees and is restricted to landscaping. Gates or removable panel fencing is required if Grantee installs fencing on the East or West sides of the Public Utility Easement.

Grantor reserves the right to enter upon the Public Utility Easement as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace public utility infrastructure. Except in cases of emergency, Grantor shall provide reasonable notice of not less than twenty-four (24) hours prior to commencing work in the Public Utility Easement.

Slope Easement

A slope easement (the "Slope Easement") is reserved by the City which restricts structures (except fences) within the slope easement. The slope of the current embankment within the Slope Easement must be preserved and may not be adjusted by Grantee. The Slope Easement is graphically depicted in Exhibit A, and is more particularly described as:

[INSERT LEGAL DESCRIPTIONS OF SLOPE EASEMENTS]

Grantor reserves the right to enter upon and maintain the Slope Easement in order to maintain the structural integrity of right-of-way improvements, and may remove fences or other obstructions in order to do so. Except in cases of emergency, Grantor shall provide reasonable notice of not less than twenty-four (24) hours to commencing work in the Slope Easement.

Grantors' Signatures:

Dated: ____________________

____

Brett Anderson, Mayor
Farmington City Corporation

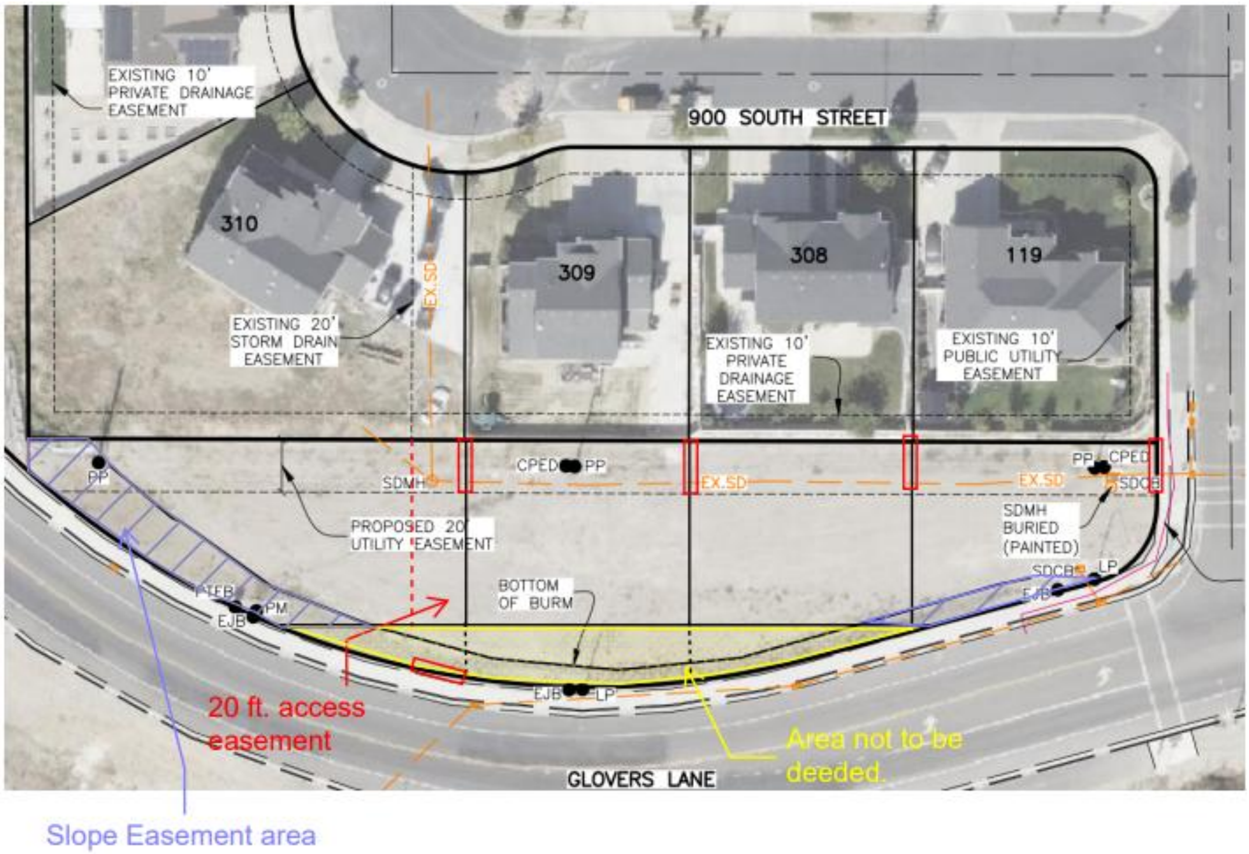
STATE OF UTAH)
)ss:
COUNTY OF DAVIS)

This instrument was acknowledged before me on this ___ day of __________ 2026 by Brett Anderson, Mayor, on behalf of Farmington City Corporation.

Notary Public
My Commission Expires: ____________________

Exhibit A

-DRAFT EXHIBIT-



Utility Easement: This area shall be restricted to landscaping, no trees, need gate access or removable panel fencing if fencing installed over easement for access.

Access Easement: This is the most likely path of access for maintenance of utilities. Needs gate access if fencing installed.

Non Deeded Area: This is land outside of the old Glovers Lane right-of way which was deeded to the city with restrictions. It is a no build area, but may be fenced for use up to the back of sidewalk as long as gated access remains to the 20 ft. north/south Access Easement.

Slope Easement: Fencing may be installed to new property line at back of sidewalk, but embankment must remain intact and no structures other than fencing are permitted.

FARMINGTON, UTAH

RESOLUTION NO. 2026 -

A RESOLUTION OF THE FARMINGTON CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT WITH DAVIS COUNTY RELATING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR FEDERAL FISCAL YEARS 2027, 2028, AND 2029

WHEREAS, the United States Congress enacted the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.), to promote viable urban communities, decent housing, and expanded economic opportunities for persons of low and moderate income; and

WHEREAS, in accordance with the terms and conditions of the Act, Davis County and Farmington City desire to cooperate with regards to the Community Development Block Grant (CDBG) as more particularly described in the Interlocal Cooperation Agreement between Farmington City and Davis County (the "Interlocal Cooperation Agreement"), which is attached hereto as Exhibit A; and

WHEREAS, Davis County and Farmington City have determined that it is desirable and in the best interests of the community and the public to enter into the Interlocal Cooperation Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the legislative body of Farmington City, Utah as follows:

1. The Interlocal Cooperation Agreement is approved by the legislative body of Farmington City, Utah; and

2. The effective date of the Interlocal Cooperation Agreement shall be on the soonest date that all of the provisions of the Act have been satisfied to trigger the effective date of the Interlocal Cooperation Agreement; and

3. This Resolution shall become effective immediately upon its adoption.

THIS RESOLUTION WAS DULY PASSED, ADOPTED, AND/OR PPROVED THIS 16TH DAY OF JUNE, 2026,

ATTEST: **FARMINGTON CITY**

______________________________ By:______________________________

DeAnn Carlile
City Recorder

Brett Anderson
Mayor

FARMINGTON
1847
MORE TIME FOR LIVING

160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council

From: Paul Roberts, City Attorney

Date: June 16, 2026

Subject: **Resolution regarding pick-up of member contributions for public safety and firefighter retirement systems**

Utah Retirement Systems, which provides retirement pension programs for local and state government employees throughout Utah, has requested that the Council formally approve the "pick-up" of member contributions to the public safety and firefighter retirement systems.

RECOMMENDATION

Staff recommends approving the resolution. The pick-up is already present in the tentative budget proposal being considered tonight.

Motion Language: "I move that the Council approve the Resolution directing that the city pick-up the member contributions toward the public safety and firefighter retirement systems."

BACKGROUND

Farmington City participates in Utah Retirement Systems for its employees. That system provides for pensions for employees.

There are multiple pension plans which apply depending upon when one entered the system, the type of job held, and elections made by members. But here is a flyby of the main categories:

- Tier 1 Noncontributory Public Employe, Firefighter, Public Safety – Employers are required to pay 100% of pension costs, which is adjusted annually by URS. This plan applies only to employees hired by a URS employer <u>prior to 2011</u>.

- Tier 2 401k Plan for Public Employees, Public Safety, and Firefighters – Employees are allowed to opt-out of the pension plan and have contributions which would otherwise go toward their pension plan deposited into a 401k account that they control, similar to non-pension savings plans.
- Tier 2 Contributory Pension Plan (Hybrid) for Public Safety and Firefighter Employees – Employers are expected to pay a percentage of wages into the system, and URS calculates the required member contribution to cover the remaining pension costs. Utah law permits employers to "pick-up" those member contributions and pay them directly to URS. Farmington has long done so, and this is the purpose of tonight's resolution.
- Tier 2 Contributory Pension Plan (Hybrid) for Other Public Employees – Employers are capped at directly paying 10% of the plan costs, with employees required to pay any pension plan costs above that amount. At Farmington, we have traditionally increased the pay of the employee, so that they are "held harmless" when URS increases their member contribution. No resolution is needed for that, but it was already accounted for in the proposed budget.

If any member of the council would like additional information about the retirement plans for full-time city employees, we are happy to provide it upon request.

Our current plan year (July 2025 – June 2026) for public safety and firefighter retirement systems has a member contribution rate at 4.73%, which the City has absorbed. The rate is increasing to 5.98% for the next fiscal year, which was accounted for in the budget proposal presented to the Council in May.

This year, URS has requested a formal resolution memorializing the city's decision to pick up member contributions.

Picking up the member contributions is a tool to help retain talent in the city and a quiet recruitment tool. It demonstrates that the City is ready to invest in the long-term financial well-being of our officers and firefighters.

Respectfully submitted,

Paul Roberts
City Attorney

Review and concur,

Brigham Mellor
City Manager

RESOLUTION NO: ______

A RESOLUTION OF THE FARMINGTON CITY COUNCIL REGARDING MEMBER CONTRIBUTIONS TO THE TIER 2 PUBLIC SAFETY AND FIREFIGHTER RETIREMENT SYSTEMS

WHEREAS, the City participates in Utah Retirement Systems Tier 2 contributory retirement plans for public safety and firefighters, which requires the employer to pay a minimum amount, and requires the employee to “pick-up” the remainder of the pension contributions; and

WHEREAS, the City is permitted by law to pick-up that remainder on behalf of the employee, which the City has traditionally done at 100% of the member contributions; and

WHEREAS, Utah Retirement Systems has indicated that the “pick-up” this plan year is necessary, with the new rate being 5.98% of salary; and

WHEREAS, the City’s proposed budget has contemplated the 100% pick up, in keeping with the City’s practice; and

WHEREAS, the City Council finds that continuing to cover the pick-up for our public safety and firefighter employees will aid in employee retention and satisfaction, thereby maintaining the high quality of service provided by our public safety and firefighter employees,

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

Section 1: Employee Contribution Pick Up. The City Council will increase the percentage of member contributions for participants in the Tier 2 Firefighter and Public Safety Retirement Systems to 5.98%, at the commencement of the plan year on July 1, 2026.

Section 2: Severability. If any section, clause, or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3: Effective Date This Resolution shall become effective upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 16TH DAY OF JUNE 2026.

ATTEST: **FARMINGTON CITY**

______________________________ ______________________________

DeAnn Carlile, City Recorder **Brett Anderson, Mayor**

160 S Main
Farmington Utah 84025

City Council Staff Report

To: Honorable Mayor and City Council

From: Levi Ball, Finance Director

Date: June 16, 2026

SUBJECT: **MAY 2026 MONTHLY FINANCIAL REPORT**

RECOMMENDATION

No motion or action is required in the council meeting. Review the monthly financial report that will be emailed directly to the mayor and city council members, outside of the council meeting packet. As always, staff is ready and willing to discuss any questions you may have.

BACKGROUND

The Uniform Fiscal Procedures Act for Utah Cities in Utah State code 10-6-148 requires that monthly summary financial reports be presented to the governing body.

SUPPLEMENTAL INFORMATION

1. Farmington City Monthly Financial Report (emailed separately)

Respectfully submitted,

Levi Ball
Finance Director

Review and concur,

Brigham Mellor
City Manager

DRAFT FARMINGTON CITY – CITY COUNCIL MINUTES

June 2, 2026

WORK SESSION

Present:

Mayor Brett Anderson,
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,
Assistant City Manager/City Engineer Chad Boshell,
Public Works Director Larry Famuliner,
and City Lobbyist Eric Isom.

Mayor **Brett Anderson** called the work session to order at 6:05 p.m. City Manager **Brigham Mellor** and Councilmember **Amy Shumway** were excused.

PRESENTATION BY BOUNTIFUL DAVIS ART CENTER – SARINA V. EHRGOTT

Bountiful Davis Art Center Executive Director **Sarina V. Ehrgott** addressed the Council asking for a $5,000 donation. Any donations would help fund the summerfest art and culture celebration. All the cities in southern Davis County provide funding, and this year they are reaching out to Kaysville and Farmington as well. Bountiful is the Center's largest financial support.

The center has served the community for 50 years and is now working on museum accreditation with the American Association of Museums. They are a 501 (c)(3) nonprofit with no ties to a municipality. The Davis County Office of Tourism cut their funding from $10,000 to $7,500 due to the new Western Sports Park. **Ehrgott** mentioned that 92 Farmington youth applied for the Davis School District student art show, and 24 were accepted. One student even won first place in three different categories.

In one year, the center hosted 22 exhibitions and more than 80 recitals and performances. All exhibitions in their four gallery spaces are free and accessible to those who want to participate. Councilmember **Scott Isaacson** said that his daughter, **Melissa Mills**, a Centerville resident, often uses this facility for her choirs.

DROUGHT POLICY DISCUSSION

Public Works Director **Larry Famuliner** said that due to the worst snowpack in recent history, Farmington needs to consider its drought policy. City Attorney **Paul Roberts** wants to see an appeals process added to the policy.

Assistant City Manager/City Engineer **Chad Boshell** said the code requires permission from the City Council to enter into the critical stage. The City should enter Phase 1 within a month. **Famuliner** said it may be easier to build determinations around the actions of Benchland Water District and Weber Basin, such as when they announce they will be turning off secondary water (which is expected by Sept. 1, 2026). Benchland has 30 million gallons, and Farmington uses 3 million gallons per day.

Boshell said a significant problem is residents using culinary water for secondary uses, such as hooking it up to a sprinkler system that doesn't have backflow prevention. This can cause untreated secondary water into the culinary system. Cross contamination is illegal at any time. If cross contamination is discovered, or if three other warnings are issued, secondary water can be shut off. **Famuliner** said that by State statute, water can be shut off for cross contamination until the issue is resolved. There is secondary water available to all Farmington homes, but there are a few that aren't hooked up to it.

Famuliner said the different stages could eventually mean that residents can't wash their car on their lawns or water their lawns with culinary water. However, it shouldn't affect inside water usage. **Famuliner** said state advocates at all water meetings are encouraging cities to have tiered water rates, which will charge more after the user goes over a certain amount.

Councilmember **Melissa Layton** said Farmington should start preparing residents for the coming stages of this drought policy. Councilmember **Kristen Sherlock** agreed, saying some residents moving from out of state may not realize the difference between culinary and secondary water.

If residents call, they can get feedback as to why they are going over on water use. Data logs show usage for every hour of every day. Residents are allocated 5,000 gallons. If a home exceeds that, they pay more per gallon for every 1,000 gallons over. **Famuliner** said so far, that has not been a deterrent.

Councilmember **Scott Isaacson** said he already wants residents not to use culinary water on their lawns. It should be that case all year, every year unless there is a legitimate reason such as not having access to a secondary water connection.

Famuliner said the policy will be reworked and then put before Councilmembers for their final approval in the future.

COUNCILMEMBER COMMENTS

Isaacson mentioned the weeds in front of Cabela's, an entrance to the City. They were mowed recently before the grand opening of the new park. **Famuliner** said Cabela's is allowed to leave that hillside in native vegetation per agreement, but they should mow it. **Boshell** said it is in a City Right of Way. **Roberts** said even if the land belonged to the Utah Department of Transportation (UDOT), the City would be responsible for the landscaping. The extra wide Right of Way near the Henry Walker Homes to Clark Lane belongs to the Utah Transit Authority (UTA). **Roberts** said Farmington is responsible for maintenance along the whole corridor of the trail. **Boshell** said property owners adjacent to a public Right of Way are responsible for maintenance, and the City therefore discourages double frontage lots unless part of a Homeowner's Association (HOA).

Regarding the Intermountain Health (IH) agenda item, Community Development Director **Lyle Gibson** said IH is concerned about putting their facility closer to the freeway because they don't want their surgical instruments vibrating. The proposal is for IH to move forward on development of the front half, but they will need to bring a new Development Agreement to develop anything more.

Sherlock asked about the possibility of increasing the sales tax in Farmington in order to create new revenue. **Roberts** said cities can't control sales tax. Even if they could, the City wouldn't get it all. **Mayor Anderson** said Farmington doesn't meet the statutory definition needed to have a resort tax.

Boshell said the new water tank has been engineered, but it has not been bid out yet. The underground plumbing at the new fire station is in, and the foundation is being poured.

Mayor Anderson said he is surprised at how much Farmington's pickleball courts are being used. He would like to get more details on Santaquin's facility. He said Farmington paid $20,000 for their past drone show. **Isaacson** said drone shows done instead of traditional fireworks is a novelty that will only be around for a few years.

Mayor Anderson encouraged City Councilmembers to consider moving Festival Days to the new park in the future. They will pay close attention to the parking statistics this year in order to determine how it could work at the new park in the future. **Layton** suggested running a shuttle from Farmington Station to the park.

REGULAR SESSION

Present:

Mayor Brett Anderson,
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, and
Assistant City Manager/City Engineer Chad Boshell.

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:07 p.m. City Manager **Brigham Mellor** and Councilmember **Amy Shumway** were excused. Councilmember **Melissa Layton** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Scott Isaacson**.

BUSINESS:

Project Master Plan Development Agreement and Concept Site Plan for a Medical Clinic (tabled April 7, 2026)

Community Development Director **Lyle Gibson** presented this agenda item. Intermountain Health (IH)owns 9 acres on the corner of Burke and Maker. They want to get started on developing the south half as a medical clinic. This item was tabled April 7, 2026, so that the applicant could potentially negotiate a land swap with neighboring land owners. Staff has considered the big-picture vision, goals, and interests of the City in that area. However, change takes time and there is a need to look at alternatives. Staff felt it best to have the initial phase of this proposal go forward with an agreement. When it is time for development of the bottom half of their property, they can come back to the Council to resolve remaining issues. Farmington's request was forwarded to the legal staff of IH.

Isaacson reviewed the proposed Development Agreement and found four or five technical issues that would clarify definitions in the agreement, but nothing substantive.

Applicant **Luke Love**, construction project manager with IH, said the company would like to focus on the clinic. To prepare for a summer 2027 opening, they need to recruit graduating physicians in the spring. In the meantime, Intermountain Health can continue discussions with the City and surrounding property owners. The Development Agreement allows IH to focus on getting their clinic up and going in the other space. The proposal includes renderings of the clinic that addresses aesthetics with the specific glass appearance.

Expansion of the clinic on the south end will be in a second phase. This would double the clinic in the next five years. Development of the ambulatory surgical center on the backside would be a third phase, which IH has not provided a timeframe for.

Councilmember **Roger Child** asked if any of this project would have a residual impact on nearby medical officers. **Love** said the only partnerships IH forsees here are ambulatory surgical center partners that would be in addition to their pediatrics, obstetrics, mental health, and orthopedics specialists. Cardiology may rotate in as well. They forsee mostly day-time uses, with possible expansion of pediatric access until 7 p.m. and into Saturdays. All parking would be on-site with an access road through to the Arbinger Institute.

Motion:

Layton moved that the City Council approve the proposed Project Master Plan and Development Agreement including the amendments to the development as clarified by **Isaacson**.

Findings 1-3:

1. The proposed use and site plan are consistent with the vision for the area, the direction desired by existing agreements, the Station Area Master Plan, and the General Plan for the City.
2. The long-term plan to expand this facility will bring it further into compliance with the strict standards of the ordinance.
3. The terms of the proposed Development Agreement currently under consideration allow for the applicant to move forward with the initial phases of development while maintaining oversite of the Council for future development of the northern section of the property to potentially facilitate property boundary adjustments which would be beneficial to development of the area at large.

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

Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Melissa Layton	**X** Aye ____ Nay
Councilmember Kristen Sherlock	**X** Aye ____ Nay

First Amendment to Development Agreement for Farmstead, a Conservation Subdivision

Gibson presented this agenda item. In early 2025, the City Council approved the Farmstead Subdivision that included 30 single-family home lots in the southwest part of the City. The project was approved using Transfer of Development Rights (TDRs) rather than requiring open space in the project. Without open space or common areas, there is no need for a homeowner's association (HOA). The proposed amendment removes the HOA requirement that is often included in development agreements but is not applicable to this project.

Councilmember **Kristen Sherlock** asked if residents of Flat Rock were aware of the lack of HOA in this development. **Roberts** said the amendment doesn't remove the need for Covenants, Conditions, and Restrictions (CC&Rs), just an HOA to enforce them. There will still be requirements and rules.

Motion:

Isaacson moved that the City Council approve the first amendment to Development Agreement for Farmstead, a Conservation Subdivision.

Finding 1:

1. The amendment cleans up the original agreement based on the actual form of development which does not require a homeowner's association.

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

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 the City Council minutes for May 19, 2026.
- Item 2: Fraud Risk Assessment. The Office of the State Auditor requires that all local government complete an annual fraud risk assessment internally. After completing the assessment questionnaire, Staff has found that Farmington is currently at low risk for fraud.
- Item 3: Farmington Medical Office Building Condominium Plat. The proposed subdivision plat does not change the approved building or use of property, but simply allows for individual ownership of suites within an existing site at 775 N. Innovator Drive.
- Item 4: Surplus Property including a 2019 Dodge Durango and a 2014 Grand Cherokee.

Motion:

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

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

Councilmember Roger Child	**X** Aye ____ Nay
Councilmember Scott Isaacson	**X** Aye ____ Nay
Councilmember Melissa Layton	**X** Aye ____ Nay
Councilmember Kristen Sherlock	**X** Aye ____ Nay

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 7:30 p.m.

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

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