WORK SESSION: A work session will be held at 4:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

1. Budget presentations and discussions
    a. Parks & Recreation
    b. Human Resources
    c. Engineering
    d. Economic Development & RDA
    e. Community Development
    f. Administration
    g. Mayor & Legislative
2. Questions or concerns the City Council may have on agenda items.

FARMINGTON CITY COUNCIL MEETING
NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, May 18, 2021, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at hbouck@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PUBLIC HEARING:

7:05 Zoning and Sign Ordinance Amendments: Conditional Uses to Special Exceptions (ZT-9-21)

NEW BUSINESS:

7:10 Modification to "Maker Way" Street Cross-Section

SUMMARY ACTION:
(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

7:15 Minute Motion Approving Summary Action List

1. Approval of Minutes for April 6th
2. Wright Development Group Improvements Agreement

GOVERNING BODY REPORTS:

7:20 City Manager Report

1. Building Activity Report for April

7:25 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION
Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact Heidi Bouck, City Recorder at 801-939-9209, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on May 13, 2021.

DATED this 13th day of May, 2021.

FARMINGTON CITY CORPORATION

By: Heidi Bouck
Heidi Bouck, City Recorder

Posted May 13th 2021

4:00 PM WORK SESSION

For WORK SESSION
Meeting:
May 18, 2021

S U B J E C T: FY 2022 BUDGET - Department Presentations and discussion

a. Narrative for all budgets
b. Budget Schedules
c. Cemetery market rate study
d. Consolidated fee schedule changes recommended:
    i. Parks & Recreation rates, including cemetery and recreation program rates
    ii. Water rates

FARMINGTON CITY

H. James Talbot
MAYOR

Brett Anderson
Shawn Beus
Scott Isaacson
Amy Shumway
Rebecca Wayment
CITY COUNCIL

Shane Pace
CITY MANAGER

CITY COUNCIL STAFF REPORT FOR WORK SESSION ON MAY 18, 2021

To: Mayor and City Council

From: Greg Davis

Date: May 12, 2021

Subject: **FY 2022 BUDGETS – Department presentations in Work Sessions**

RECOMMENDATIONS

Review the additional schedules recommended FY22 budgets that will be presented and discussed in the work session on May 18, 2021

BACKGROUND

See attached materials:

- Narrative for all budgets
- Budget schedules
- Cemetery market rate study
- Consolidated fee schedule changes recommended:
  - Parks and Recreation rates, including cemetery and recreation program rates
  - Water rates

Respectfully submitted,

Greg Davis
Finance Director

Review and concur,

Shane Pace
City Manager

Recommended Budget for FY2022

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TIMELINE

- May 4, 2021 - **COMPLETED**
  - Work Session FY22 budget presentations:
    - Discussion about paramedics program and property tax rates
    - Fire
    - Police
  - Regular Session
    - Present and adopt (separately) tentative municipal and RDA budgets
    - Set the public hearings for June 15, 2021 for FY22 budgets and FY21 budget amendments for municipality and RDA
- May 18
  - Work Session FY22 budget presentations ***(4 PM start)***:
    - Parks and Recreation (park maintenance, cemetery, recreation programs)
    - Human Resources
    - Engineering
    - Public Works
    - Economic Development & RDA
    - Community Development
    - Administration
    - Mayor and Legislative
- June 1
  - Work session – budget discussions continue
- June 15 –
  - Work Session –
    - FY22 budget deliberations
    - FY21 budget amendment discussion
  - Regular Session –
    - FY22 Budget overview, key points & key changes
    - FY21 budget amendment presentation and discussion
    - public hearings for FY22 municipal and RDA budgets
    - public hearings for FY21 municipal and RDA budget amendments
    - Formal adoption of FY22 municipal and RDA budgets and certified tax rate
    - Formal adoption of FY21 municipal and RDA budget amendments

Questions not answered in council meetings will be accommodated by the Administration.

Note regarding current year budgets - Administration is in the process of projecting revenues and expenditures for the current fiscal year (FY21) and will submit in the coming weeks an amendment to FY21's budget for approval by the City Council. One valuable piece of information that will come to us as we prepare for the last minute adjustments – sales tax revenue earned from March sales that will come to us the end of May.

GENERAL DISCUSSION

The tentative budget that was approved on May 4 will be covered in the detailed discussions during May and June. Information is provided for fund groups, individual funds, and key issues and budget changes.

- Major issues for all funds:
  - Payroll budget increase – A market study of comparable wage rates has been conducted by Holly Gadd. She will be discussing this in the May 18 work session. The recommended budget includes a good step forward in getting employees where they should be compared to the market, taking into account the level of experience of our employees. The budget includes funding for a 4% AVERAGE merit increase for all employees. Additional budget adjustments and allocations between funds have been made to reflect current staffing and time spent. Benefits costs increased due to a health insurance rate increases. Since the original FY21 budget did not include wage rate increases due to concerns about the pandemic's impact on city revenue streams, the change figures going from FY21 to FY22 include budget increases both FY21 and FY22 wage rate increases.
  - Contractual increases in some services
  - Property insurance increase – rates and items included

- General Fund major/ key items:
  - Paramedic program transfer from county to Farmington – Budget includes a partial program addition (6 full-time paramedic positions and a few ramp-up items) and service level improvement/increase. This transfer affects revenue and expenditures in the General Fund and the Ambulance Fund.
  - Sales tax revenue performance – better than expected during the COVID-19 crisis.
  - Federal funding – CARES and the ARP Act (American Rescue Plan Act) – CARES funds recorded as one-time revenue in the General Fund. ARP funds are recommended to be deposited and used in the Water Fund for infrastructure items.
  - Deferred asset maintenance and replacement – increased funding for vehicles, mobile equipment, and government buildings components/equipment.
  - Increase in park maintenance service levels - opening of the expanded regional park (baseball complex)
  - Fund balance level – General session 2021 House bill 128 put into place an increase of the limit, going from 25% to 35% for the General Fund. FY21 began with a fund balance level of 36.7% level of revenues. This budget includes a draw on fund balance of $858,000.
- Capital Improvements major items budgeted
  - Business park infrastructure
  - Equipment and vehicle replacements
  - Preparing for affordable housing construction by building the cash balance of the US89 RDA fund
  - Park improvements
- Enterprise Funds and major items
  - Water fund
    - Rate increases - Approximately 3% (specific rate increases are approximately 3% because of rounding)
    - Federal funding (ARP) – To be used for infrastructure
    - Improvement projects

- Storm Water Fund –
  - Improvement projects
- Recreation and Events Funds
  - Festival days – includes budget for this event. The FY21 budget had been reduced after canceling the event during the summer of 2020.
  - Various service level adjustments, placing more budget toward the growing sports and ramping back on those that are showing less interest
  - Wage rate increases to stay competitive with hiring
  - Swimming pool revenues still impacted by the virus pandemic

ENTITIES FOR WHICH WE BUDGET

- Governmental funds
  1. General Fund department operations
  2. Special Revenue funds (two funds, both RDAs)
  3. Debt Service funds (four individual funds)
  4. Capital Improvement Projects (CIP) funds (six individual funds)
  5. Permanent Fund (Cemetery Perpetual Care)

- Business-type funds (enterprise/proprietary funds)
  1. Water Utility
  2. Sewer Utility
  3. Garbage Utility
  4. Storm Water Utility
  5. Transportation Utility
  6. Ambulance service
  7. Recreation, including special events

FUND BUDGET OVERVIEWS

GOVERNMENTAL FUNDS

General Fund

The General fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. During the budget process we identify which items are one-time changes and ongoing changes in order to understand how well ongoing sources will sufficiently cover ongoing uses. This fund provides the general services of our city for which user fees are not charged (generally). Revenue and other sources of funds are recommended at $13,856,000. Expenditures and other uses of funds totaling $14,713,000. To balance, Administration is recommending to use fund balance of $858,000. See the summary of major General Fund revenues and expenditures by category, including a comparison to and changes from FY21's original budget.

Revenue items of note:

- Sales tax revenue:

  - The sales tax budget for the current fiscal year FY21 was set at $5,140,000 reflecting the impact of the pandemic. We had estimated at the time of budgeting that the revenue would be approximately $5.4M to $5.6M without the pandemic. Our current estimate for FY21, after the revenue earned through February 2021, is $5.7M.
  - We are projecting FY22 sales tax to be $5,810,000.
- Local transportation sales tax – We are projecting FY21 revenue to be $528,000 on a budget of $360,000 and projecting FY22 revenue to be $544,000.
- Building permits – We are projecting FY21 building permit revenue to be approximately $675,000 on a budget of $450,000. Our projection for FY22 is $610,000. Due to this high level of activity and revenue, the FY22 requests an increase of expenditure budget of $20,000 for contracted inspection services. The contracted inspection services supplement city staff.
- Class B & C road funds distributed by UDOT

Expenditure items of note, including of operating departments (in addition to payroll increase):

- Administration for the City, including government buildings:
  - Elections budget added for FY22, $40,500
  - Payroll and HR software, $60,000 annually based on number of employees plus a one-time installation cost of $7,300
  - Property insurance increases $27,500
- Community Development, including Planning, Zoning, and Inspection:
  - Building inspection contractor services ($20,000) that is supported by increased building inspection fees
- Economic Development – Nothing other than the payroll rate increases as mentioned earlier and a few other small increases (contractual increases, etc.).
- Engineering - Nothing other than the payroll rate increases as mentioned earlier and a few other small increases (contractual increases, etc.).
- Fire:
  - Paramedic program transfer from county to Farmington – Budget includes a partial program addition (6 full-time paramedic positions and a few ramp-up items) and service level improvement/increase. This transfer affects revenue and expenditures in the General Fund and the Ambulance Fund.
  - Radio replacements – replacing only a portion of the inventory. (Consideration may be given for budgeting more complete replacement.)
- Legislative branch of government – Additional budget for travel and education and inclusion of budget for a council orientation retreat
- Parks and cemetery maintenance:
  - Contingency for building repairs ($25,000)
  - Seasonal park maintenance wages ($17,000)
  - Storm water basin maintenance that was approved as an ongoing item in with a budget amendment during FY21, covered by funding (transfer) from the Storm Drain Fund ($30,000)
- Police:
  - New patrol officer, with equipment and vehicle (affects equipment fund)
  - Overtime and shift differentials for special assignments, events, etc.
- Public Works
  - Transfer to equipment fund for purchase of truck and accessories to be used in street maintenance and snow plowing
  - Includes fund #11 for street maintenance activities using distributions of transportation sales tax and Class B&C. As in most years, the FY21 recommends using all of the funding from UDOT for

street maintenance projects. This is in addition to maintenance made possible with the Transportation Utility Fee accounted for in a separate, business-type fund #56.)

- Transfers
  - To Capital Equipment Fund for replacement of various vehicles and equipment (1,413,000). Early in the fiscal year the administration will review the inventory and will use the approved budget for the most critical needs, whether purchasing outright, purchasing with financing, or leasing.
  - To Government Buildings Capital Fund ($10,000)
  - To Real Property Fund ($350,000)

Special Revenue Funds

RDA Highway 89 (old Kmart site)

- The US-89 redevelopment agency special revenue fund accounts for redevelopment agency transactions conducted by Farmington City, including property acquisition, site improvements, preparation cost, installation of public improvements, and administration cost, funded by property taxes.
- This RDA is authorized to run through a 32-year period, which will be in FY25.
- In FY22 this fund is expected to receive approximately $175,000 representing both the city's portion and portions of other entities of the property tax increment
- This fund handles debt service of approximately $175,000 annually through FY25.
- The FY22 recommended budget includes a transfer in from the Real Estate Fund as a reimbursement for the RDA's prior funding towards the purchase of the Old Farm land. This RDA fund will therefore have a cash balance ready for outlay toward an affordable housing project.

RDA Station Park

- The station park redevelopment agency special revenue fund accounts for redevelopment agency transactions conducted by Farmington City, including property acquisition, site improvements, preparation cost, installation of public improvements, and administration cost. These are funded by property taxes increments. In FY22 this fund is expected to receive approximately $464,000 representing the city's portion of the property tax increment. However, the recommended budget includes this as revenue to the General Fund to assist with the paramedics program.

Debt Service Funds

Debt service funds are used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the government is obligated in some manner for the payment.

RAP Tax Park Improvement (RAP = Recreation, Arts, and Parks) (Fund #30)

- This fund is for the debt service of $391K is for the 2015 $3.5M Sales Tax Revenue Bonds (STRB).
- Funding to cover the debt service is provided by the RAP tax. The recommended budget includes $483,000 of RAP tax.
- As has been the practice, the surplus of RAP tax over the debt service will transferred to the Parks Improvement Capital Projects fund.

Police Station Sales Tax Revenue Bond (Fund #31)

- This STRB fund is used to account for principal and interest on the sales tax revenue bonds used to refund current debt and other general improvements.
- The debt service in FY22 will be approximately $73,000 and the debt will be retired in FY24.
- This debt service fund will use its existing fund balance for the FY22 debt service.

Building General Obligation (G.O.) Bonds for the Public Safety Building & City Hall (Fund #34)

- This fund is used to account for principal and interest on the general obligation bonds used to finance construction of City Hall and the police station.
- This fund receives funding from property tax
- Part of the debt was paid off in FY20 ($172,000 annually).
- The rest of the debt will be retired in FY22 (approximately $255,000 annually).

Building General Obligation (G.O.) Bonds for the Gym & Regional Park (#35)

- This fund is used to account for principal and interest on the general obligation bonds used to finance construction and improvements of the City's gym and regional park. The debt service is approximately $412,000 in FY21. As is the case with GO bonds, this fund receives funding from property tax to cover the annual debt service. This debt will be retired in FY35.

Capital Improvement Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by the business-type funds.

Government Buildings Capital Projects Fund (Fund #37)

- This fund accounts for the replacement, repairs, and future improvements to the government buildings and the City.
- This fund receives its funding from police impact fees, property rentals/leases, and, typically, transfers in from the General Fund.
- In FY22 this fund will address multiple deferred maintenance projects, some of which are dependent upon property insurance proceeds from the windstorm in September 2021.

Street Improvements Capital Fund (Fund #38)

- The street improvement capital projects fund accounts for the major replacement, repair, and installation of City streets, which are funded by impact fees and general government resources.
- This fund will be used for major components of the business park development, the 950 North connector project in coordination with Kaysville City, and a few other small city road projects. During FY20 it received $6M from the State of Utah for the 950 North connector.
- This fund covers debt service (a lease purchase) of approximately $65,000 annually, ending in FY25.

Capital Equipment Fund (Fund #39)

- This fund accounts for the ongoing acquisition and replacement of major capital assets needed to maintain the operations of the City. General government resources provide the primary source of funding with grants and other government resources providing additional funding as available.
- This fund has a backlog of replacements. The transfer from the General Fund to this fund is recommended at $1,413,000 for FY22 for replacement of various vehicles and equipment. Early in the fiscal year the administration will review the inventory and will use the approved budget for the most critical needs, whether purchasing outright, purchasing with financing, or leasing.

Real Property Asset Fund (Fund #40)

- This fund accounts for the acquisition of real property for the City.
- The FY22 recommended budget includes a transfer in from the General Fund of $350,000 to accommodate a reimbursement of $830,000 to the Highway 89 RDA fund for its prior funding towards the purchase of the Old Farm land. That RDA fund will therefore have a cash balance ready for outlay toward an affordable housing project.
- The expenditure budget for the development of a park near the business park ($1,570,000) is carried over from FY21 to FY22.

Park Improvement Fund (Fund #42)

- The park improvement capital projects fund accounts for the ongoing acquisition, repair, and maintenance of the City parks, which are funded by impact fees, general government resources.
- This fund pays debt service on two different issues – a lease purchase of approximately $189,000 ending in FY21 and Excise Tax Revenue Bonds of approximately $171,000 annually through FY26.
- This budget recommends addressing various improvement needs (totaling $239,500) at the regional park, Forbush Park, and other parks.

Fire Protection Fund (Fund #43)

- This fund accounts for the acquisition of major capital assets needed for adequate fire protection. Federal grants and building permit fees are the primary source of funding for these acquisitions.
- This fund pays debt service of approximately $57,000 annually for a fire apparatus (ladder truck), with the last payment in FY25.

Perpetual Fund

Permanent funds are used to account for resources that are legally restricted to the extent that only earnings and not principal may be used for purposes to support the City programs. The City has a cemetery perpetual care fund that falls into this category. Sale of burial rites and interest income are the revenue sources for this fund.

BUSINESS-TYPE FUNDS (enterprise, proprietary funds)

Farmington City uses business-type funds to account for water, sewer, garbage collection, storm water, ambulance, transportation utility, and recreation. These funds collect user fees to sustain their operations and to purchase and maintain their assets. The recreation fund, however, receives a significant subsidy each year from the General Fund to support their operations. Furthermore, the recreation fund does not own the facilities it uses nor pays for the debt service used to purchase land and to construct and maintain the gymnasium, regional park, swimming pool, and other city grounds/property. In many ways, the recreation fund is like a general fund operation.

Water

Farmington City's Water Utility Fund provides culinary water to Farmington residents and business through two sources. City-owned and operated wells provide over seventy-five percent of the city's water supply with the remainder purchased from the Weber Basin Water Conservancy District. Secondary irrigation water is provided by different entities, Benchland Water and Weber Basin Water Districts, and is separate from the city. Fees collected from residential and commercial users throughout the city are used for the operations, maintenance, and capital/infrastructure costs of the fund. The user fee rates are approved by the city council and published in the city's consolidated fee schedule. In addition, water impact fees are collected from new developments and applied to the cost of new water infrastructure caused by growth and development. The aging of infrastructure and inflationary costs continually put pressure on the fund's budget. Not keeping up with critical maintenance and replacement of the aging infrastructure represents a costly risk. Steady growth within the city places additional pressure. Necessary expenses have been outpacing revenues. Although costs and required service levels continually increase, the city had not increased residential water rates for ten years (2010 to 2020). In 2020 a professional third-party financial services company studied the fund's finances and provided options and recommendations for wise increases to user fees.

The fee increases are needed to keep up with inflation, provide funding toward identified much-needed improvement project, maintain sufficient coverage to meet debt obligations that will be necessary for the improvement projects, and sustain a reasonable fund balance/cash reserves balance. The first of the series of fee increases began in FY21. Consistent with what was initiated a year ago, the Administration once again recommends a 3% rate increase (approximately 3% with individual fees rounded to the nearest 10 cents mark). The Administration considers such an increase to be very reasonable and much more palatable than large percentage increases. As was stated a year ago, annual increases in near-future years will be required to keep pace with inflation in operational and improvement project costs.

Sewer

- The sewer utility fund accounts for the operations of the government's sewer utility system.

Garbage Utility Fund

- The garbage utility fund accounts for the revenues and expenses associated with providing garbage collection services.

Storm Water Fund

- The storm water utility fund accounts for the revenues and expenses associated with the storm water utility system.

Ambulance Fund

- The ambulance service fund accounts for the revenues and expenses associated with providing ambulance transportation services.

Transportation Utility Fund

- This fund was established during FY19 to provide for additional street/road maintenance needs.
- This budget recommends using all of the annual funding for intended purposes of the fees.

Recreation Fund

- Purpose of the fund - The recreation fund accounts for the activities of the government's recreation program.
- General Fund subsidy - As mentioned earlier, the recreation fund, receives a significant subsidy each year from the general fund to support their operations. Furthermore, the recreation fund does not own the facilities it uses nor pays for the debt service used to purchase land and to construct and maintain the gymnasium, regional park, swimming pool, and other city grounds/property. In many ways, the recreation fund is like a general fund operation. The subsidy from the General Fund in FY21 was budgeted at a lower amount than is typical, around $558,000 instead of over 800,000, in order to decrease the burden on the General Fund and utilize the fund balance that exists in the Recreation Fund. This was only a one-time reduction as a strategy to manage the COVID-19 financial impact. The subsidy for FY22 is recommended at $1,013,056, without relying on the cash balance within the Recreation Fund.

- Budget changes:
    - Seasonal wages - The increase in the subsidy is in part due to increases seasonal wage rates and hours. During FY21 a full-time assistant gym manager positon was approved. Part of the seasonal budget can be used for this but is insufficient to cover all of the salary and benefits cost of the new full-time gym position. Furthermore, the market has become even more competitive for seasonal / hourly personnel, including game officials and site supervisors.

- Service level increases
  - Festival days – includes budget for this event. The FY21 budget had been reduced after canceling the event during the summer of 2020.
  - Various service level adjustments, placing more budget toward the growing sports and ramping back on those that are showing less interest. Most of these are covered by fee increases in the respective programs.
  - Swimming pool revenues still impacted by the virus pandemic

SCHEDULES / REPORTS

1. Fund listing of FY22 Budgets – totals by transaction types – recommended budget
2. High level budgets (category totals) showing changes from FY21 to FY22
3. Department expenditure budgets within General Fund
   a. Totals for each department
   b. Totals of expense categories for each department
4. Recreation program budget totals
5. Fee changes
   a. Parks and Recreation, including those of the cemetery and recreation programs
   b. Water rate increases

FUND LISTING OF BUDGETS FOR FY22 - RECOMMENDED
Revenues and sources are shown as (credits), negatives

Sum of FY22 Recomm Total	REVENUE	TRANSFERS IN	FUND BALANCE USE	EXPENDITURES	TRANSFERS OUT	FUND BALANCE INCREASE	Grand Total
GENERAL FUND (Operations & Class C Roads)	**(13,825,778)**	**(30,000)**	**(857,547)**	**11,927,269**	**2,786,056**	**0**	**0**
#10, 11 GENERAL FUND	(13,825,778)	(30,000)	(857,547)	11,927,269	2,786,056	0	0
SPECIAL REVENUE (RDA) FUNDS	**(231,000)**	**(830,000)**	**0**	**196,142**	**0**	**864,858**	**0**
#20 FARMINGTON RDA FUND	(181,000)	(830,000)	0	191,142	0	819,858	0
#22 FARMINGTON STATION PARK RDA	(50,000)	0	0	5,000	0	45,000	0
DEBT SERVICE FUNDS (FOR GENERAL FUND)	**(1,156,000)**	**0**	**(69,706)**	**1,133,666**	**90,000**	**2,040**	**0**
#30 RAP TAX BOND	(483,000)	0	0	390,960	90,000	2,040	0
#31 POLICE SALES TAX BOND 2009	(3,000)	0	(69,706)	72,706	0	0	0
#34 2007, 2009 BLDGS G.O. BOND	(258,000)	0	0	258,000	0	0	0
#35 2015 G.O. PARK BOND	(412,000)	0	0	412,000	0	0	0
CAPITAL PROJECTS, VEHICLES, EQUIP FOR GF	**(5,254,500)**	**(1,863,000)**	**(10,002,890)**	**16,188,858**	**830,000**	**101,532**	**0**
#37 GOVT BUILDINGS IMPROV/OTHER	(52,500)	(10,000)	(229,588)	292,088	0	0	0
#38 CAPITAL STREET IMPROVEMENTS	(4,714,000)	0	(7,730,630)	12,444,630	0	0	0
#39 CAPITAL EQUIPMENT FUND	(2,000)	(1,413,000)	0	1,415,000	0	0	0
#40 REAL ESTATE PROP. ASSET FUND	(22,000)	(350,000)	(2,028,000)	1,570,000	830,000	0	0
#42 PARK IMPROVEMENT FUND	(422,000)	(90,000)	0	410,468	0	101,532	0
#43 CAPITAL FIRE FUND	(42,000)	0	(14,672)	56,672	0	0	0
PERMANENT FUND	**(11,500)**	**0**	**0**	**0**	**0**	**11,500**	**0**
#48 CEMETERY PERPETUAL FUND	(11,500)	0	0	0	0	11,500	0
ENTERPRISE FUNDS - UTILITIES	**(9,766,400)**	**0**	**0**	**13,002,973**	**30,000**	**0**	**3,266,573**
#51 WATER FUND	(4,073,400)	0	0	4,990,647	0	0	917,247
#52 SEWER FUND	(2,170,000)	0	0	2,100,069	0	0	(69,931)
#53 GARBAGE FUND	(1,625,000)	0	0	1,636,933	0	0	11,933
#54 STORM WATER FUND	(1,235,000)	0	0	3,612,324	30,000	0	2,407,324
#56 TRANSPORTATION UTILITY FUND	(663,000)	0	0	663,000	0	0	0
ENTERPRISE FUND - AMBULANCE	**(542,000)**	**0**	**0**	**417,880**	**0**	**0**	**(124,120)**
#55 AMBULANCE SERVICE	(542,000)	0	0	417,880	0	0	(124,120)
ENTERPRISE FUNDS - RECREATION	**(1,037,535)**	**(1,013,056)**	**0**	**2,050,591**	**0**	**0**	**0**
#60,67 RECREATION FUNDS	(1,037,535)	(1,013,056)	0	2,050,591	0	0	0
Grand Total	**(31,824,713)**	**(3,736,056)**	**(10,930,143)**	**44,917,379**	**3,736,056**	**979,930**	**3,142,453**

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
GENERAL FUND (#10, 11)				
Beginning Fund Balance (unrestricted)		**5,088,000**		
Beginning fund balance as % of General Fund revenues		**36.7%** as projected		
Revenue				
Ongoing revenues:				
Sales tax - COVID recovery, base growth	5,140,000	**5,810,000**	670,000	13.0%
Property tax revenue before tax transfers for paramedics	2,072,000	**2,249,000**	177,000	8.5%
Property tax revenue - tax transfer for paramedics - Station Park RDA	0	**464,000**	464,000	.
Property tax revenue - tax transfer for paramedics - Davis County	0	**225,000**	225,000	.
Building permits	450,000	**610,000**	160,000	35.6%
Class C Street maintenance funding from UDOT	766,000	**895,000**	129,000	16.8%
Local Transportation Sales Tax	360,000	**544,000**	184,000	51.1%
Various ongoing revenues	2,529,485	**2,439,778**	(89,707)	-3.5%
Property lease revenue from communications tower	0	**24,000**	24,000	.
Storm Water detention basin maint reimb (FY21 budget amendment)	0	**30,000**	30,000	.
	11,317,485	**13,290,778**	1,973,293	17.4%
One-time revenues:				.
Windstorm recovery (property insurance and FEMA)	0	**550,000**	550,000	.
Federal funding - CARES Act	0	**0**	0	.
Federal funding - ARP Act - See Water Fund, spread over 2 yrs	0	**0**	0	.
Grant - building façade	0	**0**	0	.
Grant - Police/Law Enforcement	13,000	**15,000**	2,000	15.4%
Total revenues	11,330,485	**13,855,778**	2,525,293	22.3%
				.
Expenditures				.
Payroll				.
Payroll as originally adopted in FY21 (before any raises)	7,148,218	**7,148,218**	0	0.0%
Budget increase of 2.4% to cover FY21 raises & FY22 raises, realloc.		**172,066**	172,066	.
New position - police patrol		**92,000**	92,000	.
Shift diff & OT for PD special assgmts, events, shift coverage		**12,147**	12,147	.
Seasonal park maintenance wages		**17,000**	17,000	.
Paramedics staffing (6 FT)		**566,000**	566,000	.
Total Payroll including FY21 ongoing amendment	7,148,218	**8,007,431**	859,213	12.0%
				.

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
Supplies and services adopted FY21	2,428,656	**2,428,656**	0	0.0%
Storm water detention basin maint by Parks (FY21 budget amendment)		**30,000**	30,000	.
Payroll & HR software (60,000 annually plus 7,300 installation)		**67,300**	67,300	.
Elections (payments to Davis County)		**40,500**	40,500	.
Station Area Master Plan (UTA) TLC grant from WFRC		**30,000**	30,000	.
Radio replacements Fire, Buildings, emergency prep		**29,600**	29,600	.
Property insurance increases		**27,500**	27,500	.
Contingency for building repairs		**25,000**	25,000	.
Building inspection contractor services (see increased revenue)		**20,000**	20,000	.
Equipment purchases from grants		**15,000**	15,000	.
Equipment for new patrol officer		**9,000**	9,000	.
PD Simunition training and equipment		**8,600**	8,600	.
Council orientation retreat and additional travel and education		**8,000**	8,000	.
Building maint (painting touch up City Hall, other bldgs needs)		**8,000**	8,000	.
WFRC Marketing study - grant, matching funding		**7,000**	7,000	.
Various other changes to supplies and services		**52,082**	52,082	.
Total Supplies and Services	2,428,656	**2,806,238**	377,582	15.5%
				.
Capital Outlay adopted FY21	1,068,000	**1,068,000**	0	0.0%
Remove one-time items for FY21		**(45,900)**	(45,900)	.
Capital Outlay - Class C road maintenance		**67,000**	67,000	.
Capital Outlay misc.		**24,500**	24,500	.
Total Capital Outlay	1,068,000	**1,113,600**	45,600	4.3%
				.
Transfers Out and Grants City Provides				.
Transfer to Recreation Fund (subsidy for operations and capital)	558,373	**1,013,056**	454,683	81.4%
Transfer to Equipment Replacement Fund (incl $475K for fire engine)	278,000	**1,413,000**	1,135,000	408.3%
Transfer to Government Bldgs projects fund	0	**10,000**	10,000	.
Transfer to Real Property Fund #40	0	**350,000**	350,000	.
Grants for business façade and Mosquito Abatement District	0	**0**	0	.
Grants to small businesses via Davis County with CARES Act funding	0	**0**	0	.
Total Transfers Out and Grants City Provides	836,373	**2,786,056**	1,949,683	233.1%
				.
Total Expenditures	11,481,247	**14,713,325**	3,232,078	28.2%
				.
Net activity showing contribution to or (use of) fund balance	(150,762)	**(857,547)**	(706,785)	468.8%
				.
Ending fund balance		**4,230,453**		.
Ending fund balance as percentage of General Fund revenues		**30.5%**		.

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
SPECIAL REVENUE - RDAs				
#20 FARMINGTON RDA FUND HIGHWAY 89				
Property taxes received	180,000	**175,000**	(5,000)	-2.8%
Interest income	6,000	**6,000**	0	0.0%
Transfer In from R.E. Fund #40 to reimb for prior Old Farm land funding that was intended for affordable housing	0	**830,000**	830,000	.
Debt service (reflects benefit from 2020 refunding)	183,850	**174,542**	(9,308)	-5.1%
Other expenditures	16,600	**16,600**	0	0.0%
Net change, contribution to or (use of) fund balance	(14,450)	**819,858**	834,308	-5773.8%
#22 FARMINGTON STATION PARK RDA				
Property taxes (to General Fund in FY22 for paramedics)	550,000	**0**	(550,000)	-100.0%
Interest income	105,000	**50,000**	(55,000)	-52.4%
Affordable housing	0	**0**	0	.
Return property taxes from other entities held for possible arena	0	**0**	0	.
Other expenditures	5,000	**5,000**	0	0.0%
Net change, contribution to or (use of) fund balance	650,000	**45,000**	(605,000)	-93.1%

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
DEBT SERVICE FUNDS				
#30 RAP TAX BOND				
Property taxes and interest income	483,000	**483,000**	0	0.0%
Transfers out	90,000	**90,000**	0	0.0%
Bond payment and fees	393,000	**390,960**	(2,040)	-0.5%
Net change, contribution to or (use of) fund balance	0	**2,040**	2,040	
#31 POLICE SALES TAX BOND 2009				
Interest income	5,000	**3,000**	(2,000)	-40.0%
Bond payment and fees	71,000	**72,706**	1,706	2.4%
Net change, contribution to or (use of) fund balance	(66,000)	**(69,706)**	(3,706)	5.6%
#34 2007, 2009 BLDGS G.O. BOND				
Property taxes	258,000	**258,000**	0	0.0%
Bond payment and fees (note - last fiscal year of pmt is FY22)	258,000	**258,000**	0	0.0%
Net change, contribution to or (use of) fund balance	0	**0**	0	
#35 2015 G.O. PARK BOND				
Property taxes and interest income	413,000	**412,000**	(1,000)	-0.2%
Bond payment and fees	413,000	**412,000**	(1,000)	-0.2%
Net change, contribution to or (use of) fund balance	0	**0**	0	

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
CAPITAL AND IMPROVEMENT PROJECTS FUNDS				
#37 GOVT BUILDINGS IMPROV/OTHER				
Revenue misc (building leases, etc.)	13,000	**11,500**	(1,500)	-11.5%
Property insurance claim proceeds - undetermined amount	0	**0**	0	.
Impact fees and impact fees interest income - Police facility	31,000	**41,000**	10,000	32.3%
Transfer in from the General Fund	0	**10,000**	10,000	.
			0	.
Expenditures miscellaneous	22,000	**292,088**	270,088	1227.7%
Impact fee projects	0	**0**	0	.
Net change, contribution to or (use of) fund balance	22,000	(229,588)	(251,588)	-1143.6%
#38 CAPITAL STREET IMPROVEMENTS				
Unrestricted cash				
Misc revenue	204,000	**214,000**	10,000	4.9%
Contributions - UDOT	672,000	**0**	(672,000)	-100.0%
Contributions - Other	279,000	**4,000,000**	3,721,000	1333.7%
Contribution - CenterCal	963,667	**0**	(963,667)	-100.0%
			0	.
Expenditures miscellaneous	82,000	**84,000**	2,000	2.4%
Project costs	6,511,000	**10,040,630**	3,529,630	54.2%
Net change, contribution to or (use of) fund balance	(4,474,333)	(5,910,630)	(1,436,297)	32.1%
Restricted Cash for Impact Fees collected and not yet spent				
Revenue	300,000	**500,000**	200,000	66.7%
Project costs	2,940,000	**2,320,000**	(620,000)	-21.1%
Net change, contribution to or (use of) fund balance	(2,640,000)	**(1,820,000)**	820,000	-31.1%
Combined unrestricted and restricted				
Revenue	2,418,667	4,714,000	2,295,333	94.9%
Expenditures	9,533,000	12,444,630	2,911,630	30.5%
Net change, contribution to or (use of) fund balance	(7,114,333)	(7,730,630)	(616,297)	8.7%

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
				.
				.
#39 CAPITAL EQUIPMENT FUND				.
Interest income	2,000	**2,000**	0	0.0%
Transfers in from GF (incl Class C $270,000)	278,000	**1,413,000**	1,135,000	408.3%
			0	.
Expenditures for vehicle & equip purchases, leases, debt service	320,000	**1,415,000**	1,095,000	342.2%
Net change, contribution to or (use of) fund balance	(40,000)	**0**	40,000	-100.0%
				.
				.
#40 REAL ESTATE PROP. ASSET FUND				.
Interest income	2,000	**22,000**	20,000	1000.0%
From UDOT for WDC parcels April 2021	0	**0**	0	.
From UDOT for Shepard Lane area property	0	**0**	0	.
Transfers In from General Fund	0	**350,000**	350,000	.
				.
Capital projects	1,570,000	**1,570,000**	0	0.0%
Transfer Out to US 89 RDA to reimb for Old Farm land purchase		**830,000**	830,000	.
Net change, contribution to or (use of) fund balance	(1,568,000)	**(2,028,000)**	(460,000)	29.3%
				.
				.
#42 PARK IMPROVEMENT FUND				.
Revenue misc	22,000	**22,000**	0	0.0%
Impact fees	300,000	**400,000**	100,000	33.3%
Transfers In	90,000	**90,000**	0	0.0%
				.
Debt service and fees (using park impact fees)	370,500	**170,968**	(199,532)	-53.9%
Improvement projects	0	**239,500**	239,500	.
Net change, contribution to or (use of) fund balance	41,500	**101,532**	60,032	144.7%
				.

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
#43 CAPITAL FIRE FUND				
Revenue - impact fees and interest income	42,000	**42,000**	0	0.0%
Expenditures - debt service on ladder truck	57,400	**56,672**	(728)	-1.3%
Net change, contribution to or (use of) fund balance	(15,400)	**(14,672)**	728	-4.7%
PERMANENT FUND (#48)				
Revenue - Sale of burial rites	7,500	**7,500**	0	0.0%
Interest income	4,000	**4,000**	0	0.0%
Expenditures	0	**0**	0	
Net change, contribution to or (use of) fund balance	11,500	11,500	0	0.0%

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
UTILITY FUNDS				
#51 WATER FUND				
Customer billings (3% budget increase from 3% rate increase)	2,203,200	**2,269,400**	66,200	3.0%
Water connection fees	51,000	**51,000**	0	0.0%
Impact fees	200,000	**310,000**	110,000	55.0%
Interest income	22,000	**22,000**	0	0.0%
Misc revenue	6,000	**6,000**	0	0.0%
Equipment lease proceeds	250,000	**0**	(250,000)	-100.0%
Federal funding (ARP Act) - $2.83M TBD spread equally over 2 years	0	**1,415,000**	1,415,000	.
Revenue total	2,732,200	**4,073,400**	1,341,200	49.1%
General expenditures	1,855,509	**1,903,647**	48,138	2.6%
Future needs projects and misc capital outlay	852,570	**2,087,000**	1,234,430	144.8%
Impact fee projects	830,311	**1,000,000**	169,689	20.4%
Expenses total	3,538,390	**4,990,647**	1,452,257	41.0%
Net change, contribution to or (use of) fund balance	(806,190)	**(917,247)**	(111,057)	13.8%
#52 SEWER FUND				
Revenue	2,170,000	**2,170,000**	0	0.0%
Expenses	2,113,175	**2,100,069**	(13,106)	-0.6%
Net change, contribution to or (use of) fund balance	56,825	**69,931**	13,106	23.1%

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED

	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
				.
#53 GARBAGE FUND				.
Revenue	1,595,000	**1,625,000**	30,000	1.9%
				.
Expenses	1,619,597	**1,636,933**	17,336	1.1%
Net change, contribution to or (use of) fund balance	(24,597)	**(11,933)**	12,664	-51.5%
				.
				.
#54 STORM WATER FUND				.
Customer billings	815,000	**830,000**	15,000	1.8%
Impact fees	100,000	**275,000**	175,000	175.0%
Impact fees interest	50,000	**50,000**		0.0%
Interest income	15,000	**15,000**	0	0.0%
Misc revenue	40,000	**65,000**	25,000	62.5%
Equipment lease proceeds	250,000	**0**	(250,000)	-100.0%
Revenue total	1,270,000	**1,235,000**	(35,000)	-2.8%
				.
General expenditures	636,828	**638,324**	1,496	0.2%
Transfers Out	0	**30,000**	30,000	.
Capital Outlay	0	**379,000**	379,000	.
Future needs projects and misc capital outlay	464,873	**80,000**	(384,873)	-82.8%
Impact fee projects	2,079,894	**2,515,000**	435,106	20.9%
Expenses total	3,181,595	**3,642,324**	460,729	14.5%
				.
Net change, contribution to or (use of) fund balance	(1,911,595)	**(2,407,324)**	(495,729)	25.9%
				.
				.
#56 TRANSPORTATION UTILITY FUND				.
Revenue	685,000	**663,000**	(22,000)	-3.2%
				.
Expenses	680,000	**663,000**	(17,000)	-2.5%
Net change, contribution to or (use of) fund balance	5,000	**0**	(5,000)	-100.0%

BUDGETS FY22 RECOMMENDED COMPARED TO FY21 ORIGINAL ADOPTED	FY21 ADOPTED	FY22 RECOMMENDED	$ Budget Change	% Change
AMBULANCE FUND (#55)				
Revenue	492,000	**542,000**	50,000	10.2%
Expenses	343,312	**417,880**	74,568	21.7%
Net change, contribution to or (use of) fund balance	148,688	**124,120**	(24,568)	-16.5%
RECREATION FUNDS (#60, 67)				
Revenue	981,360	**1,037,535**	56,175	5.7%
Transfers in from General Fund	558,373	**1,013,056**	454,683	81.4%
Expenses	1,829,863	**2,050,591**	220,728	12.1%
Net change, contribution to or (use of) fund balance	(290,130)	**0**	290,130	-100.0%

Note - FY21 was budgeted for a $848K subsidy less $290K to use of the fund's own cash. FY21 is now projected to only use $172K of its cash.

DEPARTMENT EXPENDITURE BUDGET TOTALS IN GENERAL FUND
BUDGET FY22 RECOMMENDED

Account Type Expenditure

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22	% Change from FY21
#10, 11 GENERAL FUND	**11,481,247**	**14,713,325**	**3,232,078**	**28.2%**
10 GENERAL FUND	**10,350,247**	**13,269,325**	**2,919,078**	**28.2%**
GENERAL FUND - ADMINISTRATIVE DEPARTMENT	865,111	1,082,107	216,996	25.1%
GENERAL FUND - BUILDINGS DEPARTMENT	479,660	511,454	31,794	6.6%
GENERAL FUND - ECONOMIC DEVELOPMENT DEPT.	281,358	304,113	22,755	8.1%
GENERAL FUND - EMERGENCY PREPAREDNESS DEPT.	-	-	-	.
GENERAL FUND - ENGINEERING DEPARTMENT	183,461	188,588	5,127	2.8%
GENERAL FUND - FIRE DEPARTMENT	1,320,295	2,078,516	758,221	57.4%
GENERAL FUND - GNRL RECREATION DEPT	558,373	1,013,056	454,683	81.4%
GENERAL FUND - INSPECTION DEPARTMENT	478,542	495,819	17,277	3.6%
GENERAL FUND - LEGISLATIVE DEPARTMENT	122,200	136,612	14,412	11.8%
GENERAL FUND - LIQUOR LAW DUI POLICE PATROL	41,100	41,100	-	0.0%
GENERAL FUND - MISCELLANEOUS	388,000	1,629,000	1,241,000	319.8%
GENERAL FUND - PARKS & CEMETERY DEPARTMENT	1,066,924	1,129,635	62,711	5.9%
GENERAL FUND - PLANNING & ZONING DEPARTMENT	659,399	633,249	(26,150)	-4.0%
GENERAL FUND - POLICE DEPARTMENT	3,167,731	3,390,911	223,180	7.0%
GENERAL FUND - STREETS DEPARTMENT	738,093	635,165	(102,928)	-13.9%
GENERAL FUND - FUND BALANCE INCREASE	-	-	-	.
11 CLASS C ROADS / LOCAL HWY	**1,131,000**	**1,444,000**	**313,000**	**27.7%**
CLASS C ROADS / LOCAL HWY - MAINTENANCE OF STREETS	383,000	581,000	198,000	51.7%
CLASS C ROADS / LOCAL HWY - STREET OVERLAYS / PROJECTS	748,000	863,000	115,000	15.4%
CLASS C ROADS / LOCAL HWY - FUND BALANCE INCREASE	-	-	-	.
Grand Total	**11,481,247**	**14,713,325**	**3,232,078**	**28.2%**

DEPARTMENT EXPENDITURE BUDGETS IN GENERAL FUND - BY MAJOR CATEGORY
BUDGET FY22 RECOMMENDED

Account Type Expenditure

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22	% Change from FY21
#10, 11 GENERAL FUND	**11,481,247**	**14,713,325**	**3,232,078**	**28.2%**
10 GENERAL FUND	**10,350,247**	**13,269,325**	**2,919,078**	**28.2%**
GENERAL FUND - ADMINISTRATIVE DEPARTMENT	865,111	1,082,107	216,996	25.1%
Payroll	**514,311**	**593,807**	**79,496**	**15.5%**
Supplies & Services Expense	**344,800**	**482,300**	**137,500**	**39.9%**
Capital Outlay	**6,000**	**6,000**	**-**	**0.0%**
GENERAL FUND - BUILDINGS DEPARTMENT	479,660	511,454	31,794	6.6%
Payroll	**240,860**	**237,054**	**(3,806)**	**-1.6%**
Supplies & Services Expense	**198,300**	**247,300**	**49,000**	**24.7%**
Capital Outlay	**40,500**	**27,100**	**(13,400)**	**-33.1%**
GENERAL FUND - ECONOMIC DEVELOPMENT DEPT.	281,358	304,113	22,755	8.1%
Payroll	**198,058**	**218,513**	**20,455**	**10.3%**
Supplies & Services Expense	**83,300**	**85,600**	**2,300**	**2.8%**
Capital Outlay	**-**	**-**	**-**	**.**
GENERAL FUND - EMERGENCY PREPAREDNESS DEPT.	-	-	-	.
Supplies & Services Expense	**-**	**-**	**-**	**.**
GENERAL FUND - ENGINEERING DEPARTMENT	183,461	188,588	5,127	2.8%
Payroll	**142,961**	**147,088**	**4,127**	**2.9%**
Supplies & Services Expense	**34,500**	**41,500**	**7,000**	**20.3%**
Capital Outlay	**6,000**	**-**	**(6,000)**	**-100.0%**
GENERAL FUND - FIRE DEPARTMENT	1,320,295	2,078,516	758,221	57.4%
Payroll	**1,193,983**	**1,926,748**	**732,765**	**61.4%**
Supplies & Services Expense	**126,312**	**127,968**	**1,656**	**1.3%**
Capital Outlay	**-**	**23,800**	**23,800**	**.**

DEPARTMENT EXPENDITURE BUDGETS IN GENERAL FUND - BY MAJOR CATEGORY
BUDGET FY22 RECOMMENDED

Account Type Expenditure

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22	% Change from FY21
GENERAL FUND - GNRL RECREATION DEPT	558,373	1,013,056	454,683	81.4%
Supplies & Services Expense	-	-	-	.
Transfers Out	**558,373**	**1,013,056**	**454,683**	**81.4%**
GENERAL FUND - INSPECTION DEPARTMENT	478,542	495,819	17,277	3.6%
Payroll	**342,342**	**329,619**	**(12,723)**	**-3.7%**
Supplies & Services Expense	**136,200**	**166,200**	**30,000**	**22.0%**
Capital Outlay	-	-	-	.
GENERAL FUND - LEGISLATIVE DEPARTMENT	122,200	136,612	14,412	11.8%
Payroll	**74,000**	**76,612**	**2,612**	**3.5%**
Supplies & Services Expense	**48,200**	**60,000**	**11,800**	**24.5%**
GENERAL FUND - LIQUOR LAW DUI POLICE PATROL	41,100	41,100	-	0.0%
Payroll	**7,100**	**7,100**	-	**0.0%**
Supplies & Services Expense	-	**6,000**	**6,000**	.
Capital Outlay	**34,000**	**28,000**	**(6,000)**	**-17.6%**
GENERAL FUND - MISCELLANEOUS	388,000	1,629,000	1,241,000	319.8%
Grants, Contributions Paid	-	-	-	.
Payroll	-	-	-	.
Supplies & Services Expense	**126,000**	**126,000**	-	**0.0%**
Transfers Out	**262,000**	**1,503,000**	**1,241,000**	**473.7%**
GENERAL FUND - PARKS & CEMETERY DEPARTMENT	1,066,924	1,129,635	62,711	5.9%
Payroll	**739,524**	**771,135**	**31,611**	**4.3%**
Supplies & Services Expense	**315,400**	**346,500**	**31,100**	**9.9%**
Capital Outlay	**12,000**	**12,000**	-	**0.0%**

DEPARTMENT EXPENDITURE BUDGETS IN GENERAL FUND - BY MAJOR CATEGORY
BUDGET FY22 RECOMMENDED

Account Type Expenditure

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22	% Change from FY21
GENERAL FUND - PLANNING & ZONING DEPARTMENT	659,399	633,249	(26,150)	-4.0%
Payroll	**545,999**	**478,249**	**(67,750)**	**-12.4%**
Supplies & Services Expense	**113,400**	**155,000**	**41,600**	**36.7%**
Capital Outlay	**-**	**-**	**-**	**.**
GENERAL FUND - POLICE DEPARTMENT	3,167,731	3,390,911	223,180	7.0%
Payroll	**2,673,487**	**2,859,341**	**185,854**	**7.0%**
Supplies & Services Expense	**471,744**	**509,070**	**37,326**	**7.9%**
Capital Outlay	**22,500**	**22,500**	**-**	**0.0%**
GENERAL FUND - STREETS DEPARTMENT	738,093	635,165	(102,928)	-13.9%
Payroll	**475,593**	**362,165**	**(113,428)**	**-23.8%**
Supplies & Services Expense	**261,500**	**268,000**	**6,500**	**2.5%**
Capital Outlay	**1,000**	**5,000**	**4,000**	**400.0%**
GENERAL FUND - FUND BALANCE INCREASE	-	-	-	.
Fund Balance Increase	**-**	**-**	**-**	**.**
11 CLASS C ROADS / LOCAL HWY	**1,131,000**	**1,444,000**	**313,000**	**27.7%**
CLASS C ROADS / LOCAL HWY - MAINTENANCE OF STREETS	383,000	581,000	198,000	51.7%
CLASS C ROADS / LOCAL HWY - STREET OVERLAYS / PROJECTS	748,000	863,000	115,000	15.4%
CLASS C ROADS / LOCAL HWY - FUND BALANCE INCREASE	-	-	-	.
Grand Total	**11,481,247**	**14,713,325**	**3,232,078**	**28.2%**

RECREATION EXPENDITURE BUDGETS

Account Type	Expenditure
Entity in CAFR	#60,67 RECREATION FUNDS

	FY21 Budget (Original)	FY22 Recomm Total	Total Change FY21 to FY22	% Change
RECREATION FUND - RECREATION FUND ADMIN	692,738	569,538	(123,200)	-17.8%
RECREATION FUND - GYMNASIUM PROGRAMMING	255,500	393,901	138,401	54.2%
RECREATION FUND - SWIMMING POOL PROGRAM	346,000	360,636	14,636	4.2%
RECREATION FUND - SOCCER PROGRAM	89,500	125,098	35,598	39.8%
RECREATION FUND - FOOTBALL LITTLE LEAGUE	62,600	121,573	58,973	94.2%
RECREATION FUND - MISC RECREATION PROGRAMS	94,325	120,997	26,672	28.3%
RECREATION FUND - YOUTH BASKETBALL PROGRAM	86,800	98,960	12,160	14.0%
RECREATION FUND - BASEBALL PROGRAM	69,200	75,861	6,661	9.6%
SPECIAL EVENTS FUND - FESTIVAL DAYS	42,900	58,000	15,100	35.2%
RECREATION FUND - SOFTBALL PROGRAM	12,400	43,050	30,650	247.2%
RECREATION FUND - VOLLEYBALL PROGRAM	32,700	39,777	7,077	21.6%
SPECIAL EVENTS FUND - PERFORMING ARTS	32,800	27,800	(5,000)	-15.2%
RECREATION FUND - TENNIS PROGRAM	12,400	15,400	3,000	24.2%
SPECIAL EVENTS FUND - SCHOLARSHIP PAGEANT	-	-	-	.
RECREATION FUND - ADULT SOFTBALL EXPENDITURES	-	-	-	.
Grand Total	1,829,863	2,050,591	220,728	12.1%

CEMETERY RATES - MARKET COMPARISONS
AS OF JANUARY 2021

	Resident Burial Right	Resident Perpetual Care	Double Depth Resident	Double Depth Perpetual care	Resident Child/Urn Burial Space	Resident Child/ URN Perpetual Care	Resident open/close	**Non Resident** open/close	Weekend Resident open/close	Weekend **Non Resident** open/close	Child/URN Resident open/close	Child/URN Resident Weekend open/close	Child / URN **Non Resident** open/close	Child/URN **Non Res** Weekend open/close	Disinterment Vault	Disinterment child/urn	Upright Headstone	Flat Headstone	
Farmington City	$250	$250	NA	NA		$75	$250	$400	$500	$700	$75	$225	$125	$300	$350	$100	$150	$25	
Farmington City Proposed Fees	$500	$250	NA	NA		$75	$500	1000	$750	$1,250	$150	$400	$400	$750	$1200 Resident $2000 Non res	$800 Resident $1000 non Res	$150	$25	
Centerville City	$600	$300	$1,200	$600			$400 (before 5) $600 (after 5)	$1400 before 5 $1600 (after 5)	$600	$1,600					Actual Cost $500 deposit	Actual Cost $500 Deposit	$200		
Kaysville City	$500	$150				$100	$500	$1,800	Additonal $350 for Saturday or Holiday	Additonal $350 for Saturday or Holiday	$250	Additonal $350 for Saturday or Holiday	$650 infant $ 500 URN	Additonal $350 for Saturday or Holiday	$1200 vault $2000 Non res vault	$800 res vault $800 res URN $1800 non res invant $1800 non res URN	$150		$1,000 fine for setting stone without permit.
Bountiful City	$640		$805		$250		$525 $650 - Double	$1800 $1895 - Double	$350 Satruday & Holidays $200 per hour after 4.		$150		$300		$900 $1200 Double $400 Baby/URN		$100	$20	
Clearfield	$450				$150 Child $250 URN		$300 before 3:30	$600 before 3:30	Extra $100	Extra $150	$200 before 3:30		$300 before 3:30		$500				
Provo City							$650				$250-$350 depending on size of Vault				$1,500	$900 Child $450 URN			
Clinton City	$250	$400			$125	$200	$300 before 3	$400 before 3	$450	$600	$150 before 3	$225	$200 before 3	$300	$1000 resident $1200 Non Res	$800 Resident $1000 non Res			Interment Fee includes up to 1 hour of stand-by cost for the burial crew. Additional stand-by (waiting) cost shall be billed at $50 per 1/2 hour

E2. **Cemetery Fees**

		Current Fee	Proposed Fee
Transfer of burial rights from one designated heir to another		$ 25.00	$ 25.00

***Grave Marker Fees**

Flat Marker		$ 25.00	$ 25.00
Raised Markers		$ 150.00	$ 150.00

***Sale of "Right to Burial"**

Residential Adult		$ 250.00	$ 500.00
Residential Child		$ 75.00	$ 150.00

***Perpetual Care**

Adult		$ 250.00	$ 250.00
Child		$ 75.00	$ 75.00

***Burial Fees (Weekdays)**

Residential Adult		$ 250.00	$ 500.00
Non-residential Adult		$ 400.00	$ 1,000.00
Residential Child		$ 100.00	$ 150.00
Non-residential Child		$ 125.00	$ 400.00

***Burial Fees (Weekends/Holidays/After 4:00)**

Residential Adult		$ 500.00	$ 750.00
Non-residential Adult		$ 700.00	$ 1,250.00
Residential Child		$ 225.00	$ 400.00
Non-residential Child		$ 300.00	$ 750.00

***Disinterment Fees**

Residential Adult (limited to vaults only)		$ 350.00	$ 1,200.00
Non-residential Adult (limited to vaults only)		$ 350.00	$ 2,000.00
Residential Child or Urn (adult or child)		$ 100.00	$ 800.00
Non-residential Child or Urn (adult or child)		$ 100.00	$ 1,000.00

***Re-purchase Price for the City's "Right to Burial"**

Burial sites adjacent to each other or single site adgacent to another single burial site		$ 400.00	
Single burial sites		$ 100.00	
			burial site

E3. Parks & Recreation Facilities Use Fees

***Park Picnic Boweries**		Current Fee	Proposed Fee Change
Deposit		$ 50.00	
Food Truck Deposit		$ 100.00	
Resident (per bowery)		$ 25.00	
Non-resident (per bowery)		$ 50.00	
Woodland Grass Area (per hour)		$ 25.00	

The fee for Monday thru Thursday is for unlimited time. Fees for Friday, Saturday or Sunday for residents are $25 for the first 4 hours plus $5.00 for each additional hour up to a maximum of $65.00. Non-residents will pay $50.00 for the first 4 hours plus $10.00 for each additional hour up to a maximum of $130.00.

Deposits must be paid at the time of reservation. Concellations shall not be made less than 7 days before the reservation date in order to obtain a full refund. Cancellations made with less than 7 days advance notice will foreit all fees paid, with the exception of bad weather or a lightning storm.

***Special Use Permit Fees**	Current Fee	Proposed Fee Change
Use of amplified sound	$ 25 hr.	
Use of City athletic fields and lights	$ 25.00	
Electricity for WOODLAND LAWN area	$ 25.00	
Band(s) with amplified sound	$ 100.00	
Extra electricity for blow-up toys and/or other amusement devices	$ 25 hr.	
Food Trucks	$ 25.00	
Animal show	$ 25.00	
Groups over 300 participants	$ 75.00	

(Other special uses that may adversely affect neighboring property owners)

E3. **Parks & Recreation Facilities Use Fees**

Pool Rental (Starting January 2022)

Resident Fee	$ 400.00	$ 500.00
Nonresident	$ 500.00	$ 600.00

CANCELLATION POLICY FOR POOL RESERVATIONS

If a cancellation is made prior to seven (7) days before the reservation date, the City will refund any monies received less a $5.00 processing fee. If cancelling less than seven (7) days before the reservation date, a cancellation fee of Fifty Dollars ($50.00) will be charged (for processing and rescheduling the facility). All fees will be forfeited if cancellation is made on the day of the reservation for any reason other than stormy weather conditions.

***Recreation Activities**

	Current Fee	Proposed Fee Change Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Jr. Jazz				
Kindergarten - 2nd Grade	$ 55.00	$ 60.00	$ 65.00	$ 70.00
3rd - 4th Grade	$ 60.00	$ 65.00	$ 70.00	$ 75.00
5th - 12th Grade	$ 65.00	$ 70.00	$ 75.00	$ 80.00
Team Registration	$ 400.00	$ 450.00	$ 400.00	$ 450.00

Fees to be determined on jersey cost and affiliation fees with the Jazz, by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.

	Current Fee	Proposed Fee Change	Proposed Fee Change
Football		**Resident**	**Non-Res.**
Deposit (Tackle Refundable when equipment is returned)		$50.00	$ 50.00
Tackle Football	$150.00	$160.00	$ 160.00
Flag Football Kindergarten- 4th Grade		$55.00	$ 65.00
Flag Football 5th - 9th Grade		$70.00	$ 80.00

	Current Fee	Proposed Fee Change	Current Fee	Proposed Fee Change
Soccer (Fall 2021 going forward)		**Resident**		**Non-Res.**
3 year olds- Kindergarten	$ 40.00	$ 30.00	$ 50.00	$ 40.00
1st Grade- 4th Grade	$ 40.00	$ 35.00	$ 50.00	$ 45.00
5th-6th Grade	$ 40.00	$ 40.00	$ 50.00	$ 50.00
7th-9th Grade	$ 40.00	$ 45.00	$ 50.00	$ 55.00
One Time Jersey Fee	Fees to be determined on jersey cost by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.			

	Current Fee	Proposed Fee Change	Proposed Fee Change	
Baseball		**Resident**	**Original Non-Res.**	
T-Ball (4 -5 yrs.)	$40.00	$ 45.00	$ 55.00	
Coach Pitch (5 yrs.)	$40.00	$ 45.00	$ 55.00	
Kindergarten	$45.00	$ 50.00	$ 60.00	
1st /2nd Minor	$45.00	$ 50.00	$ 60.00	
1st/2nd Major	$50.00	$ 60.00	$ 70.00	
3rd Grade	$60.00	$ 65.00	$ 75.00	
4th Grade	$60.00	$ 65.00	$ 75.00	
5th-6th Grade	$75.00	$ 80.00	$ 90.00	
Jr High	$100.00	$ 105.00	$ 115.00	
High School	$100.00	$ 105.00	$ 115.00	
10U Team Registration		$ 65.00	$ 65.00	Per Player
12U Team Registration		$ 65.00	$ 65.00	Per Player

	Current Fee		Proposed Fee Change
Fall Baseball	**Resident**	Current Fee **Non-Res.**	**Non-Res.**
T-Ball (4 -5 yrs.)	$ 25.00	$ 40.00	$ 35.00
Coach Pitch (5 yrs.)	$ 25.00	$ 40.00	$ 35.00
Kindergarten	$ 25.00	$ 40.00	$ 35.00
1st /2nd	$ 30.00	$ 45.00	$ 40.00
3rd Grade & 4th Grade	$ 40.00	$ 55.00	$ 50.00
5th-6th Grade	$ 45.00	$ 60.00	$ 55.00
Jr High	$ 80.00	$ 95.00	$ 90.00
One Time Jersey Fee	Fees to be determined on jersey cost by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.		

	Current Fee	Proposed Fee Change	Current Fee
Softball		**Resident**	**Non-Res.**
Kindergarten	$45.00	$ 50.00	$ 60.00
1st Grade	$45.00	$ 50.00	$ 60.00
2nd	$45.00	$ 50.00	$ 60.00
3rd	$55.00	$ 60.00	$ 70.00
4th	$55.00	$ 60.00	$ 70.00
5th	$55.00	$ 60.00	$ 70.00
U12 Fastpitch	$65.00	$ 70.00	$ 80.00
Jr High So	$65.00	$ 70.00	$ 80.00
High School	$65.00	$ 70.00	$ 80.00

	Proposed Fee Change		Proposed Fee Change
Fall Softball	**Resident**	**Original Non-Res.**	**Non-Res.**
Kindergarten	$ 25.00	$ 40.00	$ 35.00
1st Grade- 3rd Grade	$ 30.00	$ 45.00	$ 40.00
3rd Grade- 5th Grade	$ 40.00	$ 55.00	$ 50.00
One Time Jersey Fee	Fees to be determined on jersey cost by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.		

Adaptive Recreation	Current Fee Resident	Proposed Fee Change Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Jr. Jazz	$26.00	$ 30.00	$ 31.00	$ 40.00
Super Sport	$26.00	$ 30.00	$ 31.00	$ 40.00
Baseball	$26.00	$ 30.00	$ 31.00	$ 40.00

Adult Programs	Current Fee	Proposed Fee Change Cost:
Men's Basketball	$ 350.00	$ 375.00
Women's Basketball	$ 350.00	$ 375.00
Adult Co-ed Soccer		$ 350.00
Adult Volleyball Women's	$ 225.00	$ 250.00
Adult Volleyball Co-ed		$ 225.00
Adult Softball		$ 400.00

Super Sport	Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Spring Super Sport	$ 25.00	$ 30.00	$ 35.00
Summer Super Sport	$ 25.00	$ 30.00	$ 35.00
Fall Super Sport	$ 25.00	$ 30.00	$ 35.00

*This is for a 3 day program. Fees will be adjusted by parks & recreation if school break is changed.

Volleyball League	Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Youth Volleyball League	$ 30.00	$35.00	$40.00

	Current Fee Resident	Proposed Fee Change Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Tennis Lessons	$ 35.00	$ 40.00	$ 45.00	$ 50.00
Archery	$ 30.00		$ 40.00	
Farmington Track & Field	$ 35.00		$ 35.00	

Recreation Classes

Fees to be determined on an individual class, tournaments, and seasonal programs, by the Parks & Recreation Department. Setting of those fees are herein authorized by the Farmington City Council.

Outdoor Courts	Current Fee Resident	Proposed Fee Change Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Pickleball Courts (Outdoor Only Courts 1&2)	$10.00/2hrs		$10.00/2hrs	
Pickleball Courts (4 Courts/Full Day)	N/A	$ 250.00	N/A	$ 250.00
Pickleball Courts (8 Courts/Full Day)	N/A	$ 500.00	N/A	$ 500.00

GYMNASIUM

Punch Pass - 20 Punches	Current Fee Resident*	Proposed Fee Change	Non-Res.
Youth (7-17)	$ 15.00	$ 20.00	$ 40.00
Adult (18 and Older)	$ 20.00		$ 50.00
Senior (65+)	$ 10.00		$ 40.00

One Month Membership	Current Fee Resident	Proposed Fee Change Resident	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Youth (7-17)	$ 15.00	$ 20.00	$ 35.00	$
Adult (18 and Older)	$ 20.00		$ 45.00	
Senior (65+)	$ 10.00		$ 35.00	
Family**	$ 40.00		$ 60.00	
Additioal Family member for Pass	$ 10.00	$ 20.00	$ 10.00	$ 20.00

6 Month Membership	Current Fee Resident*	Proposed Fee Change	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Youth (6-17)	$ 60.00		$ 140.00	
Adult (17 and Older)	$ 80.00		$ 190.00	
Senior (65+)	$ 50.00		$ 140.00	
Family**	$ 140.00		$ 250.00	
Additioal Family member for Pass	$ 10.00	$ 20.00	$ 10.00	$ 20.00

1 Year Membership	Current Fee Resident*	Proposed Fee Change	Current Fee Non-Res.	Proposed Fee Change Non-Res.
Youth (6-17)	$ 110.00		$ 260.00	
Adult (17 and Older)	$ 150.00		$ 360.00	
Senior (65+)	$ 90.00		$ 260.00	
Family**	$ 260.00		$ 480.00	

Additioal Family member for Pass	$ 10.00	$ 20.00	$ 10.00	$ 20.00

**Family Passes are for Immediate family living in the same household. Family passes are for up to 5 members. Each additional member is $20

*Residents must show proof of residency in order to receive the resident rate. Valid Driver's license is the best method for proof of residence.

CONSOLIDATED FEE SCHEDULE | ***FY21 Rates*** | ***FY22 Rates Recommended 3% Increase (rounded to nearest .10)***

D. ENTERPRISE FUND - USER FEES

Time of Payment

Payment is due by the end of each billing month.

D1. Culinary Water

				Fee	Change	Actual %
Water minimum (Base Rate)						
Residential		~~$ 18.80~~	per month	$ 19.40	$ 0.60	3.2%
Commercial	Up to 1"	~~$ 18.80~~	per month	$ 19.40	$ 0.60	3.2%
	1.5"	~~$ 39.50~~	per month	$ 40.70	$ 1.20	3.0%
The meter size will be determined by the largest meter installed. If more than one meter is installed of the same size, then the charge will be determined by the number of those meters installed. If more than one size of meter is installed, the largest meter size will be charged the base meter rate.	2"	~~$ 63.30~~	per month	$ 65.20	$ 1.90	3.0%
	3"	~~$ 118.60~~	per month	$ 122.20	$ 3.60	3.0%
	4"	~~$ 197.70~~	per month	$ 203.60	$ 5.90	3.0%
	6"	~~$ 395.40~~	per month	$ 407.30	$ 11.90	3.0%
	8"	~~$ 632.70~~	per month	$ 651.70	$ 19.00	3.0%
Usage charges:						
Residential	0-5000	Minimum	Base Rate			
	5001-10000	~~$ 2.60~~	1000 gals	$ 2.70	$ 0.10	3.8%
	10001-20000	~~$ 2.90~~	1000 gals	$ 3.00	$ 0.10	3.4%
	20001&above	~~$ 3.20~~	1000 gals	$ 3.30	$ 0.10	3.1%
Commercial:		~~$ 2.20~~	1000 gals	$ 2.30	$ 0.10	4.5%

Water users living outside of Farmington City limits will be charged double the rate.

CITY COUNCIL AGENDA

For Council Meeting:
May 18, 2021

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Councilmember, Amy Shumway give the invocation to the meeting and it is requested that Councilmember Shawn Beus lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
May 18, 2021

PUBLIC HEARING: Zoning and Sign Ordinance Amendments: Conditional Uses to Special Exceptions (ZT-9-21)

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the enclosed enabling ordinance amending Sections 11-3-045, 11-15-050 and 11-28-060, of the Farmington City Zoning Ordinance and Sections 15-4-100 and 15-5-040 of the Farmington City Sign Ordinance

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, City Planner

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Meagan Booth, Associate Planner
Date: May 18, 2021
SUBJECT: Zoning and Sign Ordinance Amendments: Conditional Uses to Special Exceptions (ZT-9-21)

RECOMMENDATION

1. Hold a public hearing; and
2. Move that the City Council approve the enclosed enabling ordinance amending Sections 11-3-045, 11-15-050 and 11-28-060, of the Farmington City Zoning Ordinance and Sections 15-4-100 and 15-5-040 of the Farmington City Sign Ordinance

Findings for Approval:

1. The amendment supports the purpose of a Special Exception as an adjustment to a fixed dimension standard.
2. The special exception provides the necessary discretion for such matters whereas the conditional use process does not.
3. The amendment gives express authority to the Planning Commission to grant the request.
4. The Special Exception approval standards better represent criteria that should be considered by the Planning Commission including use, construction, character, location, landscaping, screening, parking and whether or not the a lot or parcel is of sufficient size to accommodate the special exception.
5. This amendment is in line with similar text amendments codified this year.
6. The Planning Commission has authority over Special Exceptions to approve or deny, through the approval standards set forth 11-3-045, which gives more discretion to the city, and as such, it is appropriate that the city strike the phrase, "has less potential impact than a conditional use but still".

BACKGROUND

This is an amendment to the zoning and sign ordinance, which changes the process from a conditional use to a special exception when the applicant or property owner requests a deviation from the ordinance as shown in the attached amended text. Per Utah State Code 10-9a-507, "(2) (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.", which when applied leaves little discretion to the city. The purpose of a Special Exception is to allow an adjustment to a fixed dimensional standard permitted in the ordinance. Dimensional standards regulate setbacks, height, lot coverage, etc.

At the May 6, 2021 Planning Commission meeting, the Commission recommended that the City Council approve the zone text amendments as written in the staff report, with little discussion on the changes.

Supplemental Information

1. Enabling Ordinance

Respectfully Submitted

Meagan Booth
Associate Planner

Review & Concur

Shane Pace
City Manager

Exhibit A

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;
2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;
3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;
4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or
5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.

A special exception ~~has less potential impact than a conditional use but still~~ requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

11-15-050: LOT STANDARDS FOR OFFICE/COMMERCIAL USES:

A. Building Setbacks:

3. Common Property Line With Residential Use: Where office/commercial development in a BR Zone share a common property line with a residential use within the zone, the minimum front, side and rear yard setbacks shall be ten feet (10') unless, upon receipt and review of a ~~conditional use~~ special exception application, a lesser, or no, setback is approved by the Planning Commission.

C. Lot Width: The minimum lot width for commercial or office uses in a BR Zone shall be one hundred feet (100') unless otherwise provided by a ~~conditional use permit~~ special exception. For individual lots with a single use, one hundred feet (100') of frontage shall be provided on a fully improved public street. These standards shall not apply to lots legally established prior to the effective date hereof.

11-28-060: LOCATION OF RECREATIONAL POOLS AND TENNIS COURTS

Private Multipurpose Sports Courts: Private multipurpose sports courts, tennis courts or other similar playing surfaces, shall be set back at least five feet (5') from the rear and side property lines, fifteen feet (15') from the side corner property line, at least thirty feet (30') from the front property line, and shall be at least twenty feet (20') from any neighboring dwelling. Any deviation from the above setbacks or fence standards contained in this title shall require a ~~conditional use permit~~ special exception (no fee shall be assessed for such application). No lighting may be installed in connection with the multipurpose sports court, tennis court or other similar playing surface which shall throw any direct rays beyond the property lines on which it is constructed. (Ord. 2011-10, 5-17-2011)

15-4-100: PROPERTY SIGNS:

F. Changes By ~~Conditional Use~~ Special Exception Process: The following may be changed by the city's ~~conditional use permit~~ special exception process:

1. Additional on site property and directional signage as may be reasonably required to create a sense of community, including the final size, character, location and design of the signage.
2. Adjustments to the signage requirements.

15-5-040: COMMERCIAL ZONES:

F. Ground Signs: The following provisions shall apply to ground signs:

4. The area of a ground sign shall not exceed one square foot of area for each linear foot of street frontage, or two hundred (200) square feet, whichever is less. This standard may be reviewed by the planning commission in conjunction with a ~~conditional use~~ special exception application and may be adjusted either up or down;
5. The maximum height of ground signs at the minimum setback shall be twenty feet (20') above the elevation of the top of curb nearest to the sign. This height may be increased to a maximum of forty feet (40') if the sign is set back an additional one and one-half feet ($1^1/_2$') for each foot of height over twenty feet (20'). These standards may be reviewed by the planning commission in conjunction with a ~~conditional use~~ special exception application and may be adjusted either up or down; and
6. On corner lots, ground signs shall be set back thirty feet (30') from the intersection of property lines.

FARMINGTON, UTAH

ORDINANCE NO. 2021 -

AN ORDINANCE AMENDING CHAPTERS 3, 15, AND 28 OF THE ZONING ORDINANCE AND CHAPTERS 4 AND 5 OF THE SIGN ORDINANCE (ZT-9-21).

WHEREAS, the Planning Commission has held a public hearing in which the proposed various amendments to the Zoning and Sign Ordinance were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

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

Section 1. Amendment. Sections 11-3-045, 11-15-050 and 11-28-060, of the Farmington City Zoning Ordinance and Sections 15-4-100 and 15-5-040 of the Farmington City Sign Ordinance are hereby amended as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of May 2021.

FARMINGTON CITY

_____
H. James Talbot, Mayor

ATTEST:

_____
Heidi Bouck, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
May 18, 2021

SUBJECT: Modification to "Maker Way" Street Cross-Section

ACTION TO BE CONSIDERED:

1. Move that the City Council approve a request from the developer/property owner to modify the "Maker Way" street cross section as prepared by Civitas in the attached exhibit for STACK subject to the review and approval of the City's traffic engineer and Public Works Department, and final approval by the DRC and development design review for project abutting the r.o.w. Including findings 1 – 4 as outlined in the staff report.

GENERAL INFORMATION:

See enclosed staff report prepared by Dave Petersen, Community Development Director.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: David E. Petersen, Community Development Director

Date: May 6, 2021

SUBJECT: **MODIFICATION TO "MAKER WAY" STREET CROSS-SECTION**

RECOMMENDATION

Move the City Council approve a request from the developer/property owner to modify the "Maker Way" street cross section as prepared by Civitas in the attached exhibit for STACK subject to the review and approval of the City's traffic engineer and Public Works Department, and final approval by the DRC and development design review for projects abutting the r.o.w.

Findings:

1. The revised cross section will enhance the pedestrian friendly environment the developer is committed to create in the vicinity of the remote hub and adjacent mixed-use area, which was approved by the City as part of the North Farmington Station PMP.
    a. The changes will provide less crossing distance and safer crosswalks for the pedestrian.
    b. Bicyclists will enjoy safer and more attractive routes of travel.
2. The improved pedestrian and bicycle facilities will offer better direct access to the North Farmington Station center mixed use area, the remote hub, the future Spring Creek and Shepard Creek Trails, and the future City Park south of Burke Ln, and improved in-direct access to the Legacy and D&RGW trails.
4. The proposed cross section solidifies the concept that Commerce Drive will serve as the primary north to south vehicular movement while Maker Way support the remote hub area as a mixed use center.
3. The cross-section has worked successfully elsewhere improving pedestrian safety and mobility.

[Note: to date, the name "Maker Way" has not yet been discussed and/or approved by the City]

BACKGROUND

Maker Way is identified as a principle street per the City's Regulating Plan set forth in Chapter 18 of the Zoning Ordinance. Existing specific cross section details are provided in Tables 18.1 to 18.2 in Section 11-18-040 and illustrated in the enclosed information from TimTaylor the City's traffic Engineer. However, Section 12-8-100 of the Subdivision Ordinance enables the City to modify such standards as follows:

> 12-8-100: ADMINISTRATIVE REVIEW FOR PUBLIC STREET STANDARDS NOT LISTED:
>
> A. Consideration: The city engineer may review and approve street standards not listed in the Farmington City development standards but shall consider only modifications and

alternatives to standard street intersections, sidewalk locations, typical cul-de-sac and standard roadway sections, but not the elimination of sidewalks altogether. The city council, after receiving a recommendation from the planning commission, may waive the requirement to install sidewalks. The city engineer and/or the planning commission shall not consider changes to remaining standards, including, but not limited to, submittals, quality control, site preparation, grading, excavating, backfilling and compaction, base course, asphalt/concrete, curbs, gutters, drive aprons and walks, slurry sealing, restoration of existing improvements, storm drainage systems, boundary markers and survey monuments, geotextiles and concrete reinforcement. Notwithstanding the foregoing, amendments to the Farmington City development standards may be approved from time to time by resolution of the city council.

B. Application: An application requesting a street standard not listed shall be filed with the city planner. The application shall include a detailed description of the proposed standard and other such information as may be required.

C. Investigation: The city planner, city engineer, city public works director and any other city official, as required, shall conduct such investigations as are deemed necessary to compare the proposed standard with sound customary engineering and planning practices. Thereafter, a recommendation shall be provided to the city engineer or the planning commission.

D. Final Determination: The final determination by the city engineer or the city council and all information pertaining to it shall be assigned a file number classifying it as an administrative determination and shall become a permanent public record in the office of the community development department. (Ord. 2009-11, 2-17-2009; amd. Ord. 2019-34, 11-12-2019)

Planning Commission recommendation:
The City should implement modified Maker street cross-section as proposed (5/6/21)

Supplementary Information:

1. Mountain View Subdivision Phase 1 Final Plat
2. Proposed 175 South street Cross Section

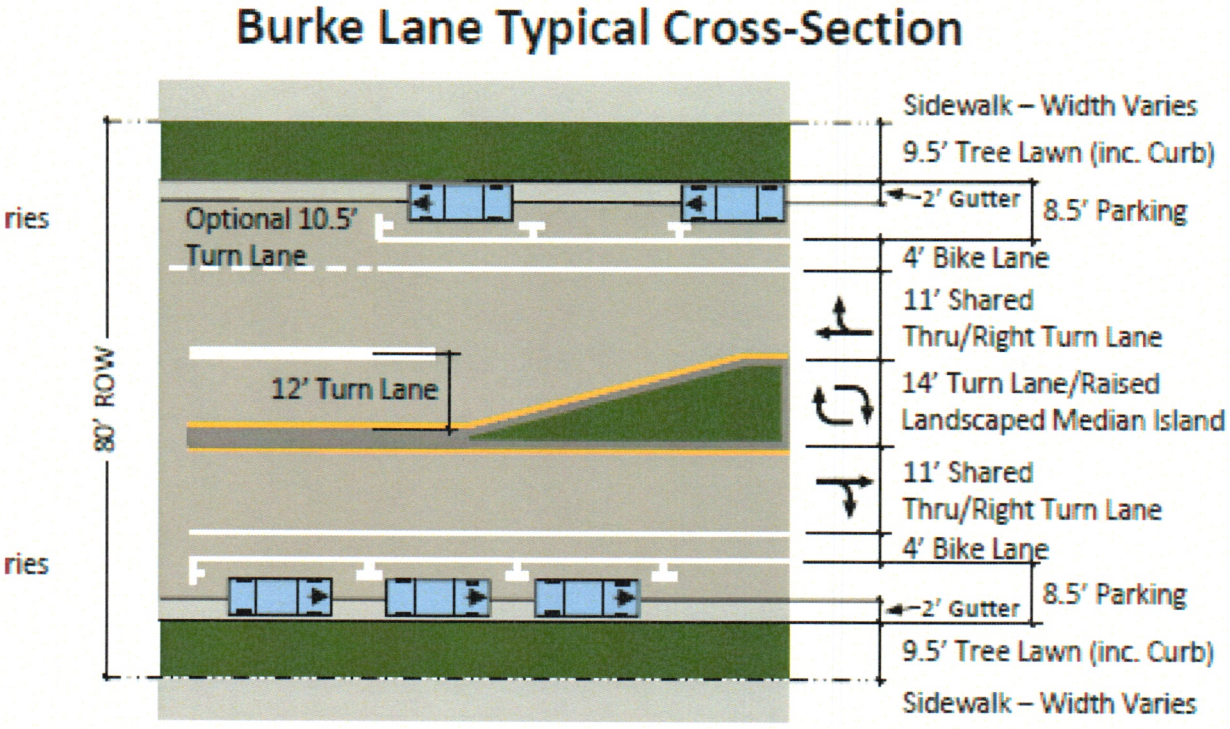
Respectively Submitted

David Petersen
Community Development Director

Review and Concur

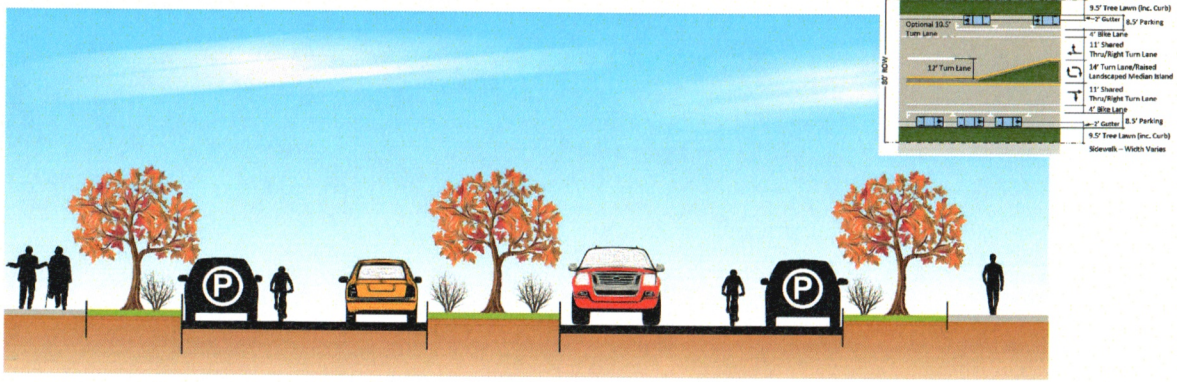
Shane Pace
City Manager

The existing street cross-section planned for Maker Way is similar to the Burke Lane Cross-Section below:

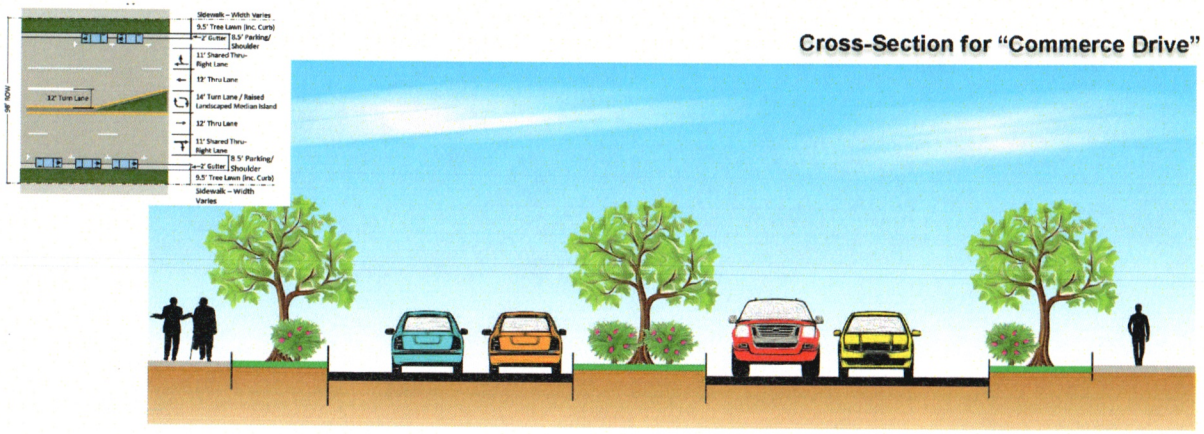


Reference Street Sections Provided by Farmington City

Cross-Section for Burke Lane and "Digital Drive"

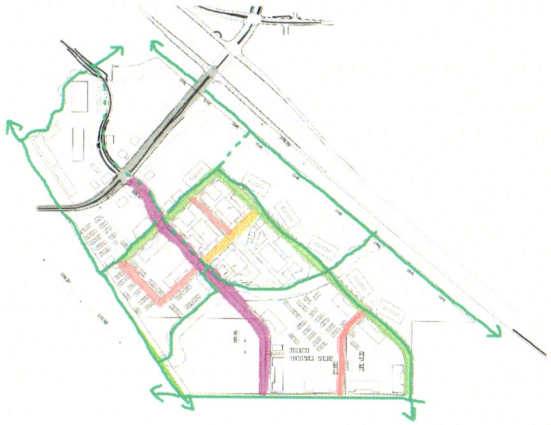


Cross-Section for "Commerce Drive"



CIVITAS STACK REAL ESTATE

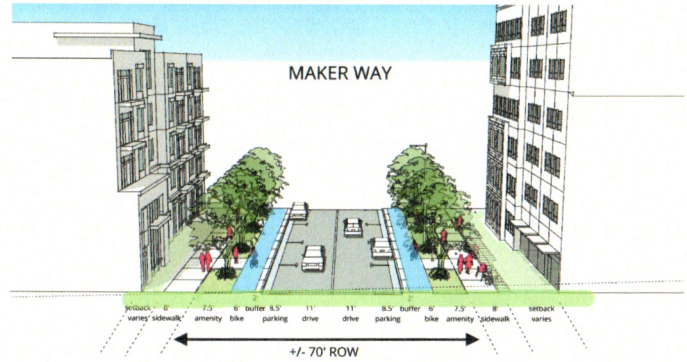
KEY MAP



NOT TO SCALE

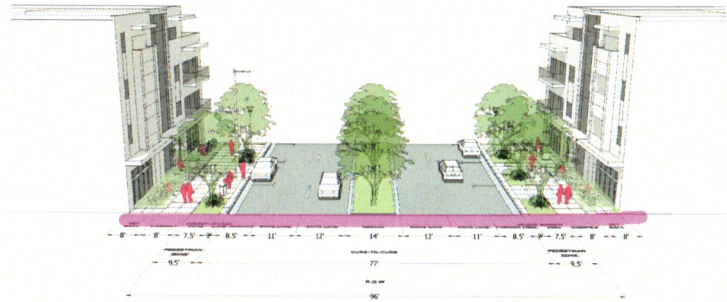
FARMINGTON STATION NORTH

MAKER WAY



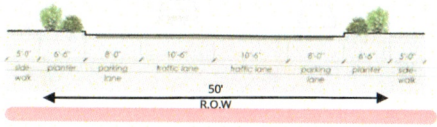
NOT TO SCALE

COMMERCE DRIVE



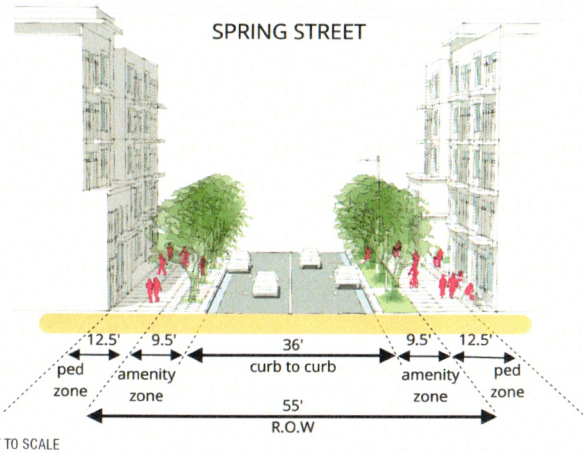
NOT TO SCALE

NEIGHBORHOOD STREET



NOT TO SCALE

SPRING STREET



NOT TO SCALE

CIVITAS

1100 Kennedy St | Denver, Co 80220 | 303.571.1853

Farmington Station North

Location
Farmington, Utah

Consultants
Consultant Discipline

Consultant Discipline

Consultant Discipline

Stamp

Issue Record

Revisions

CVT Proj. #: 2-25-0072

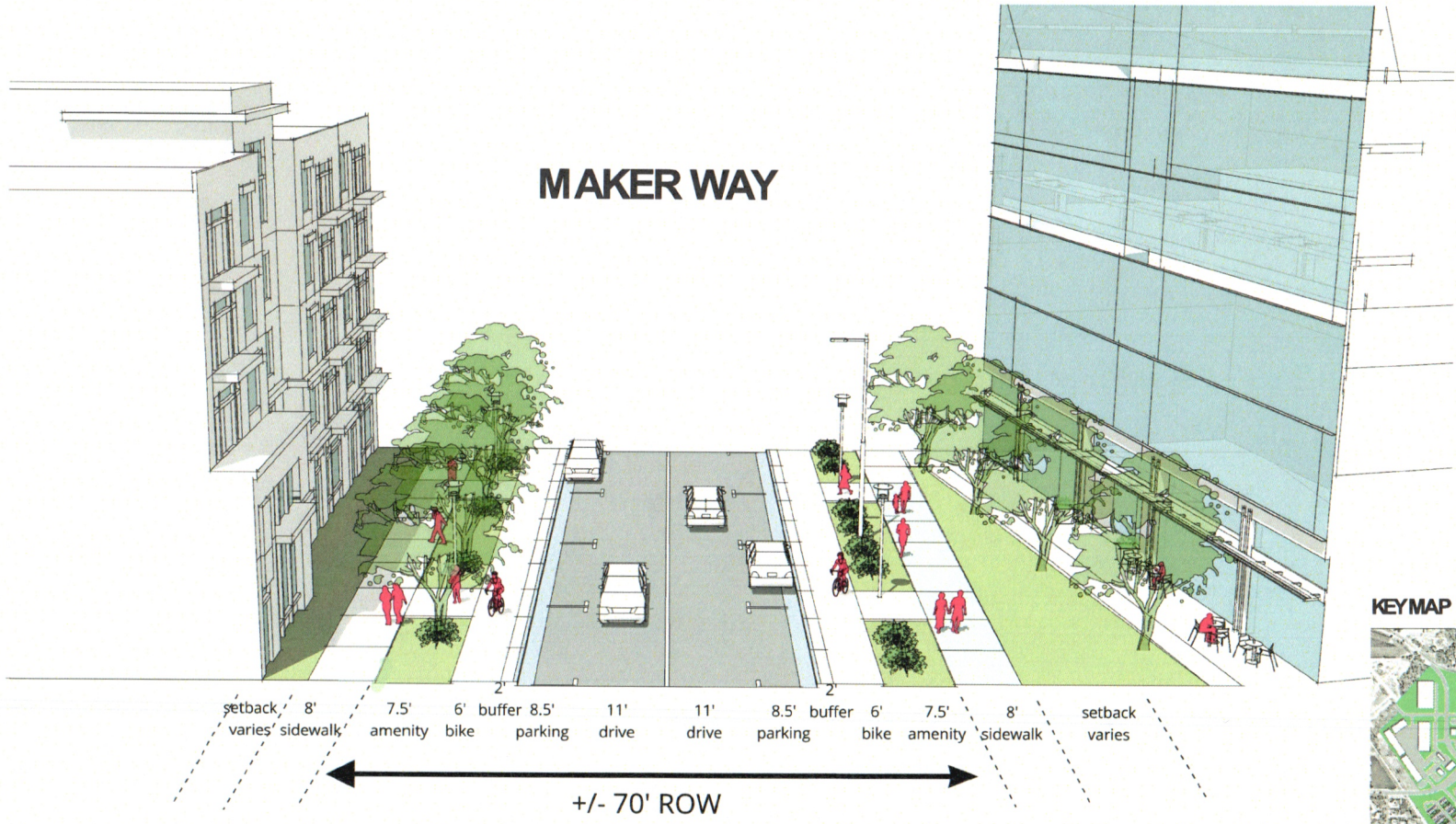
Drawn

Checked

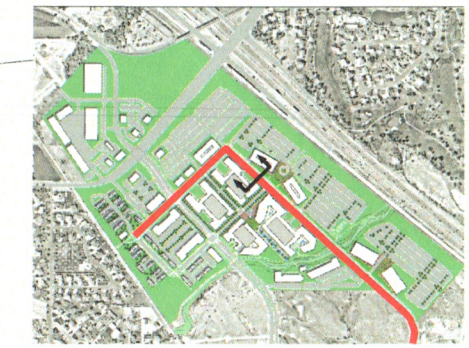
ROAD CONCEPT

3.00

MAKER WAY

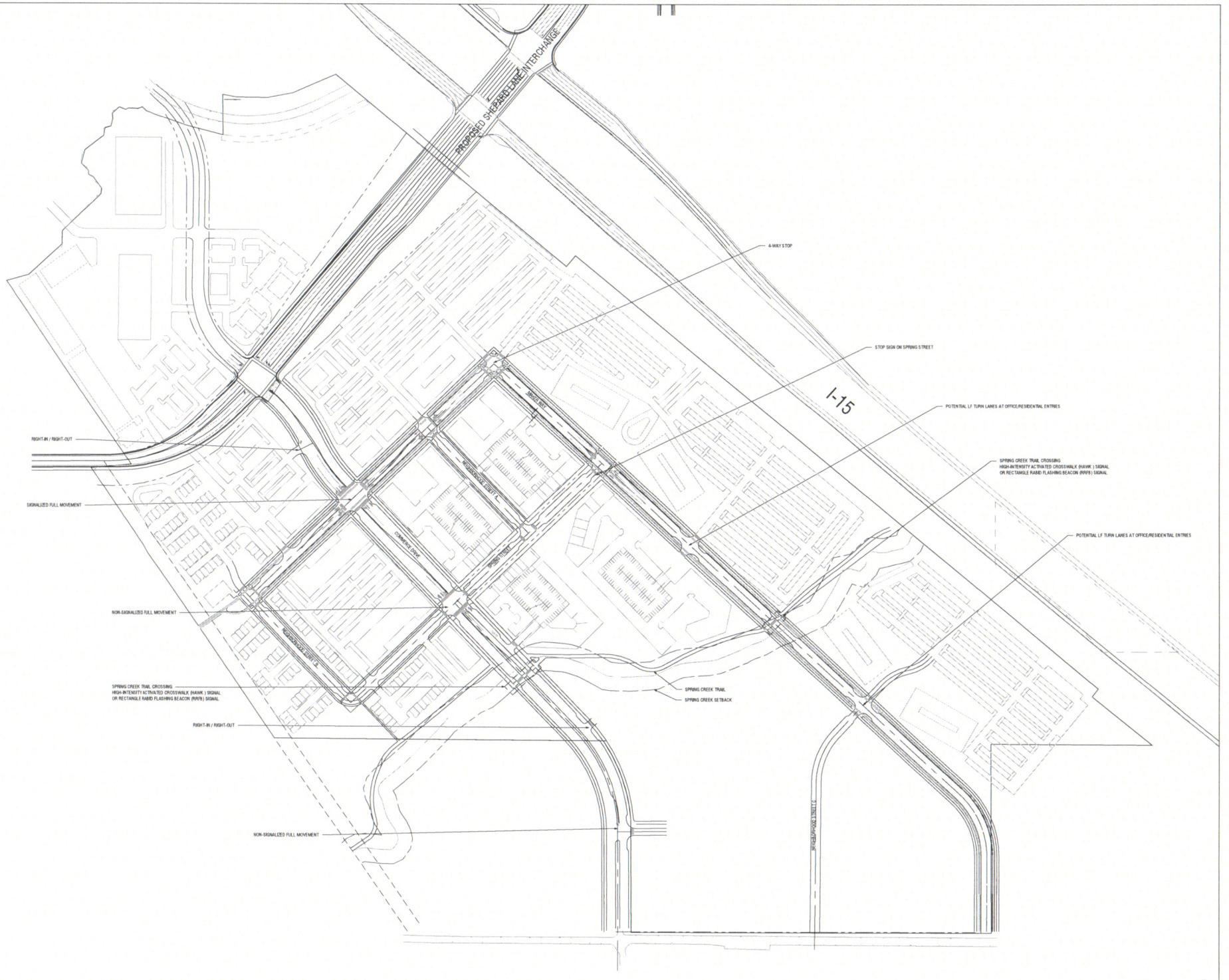


KEY MAP



CIVITAS STACK REAL ESTATE

North Farmington Station
Draft Master Plan



CIVITAS

Farmington Station North

Location
Farmington, Utah

Consultants:
Consultant Discipline
Consultant Discipline
Consultant Discipline

Stamp:

Issue Record:

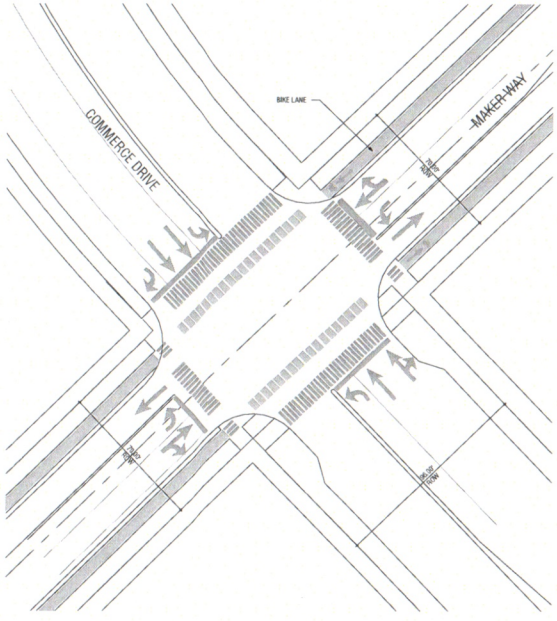
Revisions:

CVI Proj. #: 2-25-0972
Drawn:
Checked:

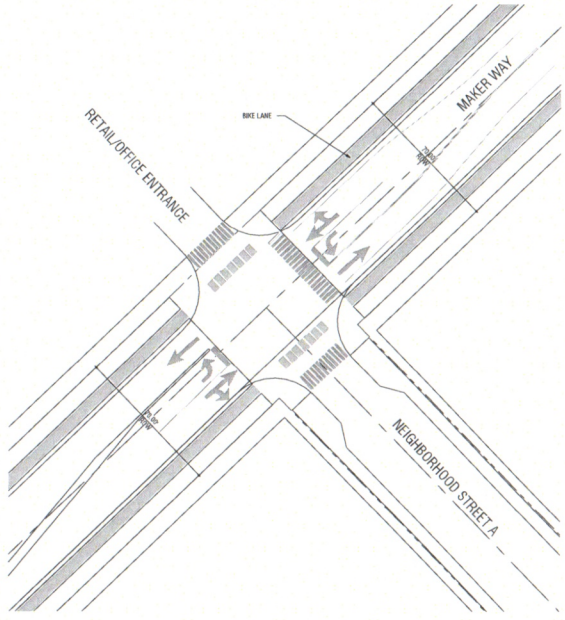
ROAD CONCEPT

1.00

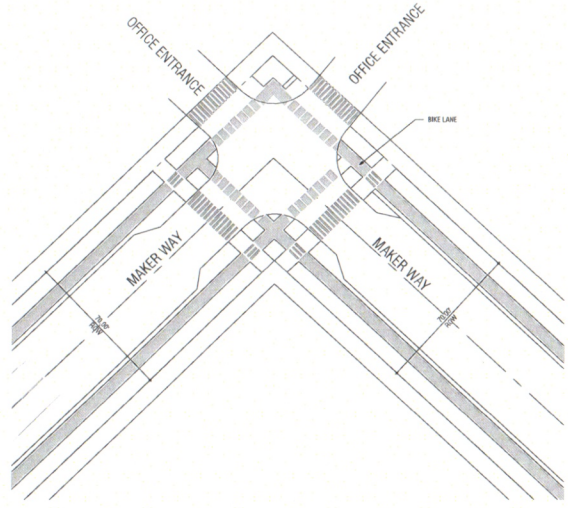
1 COMMERCE DRIVE @ MAKER WAY — SIGNALED - FULL MOVEMENT



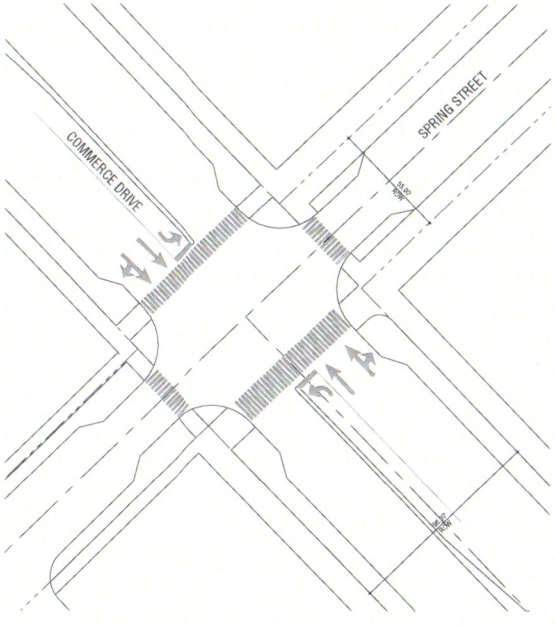
2 MAKER WAY @ CONNECTOR STREET — NON-SIGNALED - FULL MOVEMENT



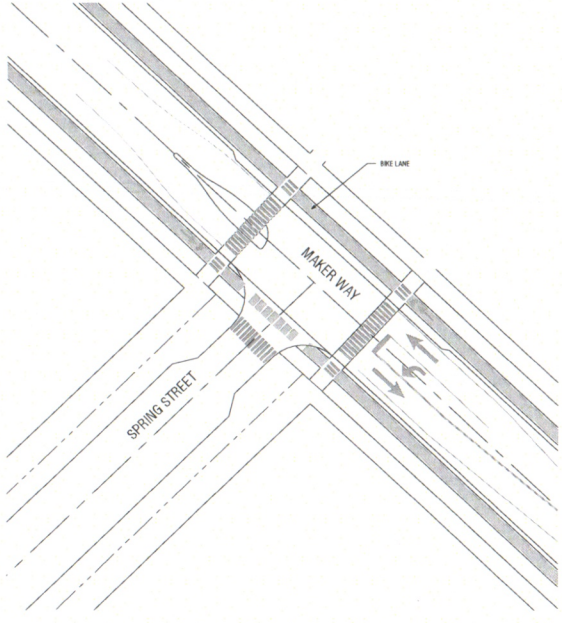
3 MAKER WAY CORNER — 4-WAY STOP



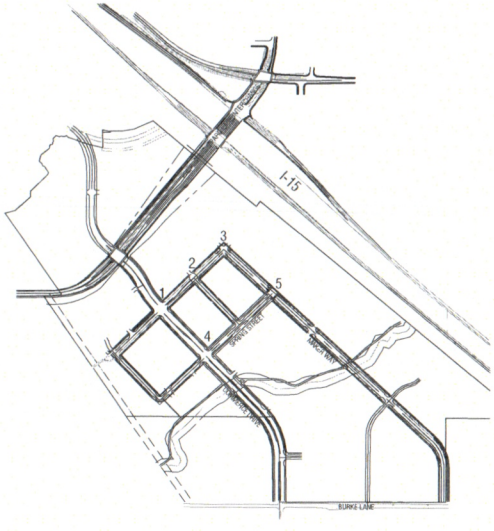
4 COMMERCE DRIVE @ SPRING STREET — NON-SIGNALED - FULL MOVEMENT



5 SPRING STREET @ MAKER WAY — NON-SIGNALED - FULL MOVEMENT



KEY MAP



CIVITAS

Farmington Station North

Location
Farmington, Utah

Consultants
Consultant Discipline

Consultant Discipline

Consultant Discipline

Items:

Issue Record:

Revisions:

CIVIT Proj. #: 2-(20-093)
Drawn:
Checked:

ROAD CONCEPT

2.00

CITY COUNCIL AGENDA

For Council Meeting:
May 18, 2021

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes for April 6th
2. Wright Development Group Improvements Agreement

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

FARMINGTON CITY – CITY COUNCIL MINUTES

APRIL 6, 2021

WORK SESSION

Joining via Zoom:

City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Community Development Director Dave Petersen,
Assistant City Manager/Economic Development Director Brigham Mellor,
Assistant City Manager/City Engineer Chad Boshell,
and City Attorney Todd Godfrey.

Councilman **Brett Anderson** called the work session to order, excusing Mayor **Jim Talbot**.

UDOT DISCUSSION ON WDC FARMINGTON BAY CONSTRUCTORS

The work session was held to consider a presentation made by the Utah Department of Transportation (UDOT). **Rex Harris** addressed the Council about berms and aesthetic treatments. UDOT has spent a lot of time with resident working groups over the last few years with all cities along the 16-mile corridor project. UDOT has a policy that three-quarters percent of the construction value can be spent on aesthetic treatments. The UDOT region director allowed them to go over and beyond that for this project, more than doubling what they were originally allowed to do with aesthetics. It was paid for with the construction budget of the project. The three quarters percent was separated out among the cities based on the number of exchanges and lengths of the project within their city limits. UDOT will cut Farmington a check for $700,000 to be spent on the corridor however they would like, over and above the berming, treatments of what the bridges will look like, and noise walls.

While with the resident working groups, UDOT saw overwhelmingly that Farmington residents wanted to be shielded from the corridor as best as possible. Where noise walls do not qualify, they want berms that would shield them from the roadway. A berm is not necessarily a noise wall, but it is meant to reduce noise levels. Berms will help break up the view of the road while UDOT is trying to keep the corridor as low to the ground as possible. Sometimes that was not possible when crossing over roads and other crossings. In some areas, people were willing to have UDOT buy their property in order to keep the road alignment low. Glovers was initially

going to be high, but after listening to residents, it was kept low instead, which kept noise levels lower. Glovers will now be over top, and West Davis will be kept low.

UDOT environmentally cleared a 250 feet width for the roadway alignment and an additional 25 feet for a trail system through the corridor. Out of the 275 feet, this will give an area to place berms. He shared cross section illustrations with the Council. A car could traverse the berms, coming to a stop without rolling over. The maximum height of a berm is 6 feet, which will block the view of the vehicles considering a home 300 feet away.

There are a lot of wetlands in the area where the road will be built in the 275 foot roadway width. UDOT made commitments not to disturb those wetlands if they didn't have to. There will be wet areas adjacent to roadways where berms can't be placed. Road curves are banked to make it easier for motorists to stay on the roadways, but nothing more than 4 percent. Some embankments are 20 feet high for curves. So, the berms may not have as much of an effect on some curved areas. In these cases, it wouldn't make sense to have a berm.

UDOT has some budgetary limitations, so they prioritized the areas where berms would have the greatest effect. They will not be on the lake side of the roadway in Farmington. They will be between the homes and the roadway. The first priority was shielding all homes within 300 feet of the roadway, which their budget covered. The budget allowed capturing all homes within 500 feet, roughly a city block or two football fields.

Past Glovers, berms can be built in areas of the map shown in green. A third of a mile along Buffalo Ranch Road will be covered. The three-quarters of a mile from Ranch Road/Prairie View Drive stretching to where the ramps are at 950 will be covered. Past there, into Kaysville, berms will shield the sewer plant for half a mile. There are some additional alternative areas (shown in red and blue on the map) based on the effectiveness of how well the berms will work. If the contractor has excess material, berms can be placed in these areas. There are areas where the berms can be extended.

If the Council wants to see examples of other berms, there are a lot along Legacy Highway, **Harris** said. On Legacy Highway, they can be 50 feet wide at the base. He encouraged Council members to visit the GIS map at the udot.utah.gov/westdavis website and play around with the layers. There is a berm layer, a noise wall layer, wetland layer, etc.

Harris said there is a fine balance considering striping being repainted on an annual balance, especially after being impacted by plows in the winter. The concrete road will have the striping grooved in about 1/8 of an inch. Reflectivity with glass beads helps. Testing is being done continuously to find products that stay and last longer. UDOT is open to suggestions on this.

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Anderson asked if there have been discussions about where and when Farmington will be in getting its own access to the West Davis Corridor. **Harris** said it will be at 1525, as UDOT has already bought Right of Way (ROW) there. This will allow high school access. It will be a local interchange and Farmington will have to work through funding issues for that. UDOT likes to have 2-mile spacing between interchanges.

City Manager **Shane Pace** said timing will rely on how well Farmington lobbies the State Legislature for that funding. Councilman **Scott Isaacson** asked if UDOT and the City are certain that the residents want that additional interchange at 1525, as he knows a lot of people in that area who won't be happy with it. He has heard over the years that Farmington gets the burden of a freeway that their residents can't even use, which he understands. **Anderson** doesn't know if the 1525 interchange issue has been hammered out yet.

Councilwoman **Amy Shumway** asked if the website map would be updated to show 650 West going over Glover's Lane. **Harris** said those updates have not been made to the website. These are concepts for Glover's and 650 was what the contractor came up with. When the proposal went out to get a contractor on board, three were bidding on the project. They took five months to look at it, to see if they could come up with a road better than UDOT had proposed. Farmington Bay Constructors were the winning bidder who came up with a concept better than UDOT's proposal. The conditions placed on that is that the contractor would need to get approval from the City as well as environmental clearance. UDOT is now in the process of getting environmental clearance and getting the reevaluations done by May. It will be presented for public comment in the future. Once it is cleared environmentally, it will be posted on the website. It can't be shown until things are cleared environmentally and UDOT has all their ducks in a row.

Robert Patcheck, project manager with Farmington Bay Constructors, addressed the Council regarding the proposal to use 950 North as a transportation corridor going from U.S. Highway 89 to the West Davis Corridor. Farmington Bay Constructors has gone through a lot of studies on how to ingress and egress this project, from 1525 and Shephard's Lane. He found out from the City that they had plans to lengthen 950 North in the future. They have come up with something that would be beneficial to both parties. It would be half a million dollars worth of work that could be done in house, with the remainder of the work that could be negotiated. He was able to get some good pricing through their partners in the industry, including Staker Parsons and Wadsworth Construction. He wants the Council's thoughts on this proposal today. They could provide excavation and subbase for a haul road, tying into Shepard Lane. It would be a temporary access road. The value of the excavation, top soil stripping, and granular bar in its permanent configuration is just under half a million dollars.

Pace said it would cost $640,000 for Farmington to do it, more than the $500,000 being proposed by Farmington Bay Constructors. This would be a good benefit to Farmington. Farmington Bay Constructors knows that the sewer may want to come in with a line there, and that would have to be negotiated, with hopes to be competitive considering Farmington's base budget.

The 200 North access from Highway 89 will be the truck access on the north, while 1525 will be the south access, which is a 6.75 mile gap along the corridor. This is the biggest stretch in the project and puts a heavy burden on those two access points. The 1525 access would come off U.S. 89 at Park Lane, then proceed west to 1525 West to access the corridor. That is 2 miles on City streets with five signalized intersections and heavy haul trucks impacting traffic. The 950 access would alleviate that traffic by 30 percent, and be only 1 mile on City streets and two signalized intersections. Shorter haul times from the South Weber Staker Parson pit would result in 25 percent fewer trucks needed on the road to keep up with the project. Other aggregates will come from Interstate 15 and use Glover's Lane, rather than the Staker Parson pit at the intersection of Interstate 84 and U.S. 89.

Isaacson said he sees some real problems because 1525 is a narrow road right now with no shoulders. He would like more time to speak with the Council about this. **Shumway**, who lives right off Shepard Lane, has neighbors that complain about the Highway 89 construction because it is elevated by Smith's. She wanted to know how long to anticipate hauling on Shepard Lane so she can answer to her neighbors. They answered it would be three to four months, then taper off but continue throughout the duration of construction of the project.

Councilwoman **Rebecca Wayment** said she understands the need for the 950 access. It will be a shared impact throughout the City, and it should be put in the newsletter that heavy trucks will be going on City surface streets. It will be a big change. **Pace** said the City will have to get back to the contractor to let them know if to move forward with the 950 access or not. A decision cannot be made in this work session. If the City agrees, it would start being implemented in the next 30 days, the contractor said. The large loads of fill could start within 35 days.

Assistant City Manager/City Engineer **Chad Boshell** said they need to get the embankments built quickly in order to allow time to settle. The haul routes will be used throughout the project, but in different phases. Before complaining starts, **Isaacson** wants communication going out to City residents about how the City tried to mitigate the impacts.

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REGULAR SESSION

Joining via Zoom:

City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Community Development Director Dave Petersen,
Assistant City Manager/Economic Development Director Brigham Mellor,
Assistant City Manager/City Engineer Chad Boshell,
City Attorney Todd Godfrey, and
Traffic Engineer Tim Taylor.

CALL TO ORDER:

City Councilman **Brett Anderson** called the meeting to order, excusing Mayor **Jim Talbot**.

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

Hindu Leader **Rajan Zed** offered the invocation, and the Pledge of Allegiance was led by City Councilman **Shawn Beus**.

PUBLIC HEARINGS:

Chestnut Farms Planned Unit Development (PUD) Master Plan Amendment and Phase 5 PUD and Schematic Subdivision Plan with Accompanying Zone Change

Community Development Director **Dave Petersen** presented this agenda item, which was last on the September 1, 2020, City Council agenda, when it was tabled. The applicant has been working since and then resubmitted his application recently. It borders 1525 on the west and along 475 South. In 2012, the City Council approved the master plan pursuant to the subdivision ordinance. It shows a connection to the north to what is now the **Young** property, with a connection from 475 South to 600 South street across the **Bangerter** property. The master plan they are proposing is an amendment to their existing master plan because, to the north, the 350 South extending to 1525 West was never part of the original Chestnut Farms subdivision. They wanted to be consistent with the 2012 decision. Instead of having 300 South through the Young property, they are taking it through their own property instead. It is on land they control. On 475 South, they picked up property they didn't have at the time of the 2012 master plan. These things are consistent with the master plan and the lot sizes are consistent with surrounding lot sizes. Phase 4 to the south of the church is under construction currently. Phase 5 is due east of

DRAFT

the church and includes three streets. Phase 6 will be the remainder at another time. 475 South does not connect through to the 1450 West cross street; it will be a trail connection instead. The **Swedin** property was never rezoned, and the request from the developer is to change it from Agricultural (A) to Agricultural Estates (AE) consistent with all the land around them, which is consistent with the master plan as well.

Traffic Engineer **Tim Taylor** addressed the Council. He updated a memo he originally wrote in 2012. There is not a lot to the south and west in this area of the City. People trying to cut through neighborhoods to get to other parts of the City are pretty limited in this area. The 2009 Transportation Master Plan shows a connection between 1100 West and 1525 West. That was part of the debate of extending 475 South. The proposal for 1365 West to a future 600 South makes sense for neighborhood residents as well as access for emergency and garbage collection. It allows additional access to the neighborhood without cut-throughs. It is an ideal connection to have. The memo talks about the general area and characteristics, which are unique. A connection to 1525 West for West Davis Corridor may be needed to the south of this project in the future, as discussed by the Utah Department of Transportation (UDOT) in the earlier work session.

The Transportation Master Plan shows a connection going east-to-west in the vicinity of between 600 South up to 200 South. The demand needs to be satisfied with a through street for local access. There are pros and cons listed in his memo. The only con is if 600 connects as shown, you will end up having that be a primary route for the neighborhood similar to 500 South between 650 West and 1100 West.

John Wheatley (111 Frontage Road, Centerville, Utah) with Symphony Homes and representing the applicant, addressed the Council. They have been working with Farmington for the past 15 years on different phases of this project. Five years ago, they purchased more property, which made a new master plan needed with a connection from 350 South to 1525 West. This will help connectivity with Phase 6. They can go either way with 1375 West, and have been working with staff on grade reduction. They have been working with neighbors to address 475 South. They dramatically reduced density on the street for the new Bangerter connection.

Anderson opened the Public Hearing, asking participants to limit their comments to under three minutes.

Marc Tingey, who has property abutting the new road going into the Bangerter property, addressed the Council. He has a problem with the through road being unfinished for a long time. It is not a nice site to look at, and he lived near something similar in Syracuse. He would like a cul-de-sac stubbed into the Bangerter property instead. Symphony has been good to work with

through the years. He doesn't like the density. That road will create the traffic that he and his wife don't like. Symphony has addressed the drainage issues of the four houses that will be abutting their property.

Stu Wilcock (1311 W. 475 South, Farmington, Utah) addressed the Council. He lives just east of **Marc Tingey**. He is concerned with the height of 1375 West to 600 South to the Bangerter property. There is a 10 foot slope down to the road. In Phase 4 there was a massive wall with a fence on top of that. It will peer over into everyone's yard. Since it is unknown when the Bangerter property will develop, maybe that road doesn't have to be developed right away.

Steven Bouck (1392 W. 475 South, Farmington, Utah) addressed the Council. Regarding 600 South, Symphony has been gracious to work with. The transportation plan said there are pros with not much cut-through traffic. If that is the case, why not make it a cul-de-sac?

Anderson closed the Public Hearing.

Beus asked about the suggestion of switching the cut-through road and the cul-de-sac, and what the pros and cons would be. **Wheatley** answered that typically roads should be spaced out a little more. There wouldn't be much of a difference, except it wouldn't be as centrally located or as convenient to get to 600 South. **Anderson** wants to know the number of houses that would be impacted if there were a switch.

Councilwoman **Rebecca Wayment** said an ugly dead-end road has been done quite a few times in developments when it abuts property that may be developed in the future, like Eastwood Estates on the frontage road near Glover's Lane. The street just ends and there is a rock fence at the end that may come out in the future. There is a way to make it look like it is not just left unfinished. She would like to address that. She is for connectivity in the area, and glad to see that 475 is not connecting to 1525 to protect the neighbors and trail connection. 1100 and 1525 still needs to be connected in a round-about way that provides connectivity but preserves the charm of the area. She is fine with the stubbed road, but there needs to be improvements.

Councilman **Scott Isaacson** said he agrees with **Wayment**. He wants to address the big drop off like that on 600, which is quite big. He thought it was worked out with the drainage and slope so that there won't be a big drop off like that. Assistant City Manager/City Engineer **Chad Boshell** said it has been minimized, as the slope starts to the south and not just at the last lot. It is not as high as 600 South. **Isaacson** asked why the City is interested in connectivity, which he assumes is for safety such as ambulance access. There needs to be more than one access to neighborhoods.

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Taylor said from a circulation standpoint, having multiple ways in and out of a neighborhood is a good idea. That spreads out the traffic demand, so all emphasis and traffic volumes aren't by one certain set of homes. In this scenario, the only north south connection is 1450 West. It is good to have more choices and flexibility from a walking, biking and traffic standpoint.

Boshell said every road will have to be rebuilt, and every water and sewer line will have to be replaced at some point in the future. So, when work needs to happen, roads have to be shut down for a time, and it is good to have alternate routes for those projects. It causes less disruption to residents in the area.

Petersen said the predominant movement if going from 1100 West to 1525 West is east rather than west in that area. From Farmington Green Phase 4 to 475 South, there are 169 homes. If there is not an outlet to 600 South, all 169 homes would have to go 300 South via 350 South to get out. If there is a street that stubs, the traffic is evenly distributed through the neighborhoods. It will be fair and everyone will share the burden.

City Manager **Shane Pace** said Fire Chief **Guido Smith** was not able to attend because he is on a call at the moment. **Pace** said the more ways into a neighborhood, the safer it is for emergency response. Most calls are very routine, but there are always crucial calls where a minute or two can make a difference in a life. It is always better to have more than one or two ways into a neighborhood from a police and fire perspective. If all of 1100 West was blocked off from the north, the only option would be from 1525 in the future. Some accidents are serious enough that whole streets can be shut down.

Isaacson said if the Bangerter property never develops, there is no need for the stub road. But no one can know that yet. For the time, that stubbed road will be as good as a cul-de-sac.

Wheatley said a reason the through street is not to the west is that **Boshell** worked to get the drainage between Bangerter and the development to 3 feet instead of 6 feet like it is at 600 South. This is done with a finished curb at the end of the street and a catch basin. If it is moved one to the west, there is a steep 6-foot transition. **Beus** said he hadn't thought about the grade there.

Motion:

Councilwoman **Amy Shumway** moved that the City Council approve the Chestnut Farms Phase 5 PUD Master Plan Amendment/Subdivision Schematic Plan and the enclosed enabling ordinance extending the PUD overlay to the eastern portions of Phase 5 (or part of Phase 5 preliminary PUD master plan) and rezone 5 acres from A to AE (PUD), subject to all applicable

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Farmington City ordinances and development standards, review and approval of a landscape plan and any other remaining requirements of 11-27-060, including Findings 1-5.

Findings for Approval 1-5:

1. The plan is more consistent with the Street Master Plan for the area approved in 2012.
2. Phase 5 and the Master Plan Amendment are consistent with the City's General Plan.
3. The rezone and schematic subdivision plan fit with the rest of Chestnut Farms, with lots that are not drastically different than those in much of Chestnut Farms, and other subdivisions in the area.
4. The PUD overlay is a more efficient use of land that of the underlying zones.
5. The development promotes local connectivity through stubbed or improved connections and trail network additions.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote. The first time **Shumway** made the motion, Findings 1-5 were not included in her motion. Later in the meeting, she clarified the motion to include the findings, and all Council members voted in favor.

Subdivision Schematic Plan Update, Rezone, Preliminary Master Plan Amendment—Mountain View Phase 2 Subdivision

Petersen presented this agenda item. They received final master plan and plat approval, and were looking forward to recording the plat. However, they were able to pick up the 111 South, or half an acre of the Lloyd Carr property. This shimmied the cul-de-sac a small amount and made the lots bigger. This picked up two more lots. Lots 206 and 207, the east half of Lloyd Carr's property, are still zoned AE not Residential (R), hence the rezone request. The Planning Commission reviewed this and recommended approval. There is a site at the trail head at 250 South Street, and they are in the process of picking that up from UDOT. This street has no proper turn around, and they have agreed to create a turn around to City standards, replace the amount of parking at the trail head, and landscape the rest before conveying it to the City. This will be great for garbage trucks, fire trucks and snow plows turn-arounds.

The applicant must remove the unneccessary parcel of open space next to Lot 215. This will make Lots 213, 214, and 215 bigger. The trail connection south of Lot 201 will remain. Another trail connection will be in the northeast. With those two connections, there will be 10 trail connections between Glover's Lane and the commuter rail stop. That is more than any other City.

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Applicant **Shane Smoot** addressed the Council. Phase 1 was 18 lots. Adding the Carr property made some lots on average 1150 square feet larger than they were before. This makes the lots more marketable.

Anderson opened the Public Hearing.

Brian Hendricks (527 W. Vista Lane, Farmington, Utah) lives in the first phase of Mountain View Estates subdivision. He wants to know what they are doing with the open space in the area, particularly Parcel A in Phase 2 that he thought would be a park that he pays homeowner's association (HOA) fees for. Now it looks like Parcel A will be turned into lots for homes. The open space on 250 South is outside the subdivision and is not a park for his children.

Matthew Caldwell, who is building a home on Lot 113, addressed the Council. He wanted to know if the open space on 250 south is going to be cared for by the City and conveyed to the City, or maintained by the HOA. The 36 property owners in Mountain View Estates don't want to care for the open space there.

Paulette Hewitt (541 W 250 South, Farmington, Utah) addressed the Council. There were broken promises with the fence, the playground, and no traffic. On Phase 2, she hopes they make the cul-de-sac on the north end wide enough for a turn around. In Phase 1, you can't turn around on the dead end. There is a special needs child on that street, and the bus can't pick her up. The access on the north end of the trail has been changed, and should be handicap accessible. She said Lots 201-205 have shrunk in size. In March 6, 2018, when both phases were approved, those lots were 8,712 square feet. The new plat show them at 7,950 square feet. The open space on 250 South is not owned by the applicant yet. If people park there, no one can turn around. The street cleaners picking up limbs today could not turn around and had to back all the way up to get out. The residents are not going to have a park in their subdivision as promised.

Anderson closed the Public Hearing.

Petersen said for the open space on 250 South, the developer will convey it to the City after the improvements are made. Then, the City will maintain it. The HOA will not be responsible for this open space. The parking will not be part of the cul-de-sac turn around. There is a minimum turn-around standard. There is no need for Parcel A for open space requirements.

Wayment wants clarification on protecting the amount of open space in this area.

Smoot said they had an easement right across the UDOT parcel, and it was designed for that to come through 250 South. The applicant agreed to not allow access, per residents' requests. This

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was a concession that beautifies the trail head and furthers the City's purposes for a turn-around. The proposed green space is greater than the green space before. It was 10 percent before, and now it is 13 percent. Parcel A was originally allocated as green space.

Petersen said that he is unsure what residents heard, but a neighborhood park was not included in the Phase 1 and 2 approval as far as the City is concerned. **Smoot** said he has provided better and more quality green space, plus an additional access, compared to original plans. This could cost more in HOA fees.

Motion:

Isaacson moved that the City Council approve the Subdivision Schematic Plan, and the enabling ordinance, amending the Preliminary PUD Master Plan and rezoning the additional property from Agricultural Estates (AE) and Residential (R) for the Mountain View Phase 2 Subdivision, subject to all applicable Farmington City ordinances and development standards and any remaining Development Review Committee (DRC) comments with the conditions a-c and findings 1-6 as shown on the Staff Report.

Conditions a-c:

a. Prepare a site plan acceptable for the parcel on 250 S.
b. That the applicant remove the unnecessary parcel of open space next to new Lot 215.
c. Provide all improvements, which the City will maintain after completion.

Findings 1-6:

1. The modification is a better use of land than the previous Final Plat.
2. The Subdivision Schematic Plan and Rezone fit for the General Plan designation and the current character of the area.
3. The Mountain View Subdivision is within walking distance from the commuter rail stop.
4. The modification creates a new open space parcel on the northwest side of Lot 206.
5. The applicant has agreed to maintain and update the trailhead to Legacy Trail on the south side of the subdivision as open space.
6. The open space may not be directly accessible to Mountain View PUD, but it meets the standards for open space per Chapter 27 of the Zoning Ordinance.

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

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Gardner Conservation Easement Amendment Request

Petersen presented this agenda item. When the applicant came a year ago, they did not have an exhibit to their conservation easement. They went through an amendment and were approved to have a barn in the far corner. Parcel 1 to the left is where the Gardners own their home site. The easement is over 26 acres. In the Agricultural Very Low Density (AA) zone, accessory living quarters are allowed as a conditional use, as long as it is shown on the exhibit. The Planning Commission approved it subject to the City Council approving the following: this amendment to the exhibit, the area of the barn does not increase, the conditional use expires upon change of ownership (a new land owner would have to reapply for the conditional use), and the driveway to the barn should be gravel or some other acceptable surface. The barn has already been built.

Applicant **Greg Gardner** (1955 E. Laird Drive, Salt Lake City, Utah) said he and his wife are going to live in the barn for a while. They will do some planting and berming on the south side. This accessory unit is for the purpose of someone maintaining the property. The address of the parcel is 441 Comanche Road, Farmington, Utah.

Anderson opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Anderson** closed the Public Hearing.

When asked by **Anderson** if it is legal to limit the conditional use to the property owner, City Attorney **Todd Godfrey** said no, to be candid. Traditionally conditions run with the land, although he understands why the Planning Commission recommended it. **Petersen** wants the exhibit to look more professional.

Beus was surprised that an accessory unit was a use in the conservation easement, but it clearly is. There is not a negative impact the unit will have in the area. He watched the construction of this structure, as he lives nearby. He wants to remove the condition that the conditional use permit shall expire on change of ownership of the property and any subsequent owner wanting to re-establish an accessory living quarters must re-apply as per City ordinance. He is not concerned with the condition of the exhibit with its handwritten notes.

Motion:

Beus moved that the City Council approve the second amendment to the conservation easement document, which adjusts the use map for the Conservation Easement to include accessory living quarters as part of the barn subject to conditions of approval of the conditional use permit issued by the Planning Commission on March 18, 2021.

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Conditions 1-3:

1. The City Council must approve an amendment to Exhibit X of the conservation easement showing the accessory living quarters as part of the barn;
2. The area and size of the barn cannot change to accommodate the accessory living quarters; and
3. The surface of the driveway leading to the barn must be gravel, or other acceptable surface, and not road-base.

Findings 1-10:

1. Minor or incidental change which is not inconsistent with the conservation values or purposes of the Conservation easement and/or provides clarification to aid in the interpretation of the document;
2. Consistent with the overall purpose of the Conservation Easement and will not be detrimental to or compromise the protection of the stated conservation values of the Property;
3. Substantially equivalent to or enhances the conservation values of the Property;
4. Consistent with the City's goals for conservation of land under the Farmington City Conservation Subdivision Ordinance and will not undermine the City's obligation to preserve and enforce other conservation easements it has accepted;
5. "Accessory Living Quarters" is listed as a conditional use within the easement, and the Planning Commission approved this use subject to, among other things, that City Council amend the exhibit to the easement to show said use.
6. Minimum change necessary to achieve the desired and acceptable purpose;
7. Clearly warranted and in the best interest of the public and the subject Property;
8. The granting of the amendment will not set an unfavorable precedent for future amendment requests;
9. The amendment does not adversely affect the City's qualification as a holder of conservation easements or any claimed deduction for donation of the conservation easement; and
10. The amendment does not provide a private benefit for the landowner or any private party or parties not greater than found elsewhere in the community under similar circumstances.

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

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Steed Creek Estates Phase 1 and 2—Plat Amendment

Petersen presented this agenda item, saying it was a simple boundary line adjustment. **Brian Bacon** on 410 S. 10 W. and **Bryan Jewett** on 413 S. 75 W. want to amend the common boundary line between them 5 feet to the east. **Bacon** has a big garage that won't be affected near this. **Jewett** needs the property line moved to accommodate an accessory use. The neighbors have already done the sale of the property. **Jewett** is the applicant.

Anderson opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Anderson** closed the Public Hearing.

Wayment said it is always good to have neighbors work out issues before the item comes to the City Council.

Motion:

Wayment moved that the City Council approve the Steed Creek Estates Phase 1 and 2 Plat Amendment, subject to all applicable Farmington City standards and ordinances.

Findings for Approval 1-2:

1. The plat amendment functions as a necessity due to the sale of the land having already occurred.
2. Other lots in the subdivision are minimally affected by the plat amendment.

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

Schematic Subdivision—Farmington Station II Office

Petersen presented this agenda item. This is a portion of the Farmington II Evans family Project Master Plan (PMP) vicinity map. 1100 West transitions into Commerce. The alignment for Commerce in June when the global PMP was approved may not be the final alignment. For the first 200 feet, the alignment will not change to make way for Maverick. Commerce Drive will terminate near the northern part of the office building. Staff is confident with this site plan because this portion of Commerce Drive will not change alignment. **Boshell** said it may change some, and they will know that in the next few months. Between the Right Of Way (ROW) and easement, there is enough space for another office building and also a parking structure to the rear as the market dictates in the future. Possible building elevations were included in the packet.

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Applicant **Ryan Simmons** (101 S. 200 E., Salt Lake City, Utah) addressed the Council. This is a Class A office project that is on a portion of the Evans family property. Office is not the hottest thing in the world with COVID, so they are approaching it patiently. They want a concept approval at this point. They want to push the buildings as far to the west as possible to create parking to the east behind Cabela's and the Harmon's fuel station. An office can be added to the south and east side of it in the future.

Anderson opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Anderson** closed the Public Hearing.

Simmons clarified that they want the option for a sandwich or coffee shop with a drive-through, but without frontage to Park Lane. **Shumway** suggested a pickleball court instead of a tennis court. **Petersen** reminded the Council that they are not approving the site plan, as they only would do so on appeal. However, he understands that the Council may be curious about those sorts of details before approval. This is for 150,000 square feet of office space.

Motion:

Isaacson moved that the City Council approve the Subdivision Schematic Plan, subject to all applicable Farmington City ordinances and development standards and Conditions 1-2.

Conditions 1-2:

1. The subdivision and site plan must meet all applicable ordinances in Chapter 18 Mixed Use zone to avoid submitting a "sub"-PMP to utilize exceptions to the form-based code allowed by Section 140, including but not limited to matching the City's Regulating Plan.
2. Address any remaining DRC comments.

Findings for approval 1-8:

1. The use of office and professional space in the mixed use zones supports the goals of the General Mixed Use (GMU) zone, promoting higher density, walkability and economic stability.
2. The office use contributes less to light and noise pollution, as well as local traffic, during evenings, weekends and holidays.
3. The subdivision provides the City with an opportunity to construct the 1100 West connection to the future "Commerce" drive.
4. Office use supports other business in the area and provides jobs closer to Farmington.
5. As stated in 11-18-060, lots may be a "building lot" or a "zone lot." Zone lots can contain a use or uses by right or special review, meaning that the zone lot does not

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necessarily have to be a building lot, and can be used to apply the building siting standards of the chapter. A parking lot, in this case, is an acceptable and allowed zone lot.

6. The plan allows for space to be used as a possible future parking structure.
7. The current maximum building height for the GMU zone is four stories. Last fall, the Planning Commission recommended increasing the building height, which has not been reviewed by the City Council yet. This opens the door for offices that are potentially greater than four stories.
8. The Regulating Plan shows neighborhood roads, and easements may be used to follow the Regulating Plan.

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

NEW BUSINESS:

Consideration Approval of Sorensen Companies INC to Construct the 200 East and Main Street Water Lateral Project

Boshell presented this agenda item. This project has been on the radar for a few years and on the master plan. The water laterals from Centerville to Kaysville, along 200 East and Main Street, are very outdated, galvanized pipe with multiple leaks. Construction prices have increased dramatically over the last few years. The three bids ranged from $867,000 to $2.3 million, while the City had only budgeted $318,000 in last year's budget. Sorensen Companies Inc. (SCI), which is also a traffic control company, has agreed to do it at a lower rate. **Boshell** suggested using that $318,000 and doing as many of the large laterals as possible with that budget. That would be from the east side of the road where the main is, and replacing the west side. These are challenging laterals. Staff will be asking for an additional $100,000 to get more on this project done. In the future, City crews can do short laterals on the shoulders of the road, which don't require as much traffic control, as time and money allows.

UDOT is doing a $1 million street overlay project on 200 East and Main Street in 2024. Farmington would like to get finished with as many laterals as possible before then. **Boshell** said it is still an effective way to get this done. They had already considered taking the portion of State Street to 6th North out of the project, as that whole water line needs to be replaced in the near future. He projects that the City can get 50 to 60 laterals done this way, and there should be no inefficiencies breaking up the project.

Isaacson asked if it was typical that **Boshell** is listed as the engineer and architect on the project. **Boshell** said many cities do things like this design work in-house to save money. He is not

worried about liability on this, as it is a simple design. **Godfrey** said it is not uncommon with cities.

Motion:

Wayment moved to approve the contact and bid from Sorensen Companies Inc. for the construction of water lateral replacements in the amount of $318,270 to be paid from the water utility fund with the option to add any additional funds allocated in the upcoming budget.

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

Consider Approval of CRS to Design the Infrastructure for the Business Park

Boshell presented this agenda item. With the opening of Shephard Lane interchange on Interstate 15 and all the development up to 950 North, the City has a lot to do in this area to prepare infrastructure for freeway openings and proposed development. Commerce, Digital and 500 North are all streets that need to be designed, including the road layouts and construction from curb to curb. This also includes water lines, secondary lines, sewer lines, and traffic lights. There are wetlands to mitigate. The City sent out a Request for Proposal (RFP), with six companies responding. Four staff members reviewed them without knowing the proposal cost, reviewing solely on qualifications. **Boshell** was the only staff member who knew the costs during review. Three of the firms were very qualified, and two of those had done significant work with the City over the years. When cost was applied, one firm quickly stood out: CRS. Their proposal, work plan and knowledge of the project helped out. They were almost half the cost.

Isaacson had some heartburn with some of CRS's standard clauses. He asked **Godfrey** about 2.7, where their liability is capped at $100,000, which may be increased prior to execution up to the engineer's insurance limits upon request and payment of a fee. He is not used to seeing professional liability capped. **Godfrey** said that is not something that is generally accepted. **Beus** said it should be "the greater" instead of "lesser" of $100,000 or the contract amount.

Isaacson said the proposed contract says CRS retains ownership of all documents, and that is not acceptable to him. **Godfrey** said the ownership of all documents should be changed to the City's. They can maintain any copyright they may have, if any. The City needs to own what they pay for, which is the design. He recommended to strike the liability portion of the contract. If they are not willing to sign that, they can bring something back to the Council be discussed.

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Beus said this is a huge, important, and exciting step in development of the business park. They are no stranger to Farmington.

Motion:

Isaacson moved to approve the contract from CRS for the design of the Business Park Infrastructure in the amount of $280,705 to be paid with transportation impact fees and 3rd quarter tax funds from the county, with the condition that in the proposed contract, section 2.7 limitation of liability is eliminated. Section 2.8 ownership of documents should be modified so the City owns the work and documents produced as works made for hire.

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

Isaacson said the liability section as proposed is not agreeable at this point, and if the company is not fine with it, to give him a call. Their lawyers were too aggressive in drafting the boiler plate language. However, he does not want to delay this project.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including: Parks Custodial-Maintenance Agreement for Beth Leuba, Jerrin Wood, Teresa Howe, and Ryan Uzelac; and Meadows at City Park Phase 3 Improvements Agreement. Those people are hired to open a park, close it, and clean the restrooms.

Motion:

Shumway moved to approve the Summary Action list items 1-5 as noted in the Staff Report.

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

GOVERNING BODY REPORTS:

City Manager Report

Pace advised the Council on annexation. A resident on the corner of Glovers Lane and 1525 petitioned the City for annexation a few weeks ago. The resident would like to do a residential rehabilitation center there with 15 beds. The County would only give 8 beds, and told them if they wanted more to go to the City. What the County did was illegal without the company going through a financial analysis to then have a hearing officer determine the number of beds. This

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petition will come before the Council, and is not contiguous to the City. Staff has concerns about this annexation, as it would require the City to maintain Glovers and 1525 over to the house, all for just one residence. Staff would prefer that the County go through that analysis.

Godfrey said the annexation process is a discretionary process with the County. There is an annexation policy that includes this property, but it is not binding. The Council can look at it on a rational basis, and say they are not ready to consider it. When property owners apply for this, it is good to tell applicants that the process can be long and laborious. If the Council doesn't see good merit in the application now, it is good to be straightforward with the applicant.

Beus said this came up three years ago when he worked for Davis County. The County was so immediately dismissive of this opportunity that it was frustrating. He thinks it is a noble cause, and he is sympathetic to the property owners. He thinks the County is wary of the potential use as a treatment center; however there are laws that protect those who want to develop housing for those struggling with mental health. It is much needed in every community. He didn't like how it was handled when it first came up. This is a few hundred feet from the City boundaries, both on Glover's Lane and 1525. It seems to be easier to maintain if it is annexed, as plows could plow this continuously. He would like to hear out this application.

Petersen said the problem with the roads, Glover's and 1525, is they are not built on compacted road base, but instead on dirt. They will not take heavy trucks. Developers build the roads, and cities maintain them. If this island is annexed without a developer in tow, the City may be on the ticket to rebuild those roads someday. The use is not the objection, but the roads that will need to be rebuilt and maintained by the City is the objection. That is not the way things are typically done.

Boshell said to do Glover's Lane from Farmington Creek to the bird refuge would take $1 million. The entire 1525 West will be torn up for the overpass for West Davis Corridor (WDC).

Isaacson previously met with two men who explained this project to him. He agrees with **Beus** that this is something a community should support. He does not see the value of taking on a significant cost to benefit only one property and one use. The cost cannot be justified. It will be on the other side of Legacy.

Pace asked **Petersen** where the development line is currently. **Petersen** said when the West Davis Corridor picks up steam, there were thoughts of redoing the General Plan and move the Development Restricted (DR) line west and south of WDC. That decision hasn't been made yet. Either way, the Eastman property will still be in a Development Restricted property. **Boshell** said there is an existing 24 feet of ROW for Glover's Lane, and the minimum for a local street is

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56 feet. The asphalt road width minimum is 28 feet. Annexing this in may be inheriting a headache, as the road could not be widened to the south (restricted for the bird refuse). To the north there is only 33 feet to the front door of the existing home. Water is already to Glover's Lane down 1525 West, but they don't have sewer. The City would not be obligated to do it. They would have to stay on septic unless they had a sewer line within a certain distance. **Pace** asked if they are planning to expand the building. **Isaacson** said he doesn't remember that request. **Isaacson** and **Pace** wondered how they could get that many beds in that home. **Isaacson** said the past resident raised fighting roosters with spurs there in multiple pens on the property.

Assistant City Manager/Economic Development Director **Brigham Mellor** said 1525 was being built for the high school. The most direct route would be Glover's. By annexing that property, it becomes the City's headache. To widen it to the north would be cutting into this property. It would be a lot easier for the County to do that, as they have only eight miles of road to maintain. This is one of those miles. If this becomes a viable business, you have enriched the property and it has become more valuable. This would make it a higher cost to buy out. Annexation to a City is not without cost. You have to a lot of documentation that must happen, starting at the Lieutenant Governor's office. It would be a waste of time if the Council was going to deny it anyway.

Pace said there is a valid use for mental health facilities in the community, and he has had siblings benefit from these types of facilities in the past. Because of federal laws, if the City accepts the annexation, they accept the use. It is a permitted use anywhere in the community. The only question is how many units they can have. The City can require a financial analysis and a hearing officer to decide the number of beds. If the City has reservations about the use, this is the only tool. Right now, that requirement is on the County.

Isaacson said if he was to pick a place in the community to have a facility like this, this would be a good spot that would have minimal impact. It is an ideal place for this. However, this is a burden to take on annexation for just one house. **Anderson** said it would be cost prohibitive, as the City hasn't developed out that far yet. **Isaacson** suggested that the applicant hire an attorney to go after the County. One day, this property may have to be bought out to widen the road.

Godfrey said the City needs to be straight forward with the applicant. They need to know if there is no appetite from the Council to approve this now. **Isaacson** said if it is not there, he can't think of a better place for it. There would be a lot of opposition anywhere else. **Anderson** is not comfortable committing $1 million in public money to annex one parcel. He can't justify the costs and exposure to the City. There are not plans to develop other surrounding properties.

Shumway said the negatives are outweighing the positives right now, especially now when if they want to do it, they have a way to do it. She is a thumbs down.

Wayment said they can go anywhere in the City to do this. She knows of one in a home right now right in the middle of neighborhoods. Her biggest issue is having to develop Glover's Lane and 1525 for one business that is going to have to relocate it anyway. The use is great, but the location is hard and a big cost to the city. She is a thumbs down.

Anderson said this makes three thumbs down, one up, and one to the side. **Pace** said he would share that with the applicant. He thinks the quickest path for the applicant is getting legal counsel and going back to the County. **Godfrey** said this is not a vote, and the applicant can go forward and try this.

Mayor Talbot and City Council Reports

Shumway said parking at the mouth of the canyon with the new bike park is an issue that should be followed. She also asked who will be putting together the City's 15-second video for the Utah League of Cities and Town's April conference.

Wayment brought up the email from the resident that has motor bikes and four wheelers going on the trail behind his yard. The rules and regulations of trail use should be clear. **Pace** said Parks and Recreation put in boulders and signage, with plans for more future signage.

Isaacson asked about the complaint on the motorcycle repair business on 650. **Petersen** said a hearing officer has been selected and a hearing scheduled for April 21, although that might be delayed. A citation has been issued, and he is appealing that citation. **Anderson** and **Petersen** agreed that these neighbors have had a major tumultuous history, and the continued conflict is unfortunate. The City has been in the middle of the conflict.

Isaacson thanks the City for the flashing lights on 1100. He discussed his daughter who has a children's choir that started right before the pandemic. She asked if the choir could sing a song for the City Council at the beginning of an upcoming live meeting in May. **Shumway** said a celebration would be warranted.

Beus had a resident ask about cleaning the drainage ditches in the Ranches subdivision on 1525. It is a deep ditch and he is not sure who maintains it. **Pace** said he wasn't sure if that is the City or the HOA's responsibility. **Boshell** said the one on Clark Lane is maintained by the City. Staff will need to check with **Cory Brazell**. **Beus** also wants to touch base with **Pace**, **Petersen** and **Shumway** on the housing ordinance put together by Community Development before going to the conference.

DRAFT

Anderson asked what the Council felt about the Zoom pledge of allegiance, as it has felt uncomfortable to him. Perhaps the City will be switching to in-person meetings soon. **Godfrey** said Farmington has conducted their meetings by Zoom much longer than other cities have. **Beus** said he liked having a non-denominational faith conduct the opening prayer. The person who gave the prayer requested the opportunity, and lives in Las Vegas. Now that many public meetings are being conducted electronically, he has been able to offer these prayers all around the country. **Shumway** said she knows of two other individuals in the City who may be interested in offering an opening prayer for a Council meeting. **Pace** said the only restriction on prayers is a time limit.

CLOSED SESSION

Joining via Zoom:

City Manager Shane Pace,
Councilman Brett Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Community Development Director Dave Petersen,
Assistant City Manager/Economic Development Director Brigham Mellor,
and City Attorney Todd Godfrey,

Motion:

Beus made the motion to go into a closed meeting for the purpose of property acquisition. **Wayment** seconded the motion, which was unanimously approved.

Sworn Statement

I, **Brett Anderson**, Mayor Pro-Tem 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.

_____

Brett Anderson, Mayor Pro-Tem

DRAFT

Motion:

Isaacson made a motion to reconvene to an open meeting. The motion was seconded by **Wayment**, which was unanimously approved.

Pace said the City had registered all Council members for the Utah League of Cities and Towns conference and paid for hotels for all of them for Wednesday, Thursday and Friday night.

ADJOURNMENT

Motion:

Isaacson made a motion to adjourn the meeting. **Wayment** seconded the motion, which was unanimously approved.

_____

Heidi Bouck, Recorder

DRAFT

FARMINGTON
HISTORIC BEGINNINGS · 1847

FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Carly Rowe, Planning Secretary

Date: May 12, 2021

SUBJECT: Wright Development Group Improvements Agreement

RECOMMENDATION

Approve the Farmington City Improvements Agreement (Letter of Credit) between Wright Development Group and Farmington City, for the East Park Lane Phase 2 development.

BACKGROUND

The bond estimate for Wright Development Group development is $59,433.00, which includes a 10% warranty amount. Wright Development Group has submitted a letter of credit with the City, which matches the bond estimate total.

This bond will be released as improvements are installed by the developer and inspected by the City. Once all improvements are installed and inspected, the entire bond, except the warranty amount, will be released. After a warranty period of one year, the warranty bond will be released once all items are accepted as satisfactory by the City.

Respectfully Submitted,

Carly Rowe
Planning Secretary

Review and Concur,

Shane Pace
City Manager

FARMINGTON CITY
IMPROVEMENTS AGREEMENT

(LETTER OF CREDIT FORM)

THIS AGREEMENT is made by and between Wright Development Group (hereinafter "Developer"), whose address is 1178 W Legacy Crossing Blvd Centerville, UT 84014, and Farmington City, a municipal corporation of the State of Utah (hereinafter "City"), whose address is 160 South Main, P.O. Box 160, Farmington, Utah, 84025-0160.

WHEREAS, Developer desires to subdivide and/or to receive a permit to develop certain property located within the City, said development to be known as _____, located at approximately Approximately 920 N Lagoon Drive in Farmington City, and East Park Lane

WHEREAS, the City will not approve the subdivision or issue a permit unless Developer promised to install and warrant certain improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Installation of Improvements.** The Developer agrees to install all improvements required by the City as specified in the bond estimate prepared by the City for Developer's project which is attached hereto as Exhibit "B", (the "Improvements"), precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the above-described project, and in accordance with the standards and specifications established by the City, within 18 months from the date of this Agreement. Developer further agrees to pay the total cost of obtaining and installing the Improvements, including the cost of acquiring easements.

2. **Dedication.** Where dedication is required by the City, the Developer shall dedicate to the City the areas shown on the subdivision or development plat as public streets and as public easements, provided however, that Developer shall indemnify the City and its representatives from all liability, claims, costs, and expenses of every nature, including attorneys fees which may be incurred by the City in connection with such public streets and public easements until the same are accepted by the City following installation and final inspection of all of the Improvements and approval thereof by the City.

3. **Letter of Credit.** Developer hereby delivers to the City an irrevocable, standby letter of credit in the total amount of $ $59,433.00, which is attached hereto as Exhibit "A" (the "Credit"). The City may draw upon the Credit to its order as provided in Paragraph 4. The Developer hereby stipulates that the funds of the Credit are not subject to any adverse claim, resulting trust, lien, or set-off. **The time period specified in the Credit shall exceed the time period specified in Paragraph 1 above by at least twelve months.**

4. **Drafts by City.** The City may draw upon the Credit only if, (1) the Improvements are not completed as required by this Agreement within the time period specified in Paragraph 1 above, or if (2) the Improvements are not installed strictly in accordance with Paragraph 1 above, or maintained during the warranty period provided in Paragraph 24 of this agreement and written notice of the deficiency has been given to the Developer, who has failed to remedy the deficiency within 10 days after the notice is sent. In either of these events, the City may draw under the Credit both (1) those amounts necessary to either complete the Improvements as required herein or alter or repair the Improvements to conform to the requirements hereof, and (2) an additional 15% of all other amounts withdrawn to compensate the City for any administrative, engineering, legal procurement, or other services incident to completion of the improvements. The City may draw upon the Credit by one or more sight drafts signed by the Mayor in the form attached as Exhibit "C", or by other instrument appropriate to the purpose. The parties hereby stipulate that the form of the appended sight draft is in all respects sufficient and without objection for the purpose of drawing upon the Credit.

5. **Release.** Upon final inspection and acceptance of all of the Improvements by the City, the City may authorize release of the Credit except 10% of the estimated cost of the Improvements which shall be retained in the Credit, or provided by other acceptable security, for the performance by the Developer of all warranty and other obligations of this Agreement and may be withdrawn by the City as provided in Paragraph 4 in the event of any default by the Developer. Upon full performance of all of Developer's obligations pursuant to this Agreement, including the warranty obligations of Paragraph 24, the City shall in writing release the balance of the Credit or other security.

6. **Non-Release of Developer's Obligations.** It is understood and agreed between the parties that delivery of the Credit as herein provided, and any draft(s) upon the Credit by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Developer from its obligation to install and fully pay for the Improvements as required in Paragraph 1 above, and the right of the City to draw upon the Credit shall not affect any rights and remedies of the City against the Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, the Developer agrees that if the City draws upon the Credit and performs or causes to be performed the installation required of the Developer hereunder, then any and all costs incurred by the City in so doing which are not collected by the City pursuant to the Credit shall be paid by the Developer, including administrative, engineering, legal, and procurement fees and costs.

7. **Connection and Maintenance.** Upon performance by Developer of all obligations set forth in this Agreement and compliance with all applicable ordinances, resolutions, rules, and regulations of the City, whether now or hereafter in force, including payment of all connection, review, and inspection fees, the City shall permit the Developer to connect the Improvements covered under this agreement to the City's systems and shall thereafter utilize and maintain such Improvements to the extent and in the manner now or hereafter provided in the City's regulations.

8. **Inspection.** The Improvements, their installation, and all other work performed by the Developer or its agents pursuant to this Agreement shall be inspected at such times as the City may reasonably require and prior to closing any trench containing such Improvements. The City shall have a reasonable time of not less than 24 hours after notice in which to send its representatives to inspect the Improvements. Any required connection and impact fees shall be paid by the Developer prior to such inspection. In addition, all inspection fees required by ordinances and resolutions of the City shall be paid to the City by the Developer prior to inspection.

9. **Ownership.** Any Improvements covered herein shall become the property of the City upon final inspection and approval of the Improvements by the City and the Developer shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

10. **As-Built Drawings.** The Developer shall furnish to the City, upon completion of the Improvements, drawings showing the Improvements, actual location of water and sewer laterals including survey references, and any related structures or materials as such have actually been constructed by the Developer. The City shall not be obligated to release the Credit until drawings have been provided to the City.

11. **Amendment.** Any amendment, modification, termination, or rescission (other than by operation of law) which affects this Agreement shall be made in writing, signed by the parties, and attached hereto.

12. **Successors.** No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld. When validly assigned or transferred, this Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.

13. **Notices.** Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

14. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

15. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

16. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each such counterpart shall be deemed an original.

17. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

18. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

19. **Integration.** This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties as of its date, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

20. Attorney's Fees. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

21. Other Bonds. This Agreement and the Credit do not alter the obligation of Developer to provide other bonds under applicable ordinances or rules of any other governmental entity having jurisdiction over the Developer. The furnishing of security in compliance with the requirements of the ordinances or rules of other jurisdictions shall not adversely affect the ability of the City to draw on the Credit as provided herein.

22. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

23. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

24. Warranty. The Developer hereby warrants that the Improvements installed, and every part hereof, together with the surface of the land and any improvements thereon restored by the Developer, shall remain in good condition and free from all defects in workmanship, materials, and/or equipment during the Warranty Period without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Developer of the condition of the Improvements. The Developer shall thereupon immediately make any repairs or corrections required by this Paragraph. For purposes of this Paragraph, "Warranty Period" means the one-year period beginning on the date on which the Improvements are certified complete by the City.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives this 20 day of April, 2021.

CITY:

FARMINGTON CITY CORPORATION

H. James Talbot, Mayor

ATTEST:

Heidi Bouck, City Recorder

DEVELOPER:

By: Spencer Wright

Its: Manager

DEVELOPERS ACKNOWLEDGEMENT

(Complete if **Developer** is an **Individual**)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

_____
NOTARY PUBLIC
Residing in _____ County, _____

****

(Complete if **Developer** is a **Corporation**)

STATE OF UTAH)
: ss.
COUNTY OF Davis)

On this 22nd day of April, 2021, personally appeared before me Spencer H. Wright, who being by me duly sworn did say that he/she is the President of Wright Development Group a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.

Julie B. Boyle
NOTARY PUBLIC
Residing in Davis County, Davis

NOTARY PUBLIC
JULIE B. BOYLE
708511
COMMISSION EXPIRES
OCTOBER 14, 2023
STATE OF UTAH

****

(Complete if **Developer** is a **Partnership**)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she/they is/are the _____ of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

_____
NOTARY PUBLIC
Residing in _____ County, _____

****

(Complete if **Developer** is a **Limited Liability Company**)

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he or she is the _____ of _____, a limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

_____
NOTARY PUBLIC
Residing in _____ County, _____

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the _____ day of _____, 20___, personally appeared before me H. James Talbot and Heidi Bouck who, being by me duly sworn, did say that they are the Mayor and City Recorder, respectively, of Farmington City Corporation, and said persons acknowledged to me that said corporation executed the foregoing instrument.

_____
NOTARY PUBLIC
Residing in Davis County, Utah

(OR AS SUPPLIED BY BANK)

EXHIBIT "B"

SIGHT DRAFT

To Drawee

_____, Utah _____

Pay To The Order Of FARMINGTON CITY CORPORATION on sight the sum of _____ Dollars ($_____) drawn against Account No. _____.

FARMINGTON CITY CORPORATION

By: _____
H. James Talbot, Mayor

April 21, 2021

IRREVOCABLE STANDBY LETTER OF CREDIT NO. 4549

BENEFICIARY:

FARMINGTON CITY
160 S MAIN STREET
PO BOX 160
FARMINGTON, UTAH 84025-0160

EXPIRATION:

October 21, 2022

AMOUNT: USD $59,433.00

Dear Sir/Madam:

At the request of MILLCREEK PARTNERS LLC, 1178 Legacy Crossing Blvd Suite 100, Centerville, UT 84014, Altabank hereby establishes our Irrevocable Standby Letter of Credit in your favor up to an aggregate amount of FIFTY-NINE THOUSAND FOUR HUNDRED THIRTY-THREE and 00/100 Dollars (USD $59,433.00) to expire at our counters on October 21, 2022. This credit is available for payment against presentation of your draft(s) at sight drawn on Altabank, 2174 W Grove Parkway, Suite 225, Pleasant Grove, UT 84062 accompanied by this original Irrevocable Standby Letter of Credit and the following documents:

A statement signed by an authorized representative of the City of Farmington certifying that MILLCREEK PARTNERS LLC has not completed the public improvements as required on property known as EAST PARK LANE PHASE 2, located at approximately 800 N Lagoon Drive, Farmington, Utah 84025 in a timely and/or workmanlike manner.

All drawings must indicate this letter of credit number.

Partial drawings are permitted.

We hereby agree with drawers, endorsers and bona fide holders that all draft(s) drawn under and in compliance with the terms of this letter of credit will be honored upon presentation and delivery of documents to us as specified herein.

This letter of credit is governed by Utah Code Annotated 70A-5-101 ET Seq. 1953 as amended Uniform Customs and Practice Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600 and jurisdiction for resolution of disputes arising under this letter of credit lies in the courts of State of Utah.

In order to better serve you and our client, we ask that you communicate with us regarding releases or other related letter of credit services by emailing: lettersofcredit@altabank.com. All correspondence should reference Letter of Credit No. 4549.

Sincerely,

Philip H. Gunther
Senior Vice President

CITY COUNCIL AGENDA

For Council Meeting:
May 18, 2021

S U B J E C T: City Manager Report

1. Building Activity Report for April

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

Month of April 2021	BUILDING ACTIVITY REPORT - JULY 2020 THRU JUNE 2021				
RESIDENTIAL	**PERMITS THIS MONTH**	**DWELLING UNITS THIS MONTH**	**VALUATION**	**PERMITS YEAR TO DATE**	**DWELLING UNITS YEAR TO DATE**
NEW CONSTRUCTION **********					
SINGLE FAMILY	8	8	$1,980,468.54	114	114
DUPLEX	0	0	$0.00	0	0
MULTIPLE DWELLING	0	0	$0.00	0	0
CARPORT/GARAGE	2		$75,257.60	11	
OTHER RESIDENTIAL	0	0	$0.00	8	
SUB-TOTAL	10	8	$2,055,726.14	133	114
REMODELS / ALTERATION / ADDITIONS **********					
BASEMENT FINISH	5		$37,080.00	39	
ADDITIONS/REMODELS	8		$295,970.31	29	
SWIMMING POOLS/SPAS	2		$74,608.80	37	
OTHER	37		$583,580.99	297	
SUB-TOTAL	52		$991,240.10	402	
NON-RESIDENTIAL - NEW CONSTRUCTION **********					
COMMERCIAL	0		$0.00	4	
PUBLIC/INSTITUTIONAL	0		$0.00	0	
CHURCHES	0		$0.00	0	
OTHER	3		$40,868.00	11	
SUB-TOTAL	3		$40,868.00	23	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL **********					
COMMERCIAL/INDUSTRIAL	4		$1,059,446.32	23	
OFFICE	0		$0.00	0	
PUBLIC/INSTITUTIONAL	1		$154,025.00	1	
CHURCHES	0		$0.00	0	
OTHER	0		$20,000.00	7	
SUB-TOTAL	5		$1,233,471.32	31	
MISCELLANEOUS - NON-RESIDENTIAL **********					
MISC.	0		$0.00	2	
SUB-TOTAL	63		$0.00	2	
TOTALS	63	0	$4,301,305.56	591	114

CITY COUNCIL AGENDA

For Council Meeting:
May 18, 2021

S U B J E C T: Mayor Talbot & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.