

## FARMINGTON CITY COUNCIL MEETING

March 1, 2016

### WORK SESSION

*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Brett Anderson, City Manager Dave Millheim, City Development Director David Petersen, Assistant City Manager Keith Johnson, City Recorder Holly Gadd and Recording Secretary Melanie Monson.*

### Financial Update and 10 Year Forecast Study

**Keith Johnson** said in 2011 the City put together a 10 year plan, and he has updated it each year since then by simply plugging in the new numbers. However, last year, there was new information to take into account, with Cabela's and the Mercedes dealership etc. He went back and adjusted the revenues and expenditures to reflect this new data. He wanted to show the updated data, along with answer the question of what the City is doing with its money. He said although Station Park is doing well and the City has been well managed, the City does not have excess cash lying around. He said the City has spent the money wisely and has a high fund balance. In the last 5 years, the growth has been largely commercial, whereas the growth in the early 2000's was mostly residential on the west side. In 2011, the revenues were \$6.9 million, and this year it is projected to be over \$9 million. Sales tax doubled during that time frame, largely due to Station Park. Some departments have maintained their level of service while others have been able to increase their services. Every department has added staff and in order to keep up with growth and the City has spent money along the way to maintain its level of service. Farmington did not hire a lot of new employees during the previous economic boom and therefore did not have to lay people off when many other cities did during the previous economic bubble. **Dave Millheim** said the City has also experienced significant population growth during this time as well, from about 16,000 to about 22,000. Calls for service from fire, police, etc. have increased. **Keith Johnson** said these levels will begin to stabilize and the City will need to stabilize expenditures as well. The City currently has several major projects on the table, such as finishing the 650 West Park, numerous street improvements, water projects, etc. Some of the projects will bring in revenue, while many will pose significant expenses. There will also be additional operational costs resulting from these projects. The road funds have remained level over the last 5 years, which is why the City will benefit so much from the Prop 1 funds. These funds will help the City catch up with needed road maintenance. **Dave Millheim** said the Council sets budgets and tells the City what to focus on, and the purpose of this presentation is to help them see a snapshot of the whole picture of projects the City has on its plate. **Mayor Talbot** said most of the projects on the list will need to be completed within the next 5 years, so they are right in front of the City. **Keith Johnson** said the 10 year General Fund forecast was based on the available data when they initially put this together in 2011. **Dave Millheim** said this was put together using data from the 10 years previous to 2011. He said the cash flow management in many cities is atrocious and he wanted Farmington to be better than that. This review and forecast was completed to help the new City management get a baseline understanding of the City's finances. **Keith Johnson** said this year he redid the calculations in order to take into account Cabela's, the

Mercedes dealership, and Station Park; these new developments essentially mitigate the budgetary deficits that were previously there, which is comforting. **Dave Millheim** said there are roughly 25 things included in this model; it is quite accurate in the first 5 years, but it becomes less accurate in the last 5 years. **Keith Johnson** said the City (like the Nation) has slowly emerged from the previous recession, and overall, growth has happened more slowly than anticipated. **Doug Anderson** asked how much of Station Park is left to build out, and **Dave Millheim** said maybe 10-15%. **Keith Johnson** said the revised sales tax forecasts mirror what was calculated before but take into account Cabela's and the Mercedes-Benz dealership. The difference in revenues due to these developments is what is directly making up for the deficits. He said they took a conservative approach in forecasting the new developments until they have actual data to go on. He said the points to remember are: with growth comes more expenses and required services; expenditures need to be controlled to be sustainable; and the City cannot rely on the continued growth of revenues nor that the revenues will bail out the City or always be the answer. The City needs to keep growth at a sustainable rate so that it does not over saturate the area with one type of project. While the City is doing well financially, it is because we have been cautious and methodical in deciding how to grow the City, with how fixed costs are added, and in planning the City to meet the needs of the citizens. **Dave Millheim** said if it were not for the new developments, the City would have faced a train wreck. He said it was narrowly avoided. He said as the Council considers the list of projects ahead in 2016, they need to consider the picture as a whole in terms of priorities and the overall budget. **John Bilton** said the West Davis Corridor plays a big part in this, as well as the coming business park. With the potential for traffic increases on I-15, the City has to carefully consider whether any proposals will contribute to a sustainable buildout, bearing in mind that the City will build out relatively soon. **Dave Millheim** said expenditures have grown 42% in 5 years, but the City cannot sustain a 42% expenditure growth curve. **Dave Petersen** said for every use that comes to a mixed use area, it is important to plan for the potential of future redevelopment. **Mayor Talbot** said when looking back over the last 5 years, it looks like the City has done a good job; however he wants to be able to look back 20 years from now once the City has been built out and see that these decisions were well thought through. **John Bilton** said the City Park and commercial center took 15 years to come to fruition, and this Council has the same responsibility to look forward to the City's future. **Dave Millheim** asked the Council to stay focused on the big picture and to not get caught up in small items.

**Dave Millheim** handed out a packet with a real estate purchase contract for the lot on Country Lane. He said if the Council approves it, the City will get \$180,000 for the lot. The City has two back up offers (one at \$165,000, and one at \$160,000) in the event the Council is not comfortable with this contract. The money will be earmarked for the City Park. There was also an orphan piece of ground that a neighbor wants to put a swimming pool on. He said the second real estate contract is for \$20,000 from him for trails connection improvements. He is voluntarily agreeing to have a lien on his property for 2 years if he does not put in the improvements. He is asking the Council to consider both contracts tonight, and staff is recommending approval.

## **REGULAR SESSION**

*Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Brett Anderson, City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Melanie Monson.*

### **CALL TO ORDER:**

#### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

The invocation was offered by Councilmember **Brett Anderson** and the Pledge of Allegiance was led by Boy Scout **Kecton Voordeckers** from troop 1698.

### **NEW BUSINESS:**

#### **Introduction of the new Youth City Council Members/Administration of Oath of Office**

**Mayor Talbot** said the Youth City Council does a tremendous job for the City, in showing up and helping at all the City events. He said their advisor Emily Pace and Deann Carlile from the City run the Youth City Council program. He thanked them both for their marvelous service. He thanked the former members of the Youth City Council for their service as well. He introduced the new Youth City Council members. The returning Youth City Council members are: Michael Harris (Mayor), Cooper Barnson, Emilee Hess, Samantha Hogge, Ben Jardine, Devin Madsen, Josh Marks, Sydney Smith, Jessica Stevens, Amber Stratford, and Tyler Weddington. The new Youth City Council members are: Sarah Barlow, Jacob Barnes, Cameron Barnson, Sabrina Barnett, Sarah Barnett, Charlie Coates, Christopher Harris, Morgan Hendricks, Josh Madsen, Wesley Mattinson, Megan Marchant, Samuel Marston, Andrew Oldroyd, Joshua Pace, Mikelle Patterson, Rebecca Stevens, David Stratford, Evan Voordeckers, and Alyssa Wood. **Mayor Talbot** performed the administration of the Oath of Office. He said they take the same oath as the Mayor and City Council of the City. Pictures were taken of the whole group. **Mayor Talbot** invited Emily Pace to say a few words. **Emily Pace** said it is a privilege to work with the Youth City Council. She said they focus on responsibility and serving in the community. She also emphasizes kindness, and wants the Youth City Council members to be on time and to fulfill their shifts.

#### **Presentation for Years of Dedicated Service to Alyssa Revell**

**Mayor Talbot** said the City has the opportunity to recognize two people who have spent hundreds of hours serving the community. He first recognized Alyssa Revell as the current chair of the Historic Preservation Committee. He said she has served for 14 years as a member of the Historic Preservation committee, including 11 years as its chair. She was instrumental in the opening of the Farmington City Historical museum. She partnered with the City in creating and updating Chapter 17, which is the Original Township Residential zone, as well as Chapter 39, which relates to Historic Buildings and Sites. She created the Farmington City Historic Sites list as well as the Farmington City Historic Landmarks Register. She did the work of getting the Farmington Main Street Sycamore District accepted on the National

Register of Historic Places. She put together the Historic Downtown walking tour. She helped teach and train the other committee members and the City Council on historic preservation. She gained National recognition for Farmington City as a Preserved America City. He said he will always cherish meeting with her at her home to discuss historic preservation and witnessing her passion. He presented her with a plaque for her service and expressed his love and gratitude to her for her service to the City. **Alyssa Revell** said her Historic Preservation mantra comes from a quote from the State Historic Preservation chair Roger Roper, which has guided her during the time she worked with the committee.

### **Presentation for Years of Dedicated Service to George Chipman**

**Mayor Talbot** said George Chipman has been a member of the Trails Committee for many years. He often wears his green Trails Committee shirt as a demonstration of his passion for the trails. He approved his first trail in Farmington in 1992. He went through 4 years of meetings and public hearings to approve the Trails Committee and budget. George was one of the first members of the committee in 1998. They first published a book in 2000 with 15 miles of trails. The current edition features over 135 miles of trails. In 2015 there were 59 trail chiefs in charge of maintaining trails in the City. He said Farmington is only superseded by Moab for the number of trails in the entire state. He presented George with a plaque and thanked him for his tremendous service to the community. **George Chipman** said he has served for 18 years on the Trails Committee. He said there is a great team with him who made things happen. He said it has been a great experience for him, and has been fulfilling to create trails and then be able to go out and enjoy them. He said the City has been very supportive which he appreciates. He thanked the Trail Chiefs for doing maintenance and trimming to prepare the trails to be enjoyed. He said Farmington feels like his hometown and he loves having access to the mountains through the trails. He thanked the Council for this honor and said he hopes to see many people out on the trails soon. **Mayor Talbot** said Farmington was number 14 on the list of best places to live in the U.S. with a population under 50,000. He said the Historic Preservation of the City and the extensive Trails system are a large part of that distinction.

### **Introduction of John Andersen—New Historic Preservation Chair**

**Mayor Talbot** introduced John Anderson as the new Historic Preservation chair. He is originally from Virginia where he developed a love for historical architecture. He has been a resident of Farmington for 24 years. He has served on the Historic Preservation committee for 12 years. He looks forward to balancing preservation with progress.

### **Introduction of Ron Robinson—New Trails Committee Chair**

**Mayor Talbot** introduced Ron Robinson as the new Trails Committee chair. He is an avid hiker and loves many outdoor activities. He has been on the Trails Committee since 2012, and is also on the Bonneville Shores Trails Committee. He has been a resident of Farmington for 11 years. He is looking forward to the newest release of the Farmington Trails guidebook.

### **Presentation of Theme for 2016 Festival Days**

**Kristen Harbertson** said they are excited to celebrate this year's Festival Days, which will take place from July 5-9. She said this year's Family Bike Race will take place at the

County Fairgrounds parking area instead of at Station Park. She said it is difficult for Station Park to stay open and host a safe bike race. She said the theme for this year is “Farmington: A Gathering Place”. She said the City has not historically had a gathering place to accommodate City-wide gatherings such as the Festival Days celebrations. Now Station Park seems to be a natural gathering place. She said kids who grew up in Farmington come back for Festival Days and the theme reflects that. She said they have a great committee, and are in the process of finding a new person to head up the tennis tournament this year. She said with the new recreation building, they will be able to incorporate some new sports as well. She thanked the Council and the Parks and Recreation department for their support. **Mayor Talbot** thanked her for her service and for taking on this large project and responsibility.

### **UTA Shuttle Service Agreement**

**Dave Millheim** said the staff report is self-explanatory. For several years, there has been a free Lagoon shuttle to bring people over from the Frontrunner area over to Lagoon during the summer. It averages 500-700 riders per day during the summer months. Ridership has continued to grow, and tonight the item before the Council is to approve year round ridership. The City would continue to pay for 25% of the cost with UTA paying for 75% of the cost. This will be a significant increase in costs since it will be an ongoing expenditure. UTA has to spend some of their Prop 1 dollars in Davis County, and was more than willing to take on the expenditure. **Doug Anderson** said he was excited about this. **Dave Millheim** said this will allow people to ride throughout the core of the City until the City is able to build the bridge. He said it will no longer be a Lagoon shuttle, but will be a City wide shuttle. The route would be modified and would be coordinated with the Frontrunner schedule. **Brett Anderson** asked how much other businesses will likely chip in. **Dave Millheim** said the City has historically paid 25% of the City’s 25% share, with businesses taking care of the remaining 75% of the City’s share. He said the shuttle will likely not stop at businesses that are unwilling to contribute to the cost. He said the bus will have a smaller chassis and will look more like an old-time trolley.

#### ***Motion:***

**Doug Anderson** made a motion to authorize the Mayor to sign the attached SERVICE AGREEMENT with UTA for partial City sponsorship of the Lagoon/Station Park Shuttle in the amount of \$40,276 to be paid from account number 10-410-520.

**Brigham Mellor** seconded the motion which was unanimously approved.

### **Approve Sale of City Property located at 779 S Country Lane**

**Dave Millheim** said this item was discussed during the work session. He publicly thanked Ben Barrus for his help in coordinating this matter. He said staff recommends approval of the purchase contract as outlined. **Brett Anderson** recused himself from this item since this property is in his neighborhood.

#### ***Motion:***

**Cory Ritz** made a motion to approve the sale of the City property per the terms outlined in the Real Estate Purchase contract dated 2-18-16 and signed by the Buyer 2-23-16, and to earmark the proceeds of this sale to the Park Fund to be used towards the next phases of the 650 Park.

**Doug Anderson** seconded the motion which was unanimously approved, with one recusal (Brett Anderson).

**Dave Millheim** said if this deal falls apart for any reason, there is a short due diligence period and there are two other offers on the table. He said there is a small remnant piece of property on the north side of the creek, and he has a contract that he is ready to sign, valued at \$20,000, which would approve a lien on that property owner's property in exchange for \$20,000 worth of trails improvement. He said he has authority up to \$25,000 but wanted to make sure he had the Council's support, which he received.

## SUMMARY ACTION

### Minute Motion Approving Summary Action List

1. Approval of Minutes from February 16, 2016
2. Ratification of Approval of the Storm Water Bond Log

### *Motion:*

**Brett Anderson** made a motion to approve the items on the Summary Action List 1-2.

**Brigham Mellor** seconded the motion which was unanimously approved.

## GOVERNING BODY REPORTS:

### City Manager – Dave Millheim

1. **Building Activity Reports for December 2015 and January 2016**
2. **Safety Fence on Shepard Lane Overpass:** he said the City has been approached by UDOT regarding the installation of a fence on the Shepard Lane overpass on the north end of Farmington. He said it is used by a lot of pedestrians and bikers, but there is no fence. He said UDOT wants the City to pay for the chain link fence, and offered to pay for all the traffic control during that installation. He thinks it is a good idea and estimates it will cost about \$20,000 for the fence. He said someday that overpass and the fence will go away with a new Shepard Lane interchange; however it will help people to use it safely in the meantime. **Mayor Talbot** asked if the City has to install it or if UDOT will take care of the installation. **Dave Millheim** said it will likely be a joint effort, with the City using UDOT approved contractors. **Doug Anderson** said he thinks the City should look into it to see how much it will cost. **John Bilton** said he has ridden across that overpass, and it is scary to ride across. **Brett Anderson** asked how tall of a fence it would need to be. **Dave Millheim** said it would be a 6 foot fence.

3. **Economic Development Intern:** He debated including money for an Economic Development Manager in the upcoming budget, but ultimately decided not to do that this year. However the position will likely be needed in the future in order to allow the City to get ahead of the curve. He said they found an intern who will work part time for now, and full time during the spring and summer. He said the intern started today.
4. **Council Meeting Schedule March 29<sup>th</sup> or April 5<sup>th</sup>:** He said March 29<sup>th</sup> is a fifth Tuesday and is during spring break. If a City Council meeting is held on March 29<sup>th</sup>, staff will cancel the meeting on April 5<sup>th</sup>. However the meeting on the 5<sup>th</sup> is the day before the League meetings in St. George. He is worried about having a quorum in either case. He said the Council could take care of summary action items and routine business while in St. George, but would have to take special care to notice it properly. **Mayor Talbot** asked who would be in favor of canceling both meetings, and the majority of Council members were. **Dave Millheim** said the Council will catch up during the April 19<sup>th</sup> meeting. **Mayor Talbot** said he does not feel badly canceling two meetings given all the extra meetings the Council has.
5. **Training for Disaster Roles (Set date between April and June):** he said FEMA would come from Texas to do a tailored mock training exercise. He said it is worth doing, but would require a 4 hour block of time during the week. He wanted to gauge the Council's interest in the training. He said the focus will be on their role as elected officials during an emergency. He said the City will not incur any costs other than their time. Several Council members were interested and so he said he would come back with a few target dates to choose from.
6. **Strategic Planning St. George April 8<sup>th</sup> at 1 pm:** He said the sessions go from noon on Wednesday to noon on Friday. He wanted to know if the whole Council would be there on Friday afternoon in order to hold this meeting. He said they would find another day if this would not work. **Brigham Mellor** said if his family comes, they would need to stay Friday night after the meeting, which **Dave Millheim** said would be fine. **Holly Gadd** said if any Council member wants her to book their hotel room, to send her an email with their preferences. **Dave Millheim** said since all Council members were planning to be there, he would plan for the meeting.

### City Council

**Cory Ritz:** He said his son sent him an article regarding a super charger site where electric cars can charge while their owners are shopping. He suggested encouraging developers to include them in their new developments throughout the state. **Brigham Mellor** mentioned that there are grants for the State to pick up a portion of the cost for switching to electric or hybrid cards.

### Mayor Jim Talbot

1. He thanked Cory and Doug for attending the groundbreaking for the Mercedes-Benz dealership.
2. He said there were 79 people who picked up ski passes at the ICSC conference.
3. He said his March newsletter article will cover the bridge project. Amy Shumway gave him a check from a citizen for \$10 toward the bridge project from an elderly citizen with a fixed income.

4. He received a letter asking him not to allow liquor licenses in the City, and referencing the Starbucks approval the City granted several months ago. **Dave Millheim** stated that their earlier approval by the City will now go into effect under the corporate brand which was hung up at the State level.
5. **Mayor Talbot** also received a letter from the Farmington Commons development asking if the City would take over ownership and maintenance of the road. **Dave Millheim** said this was discussed at length and staff does not want to take over the road. **Mayor Talbot** said he is not in favor of it, and the Council was not in favor of it either.
6. He reported that Dave Petersen recommended Tyler Judkins for the Board of Adjustment. The Council approved.
7. The new Council picture will be taken on April 15<sup>th</sup> at 5 pm. He asked the Council to wear suits and ties.

Council members **Brett Anderson, Doug Anderson, John Bilton, and Brigham Mellor** did not have anything to report at this time.

### **CLOSED SESSION**

***Motion:***

At 8:43 p.m., **Brigham Mellor** made a motion to go into a closed meeting for purpose of discussing potential litigation and property acquisition.

**John Bilton** seconded the motion which was unanimously approved.

### **Sworn Statement**

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.



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**Jim Talbot, Mayor**

***Motion:***

At 10:30 p.m., a motion to reconvene into an open meeting was made by **Cory Ritz**. The motion was seconded by **Doug Anderson** which was unanimously approved.

### **ADJOURNMENT**

***Motion:***

At 10:30 p.m., **Doug Anderson** made a motion to adjourn the meeting. **John Bilton** seconded the motion which was unanimously approved.

  
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**Holly Gadd, City Recorder**  
Farmington City Corporation