

Special Meeting/City Council Retreat
Farmington City Community Center
120 South Main Street
January 20, 2006 - 12:00 -5:30 p.m.

Present: Mayor Scott C. Harbertson, Council Members Paula Alder, Rick Dutson, David Hale, Larry Haugen, and Sid Young; Max Forbush, City Manager, Fire Chief Larry Gregory, Police Chief Wayne Hansen, Walt Hokanson, Public Works Director, David Petersen, City Planner, Keith Johnson, Finance Director, Viola Kinney, Leisure Services Director and Margy Lomax, City Recorder.

Mayor Harbertson welcomed City Council Members and executive staff to the City Council Retreat. A luncheon was served followed by discussion of survey results from a survey Mayor Harbertson and Council Members had filled out regarding City services and functions. The survey had been prepared by the City Manager, Max Forbush. The survey gave the Governing Body an opportunity to critique or ask questions related to City operations and functions. The survey-results discussion was led by the City Manager. The purpose behind the survey is to determine where and how staff can improve in their operations. The different categories on the survey were discussed as follows.

Effectiveness of Newsletter/Website

Mayor Harbertson said one way he feels the website could be more effective is to offer residents subscriptions. A resident would simply “click” on those areas or departments where they have an interest or would like to receive current and updated information. For example, when an ordinance is passed, it would immediately go out to all residents who had signed up under that subscription.

David Petersen stated that contractors and developers have been utilizing the City’s website by obtaining zoning and planning information from it.

Comments were made by David Hale regarding the Newsletter. He feels it is cluttered, not friendly, don’t want to read it. He suggested the possibility of another format or paying more for it might produce a better product.

Sid Young wants to educate the public on just one thing at a time in the Newsletter – one major article. He feels some of the articles now in the Newsletter don’t pertain to the City. He said the Newsletter is one area the Governing Body and staff need to spend time on and look at the options.

Telephone System

The City Manager stated the telephone system at the City Hall which connects the three City buildings together (City Hall/Public Safety building/Public Works & Leisure Services) is new and adjustments are still being made. The Council felt it would be a good idea to look at some way to shorten the recorded message at City Hall to make the phone system more friendly.

Mayor Harbertson said he hopes customers don't feel a sense of discomfort in dealing with City employees. He wants the public to perceive a friendly, helpful, and professional staff.

Public Works

Rick Dutson stated that what he hears regarding the Public Works' operations is good – that snow is removed quickly and efficiently.

Mayor Harbertson also stated that he doesn't hear any complaints regarding the Public Works Department.

Sid Young commented he receives some comments from his neighbors but in every case Walt Hokanson is doing whatever can be done. He feels snow removal is outstanding. He does have concern regarding overnight parking on his street during the winter months.

Larry Gregory complimented the Public Works Department and the Police Department stating they are incredible people in how they responded to disasters in the past. He also stated it is not possible to please everyone all the time.

Leisure Services

Mayor Harbertson brought up the issue of sporting events being held on Monday nights. Viola Kinney responded that the City's Leisure Services Department, in trying to be sensitive to the desires of the community, stopped holding any events on Monday nights two years ago. The Farmington Area Baseball League, which is not associated with Farmington City, does hold games on Monday evenings.

Viola Kinney reported she felt the new ad campaign for Leisure Services has helped bring more people out to their functions. Further analysis needs to be done on the amount of money budgeted compared to attendance.

Sid Young feels more attention should be paid to the youth football program. He questioned if there is something that Leisure Services could or should be doing.

In response, Viola Kinney stated Farmington is the furthest city south in the Association so some people participate in the Centerville program. Last year there were seven football teams which

is the most the City has had. Another issue with the football program is keeping the equipment tested and in good order.

David Hale suggested maybe participants should be encouraged to go to other associations and then the City drop the football program as was done with soccer. The City no longer offers a soccer program.

Sid Young personally thinks it is important to have a youth football program that goes up to the 9th grade. Flag football would be better in preventing injuries.

Rick Dutson commented that the Community Center is a fabulous facility and he would like to see the public be able to use the dishware, etc., for their functions. He realized the City is trying to keep the costs of rental down and there is the possibility of losing the items, but felt the site supervisor could monitor the events and would be able to keep replacement costs down. He would like to try letting the public use the dishware for several events to see how it goes. He wants to make sure the public feel and know the facility is a “community” center. Viola Kinney is to come up with a plan/ideas to see if it will work and present them to the Council.

Community Development

Mayor Harbertson reported he had received comments from citizens during his campaign complaining that erroneous information is being given or that not all the information needed is given at one time.

David Petersen responded stating he feels he has given truthful information, but that other people in his department answer questions for the public and might not have all the information about the particular issues.

David Hale suggested the possibility of out-sourcing more of the Planning Department’s work with David Petersen being more of a supervisor. He stated he is very supportive to Mr. Petersen that he is overrun with development applications.

Sid Young stated one thing that is needed to be worked on is inspection – zoning enforcement. He feels it should be kept in focus, in front of Council and staff.

The City Manager reported zoning enforcement has improved since Ken Klinker was hired.

David Petersen said he believes staff is getting better, but it is the curse of small cities that when a larger planning staff is needed, there is no money to hire them and when the city is built-out the planning departments are overstaffed.

Max Forbush stated he has a great amount of empathy for David Petersen; that Dave works his heart out and his intentions are in the right place. Mr. Forbush feels more responsibility should be placed on the developers.

Rick Dutson shared information regarding development review meetings he has attended with Salt Lake City which are held weekly where all concerned parties and agencies are in attendance to discuss the different facets of construction.

Mr. Petersen stated his department already holds development review meetings (twice per month) as well as pre-construction meetings. These meetings are very similar to the meetings attended by Mr. Dutson.

Police

The issue of how the Police Department handles complaints was addressed. Chief Hansen said when a complaint comes in on an officer, the first-line supervisor responds to it. If necessary, it will then go to the Chief, and then the Mayor. If the complaint is something of substance, the problem is dealt with. It is explained to the complainant why the officer did what he did and apologies are given when necessary.

Sid Young stated Farmington has the reputation of giving warnings instead of tickets. Chief Hansen responded their goal is to change the behavior of the driver, not necessarily to write tickets.

Fire

Mayor Harbertson thanked the Fire Department for the excellent job they had done during the fire two years ago when his home was threatened. He felt it was the combined efforts of the shift in the canyon winds and the work done by the Fire Department that saved his home.

David Hale added that it was the combined efforts of the Fire, Police and Public Works Departments, in addition to fire departments from other cities who came to help with the mountain fire two years ago. He said Chief Gregory was in charge and that he was very impressed with the way he handled it. Mr. Hale said the City needs to get to the point of having the fire station operating 24-7 and to get a new fire station on the west side.

Max Forbush stated he is proud of the executive staff, that it is common in all departments for everyone to work together. There is no in-fighting. He offered his highest tribute to staff in their efforts to work as a team. He feels the City has some very good employees.

Rick Dutson complimented and thanked the City Manager for encouraging all employees to get along and for putting together a great staff.

Following the discussion regarding the survey items, David Petersen presented a “Growth Summary” showing how much and how quickly Farmington is growing. In 2005 there were 36 subdivision applications – a record high. The next previous high was 24, and before that high it was 13. The reason for the growth in the west and northwest area of Farmington is water access was made available in 2000. Not only is there residential development, but also the Station Park and The Village at Old Farm commercial developments.

It is estimated by the year 2030 the population of Farmington will be 27,500 with 10,300 living on the west side and 17,145 living on the east side. Farmington is growing faster than what State authorities show. The current population is 15,100. Growth will be occurring for the next four to five years until the land is gone.

Strategic Plan - Financial Forecast

Keith Johnson, Finance Director, then gave a power point presentation showing Farmington’s revenues and expenses compared with other cities of populations from 10,000 up to 25,000. For total revenues, Farmington was at the bottom of the list. He pointed out that Farmington had to raise taxes in fiscal year 2003 by 28%. He had prepared information showing expenditures in the General Fund and Public Safety. Farmington is at the bottom of the comparison list with other cities for Public Safety expenditures. He also showed revenue from the total taxes Farmington receives from property, sales, energy & use and franchise. Farmington is at the maximum on all of them.

Mr. Johnson said the only way for the City to create more revenue is to raise property taxes or broaden the base on other taxes. He stated the revenue the City is presently receiving from building fees will eventually go away that there has to be something done to create a revenue stream for the long term. It was pointed out because the new Station Park development is in an RDA area, the City will not see property tax revenue from it for 20 years, but would benefit from sales tax.

Mr. Petersen said that residential development does not generate sufficient revenue for paying municipal services costs to a city unless the density is more than 30 units per acre.

The Fire Department, and the type and level of coverages and services they provide, are the major factors in future expenses for the City. Different levels of service, with associated costs were presented.

The City Manager said the most efficient level of service for the money would be to have some full-time firemen in addition to mostly part-time firemen. The City is not able to hire any full-time firemen or to extend coverage hours for part-time firemen until the Police Department vacates the building. He stated the City rejected the idea of joining the South Davis Fire District, because the City is located at the very north end of the District. He felt a more plausible solution for cost sharing fire services would be to partner with Kaysville and Fruit Heights in creating a Central Davis

Fire District.

Strategic Plan Discussion

The remainder of the meeting was spent in reviewing and updating the *Farmington City Strategic Plan*. This Plan was compiled and adopted four years ago by the City Council and was updated two years ago. It is intended to be a growing document to be changed and added to as needed. The Plan will show those items that have been completed in addition to those items initiated and also the new goals that are written. Mr. Forbush led the discussion on the following major topics of the Plan: Financial Forecast; City Infrastructure; Federal and State Mandates; Preservation, Development and Planning Strategies; Leisure Services/Parks, Facilities and Programs; and Public Safety. A copy of the Plan with the changes made is attached hereto. Another work session to finalize the Strategic Plan was set for Wednesday, January 25, from 4:00 p.m. to 6:00 p.m.

At 5:30 p.m. a one-hour recess was held in order to prepare for dinner and entertainment at 6:30 p.m. Dinner, entertainment and a social gathering with Mayor Harbertson, Council Members, the City Manager and executive staff, along with their spouses, was held from 6:30 p.m. until 9:30 p.m.

Margy L. Lomax, City Recorder