

FARMINGTON CITY – CITY COUNCIL MINUTES
held via Zoom and at City Hall, 160 S. Main, Farmington, Utah
August 18, 2026

REGULAR SESSION

Present:

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

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Finance Director Levi Ball,
Assistant City Manager/City Engineer Chad
Boshell, and
Youth City Councilmembers Traden Buchi
and Emma Barber.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:00 p.m. City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Melissa Layton**.

PUBLIC HEARING:

Public hearing regarding the proposed FY 2027 property tax increase

Finance Director **Levi Ball** presented this agenda item. Truth in Taxation is simple by design, so there will be no other items on the agenda. The budget process started in January, and now is the community's opportunity to speak to their concerns about the proposed tax increase. The proposed 4.99% property tax increase would generate \$285,108 in new revenue to pay for three firefighters, which would fulfill a huge need the City has as it grows further west across the freeway. It will cost the owner of an average \$790,000 home an additional \$32.58 annually, and the owner of a \$790,000 business an additional \$59.25 annually. Farmington is proposing the second lowest tax rate in Davis County.

Mayor Anderson opened the Public Hearing at 7:04 p.m.

Olivia King has lived in Farmington for 50 years. She is being priced out of paradise after being an active part of the community. She said it is difficult living on Social Security, and she wishes there was something to help senior citizens. She said the write-up in the newsletter was well done, but it didn't catch enough people's attention.

Helen Perkins has lived in Farmington for 70 years and wanted to know what this increase would go towards. **Mayor Anderson** said we used to have 29 police officers in the City, but now it only has 27.

Jeff Tolman said he has lived in the City for 39 years and wondered how many calls Farmington police respond to at Lagoon. Farmington residents on tight budgets don't want to suffer because of the tourists coming into the City. He asked if taxes are reduced when bonds retire.

Kevin Tolman asked about the allocation of fire fighters in Farmington, especially because Farmington has a lot of county facilities, the Western Sports Park, and Lagoon. Is there a long-term plan for how to pay for services to these non-City facilities?

Mayor Anderson closed the Public Hearing at 7:11 p.m.

Mayor Anderson said that Lagoon is Farmington's single highest paying taxpayer. The City has an agreement with Lagoon that the amusement park pays for an officer year-round even though they only use those services half of the year. Therefore, Farmington is the beneficiary of that contractual agreement. Lagoon is not a disproportionate user of City fire and paramedic services.

Mellor said Farmington collects for ambulance services if they transport anyone, including from Lagoon. The reality is that only 50% of ambulance bills get paid after collecting from insurance.

Mayor Anderson said that in cooperating for mutual aid with surrounding cities, Centerville and Kaysville help Farmington more than Farmington helps them. It is unfair to the citizens of those cities to have Farmington freeloader off their services. It is anticipated that the commercial and office growth north of Cabela's will generate enough property tax revenue to continue to support the fire station. The City is in the process of purchasing a new fire truck, and it is shocking how expensive they are and how long they take to order. Expenditures are getting larger and must be dealt with in continual small steps.

Layton said City Staff has done a deep dive into budgetary line items to try to save the City money. The practice of sending City employees to the prison to do blood draws they don't get paid for has now stopped. Farmington now charges for this, and the demand has since greatly reduced. The new Fire Chief has been very proactive in protecting City resources.

Mellor said that after a year of monitoring, the WSP doesn't call upon City emergency services very often. The most frequent call is for keys locked in a car. However, Staff will continue monitoring the situation.

Councilmember **Roger Child** said it is a serious issue when residents feel that they are getting priced out of their homes. Neighborhoods like his own are growing older, and people feel locked into their homes without the ability to downsize. Therefore, they have to maintain large homes on fixed incomes while still continuing to pay property taxes. The County offers a tax deferral solution that is recorded against title deeds, which ensures the property taxes will get paid for once it is sold. He encouraged people to apply for this tax deferral.

Councilmember **Kristen Sherlock** encouraged residents over the age of 62 to apply for the Circuit Breaker program. This provides a better tax rate until their home is sold. City Attorney **Paul Roberts** said there is a Circuit Breaker program on both the City and County levels.

Mayor Anderson said that he recently learned that Utah is one of only eight states that taxes Social Security and Veterans Affairs (VA) benefits, something the State Legislature is considering doing away with. He encouraged residents to reach out to their legislators about this issue.

Councilmember **Scott Isaacson** said fire fighters don't just put out fires, but they are also emergency medical providers. The City keeps statistics on how long response times are, and they need to improve in Farmington.

Not all bonds are the same, as some are associated with a certain revenue stream. **Ball** said the City has had two bonds drop off lately, leaving only the bond for the gym with its own separate line item, tax rate, and \$394,000 bond payment.

Youth City Councilmember **Traden Buchi** said the City should support the fire fighters. With calls coming in from Lagoon and the WSP, it is difficult, especially with the City moving further out west. There is a lot of ground to cover. Youth City Councilmember **Emma Barber** agreed, saying the City is expanding and therefore has more emergencies.

Mayor Anderson said there has historically been a lot of burden placed on Farmington for services needed by the entire County. For example, there used to be a receiving center next to the junior high where police and fire were often called to in order to transport those needing emergency services. This would result in 200 calls per year. It can be a curse being the County seat. Farmington is managing with being stretched thin, but this tax increase will help them better manage.

Mellor said every year or two, an insurance company actuary will conduct an insurance audit, considering police, building, and fire department response times and success in recovering stolen property. The results determine homeowners' insurance for that City. Property taxes provide a constant revenue, which is directed to police. Farmington pays into an insurance pool that provides resources to pay for unexpected incidents. If the City does not keep up to certain expected standards, the insurance pool will deny coverage. So, it is paid for one way or another: quality service or insurance and liability losses.

Child said Farmington is conservative and well managed, boasting a perfect bond rating of A+. This rating is very favorable when considering loans. A large daily population comes through Farmington, which is between three freeways, two interchanges, and a light rail station.

Mayor Anderson said Lagoon can have up to 20,000 people daily, and Station Park and the WSP also bring in people, which can result in up to 35,000 extra people in the City on a given day. So, Farmington is more than just a city of 28,000. He hopes the future development of Station Park and the office park will create property tax revenue to pay for Farmington's needs. The budget process starts at the beginning of the year when departments make funding requests, at least half of which are usually denied. He said departments make due with what they have. **Layton** said the fire department puts up and paints their own walls.

BUSINESS:

Consider Resolution Adopting the Final Tax Rate

Ball said that the new legislation suggested that two different resolutions be adopted by the City Council.

Motion:

Issacson moved that the City Council approve a resolution (PT-800) to formally adopt the certified tax rate of 0.001581 as shown in the Staff Report.

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

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Roger Child

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

Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused

Consider Resolution Adopting the Final Budget

Motion:

Isaacson moved that the City Council approve a Resolution to Adopt the Fiscal Year 2027 Final Municipal Budget presented in the schedules (attached to Staff Report) which include an additional \$285,108 of property tax revenue generated from a property tax increase.

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

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:01 p.m.

Mayor Pro Tempore/Councilmember Amy Shumway
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Kristen Sherlock

X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused
X Aye ☐ Nay ☐ Excused



DeAnn Carlile, Recorder