

FARMINGTON CITY COUNCIL MEETING

February 19, 2008

CITY COUNCIL WORK SESSION / EAST CONFERENCE ROOM

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Engineer Paul Hirst, Recording Secretary Kami Mahan, Ryan Hales (Traffic Engineer for Ron Martinez), and Attorney for Rich Haws. Council Member Cory Ritz was absent.

Mayor Harbertson began discussion at 5:30 p.m. **Max Forbush** offered the invocation. The following items were reviewed:

Agenda Item#2: Reading and Approval of Minutes -

The Council reviewed the minutes of the City Council meeting held February 5, 2008. **David Hale** made two corrections.

Agenda Item #4: (Public Hearing): Consideration of Formal Action to amend the FY08 Municipal Budgets.

Keith Johnson explained the changes in the Farmington City Budget Revision FYE 6-30-08, which the Council reviewed.

Agenda Item #5: (Public Hearing): Consideration of Ordinance vacating Lot 41 of Shepard Heights Subdivision and approval of amended plat shown on Lot 41, inclusive of a vacated portion of the Bella Vista Drive for and in behalf of Brian Crockett.

Max Forbush reported that Brian Crockett would like the City to gate off Bella Vista Drive at the intersection south of his house.

Max Forbush reviewed the background of this Ordinance, and said that Class "C" Road regulations disqualifies a road for funding if it is gated. The Council discussed the location of the area and the implications of setting a precedent.

Agenda Item #6: (Public Hearing): Consideration of Ordinance adopting Legacy Parkway Scenic By-Way Master Plan as element of City's General Plan.

Mayor Harbertson reviewed this Agenda item, and **David Petersen** explained the intent of the Ordinance and the requirements of UDOT. He said it is important to avoid unattractive signage along the highway, and that while developers are concerned about the limits imposed by the plan, they needn't be.

The **Attorney for Rich Haws** stated that the proposed ordinance is vastly different than the original, and that up to Glover Lane there is benefit to this proposal, but not beyond. **Mayor Harbertson** said that each city can redefine the proposal as needed. The Council discussed the proposed route of the By-way through Farmington. **David Petersen** pointed out that the County was part of the decision-making process. **The Mayor** said the By-Way is a critical piece for the development of the City.

Agenda Item #8: Consideration of Final Plat Approval for McBride Subdivision located at approximately 250 South and 650 West.

Mayor Harbertson briefly reviewed this Agenda item.

Agenda Item #9: Somerset Homeowners Association Request for Reimbursement of Rocky Mountain Power charges for 69 street lights in Somerset Farm & Somerset Hollow.

There was a short discussion of the Council on this issue. It was emphasized that the City is receiving the benefit of expanding the retention basin in return for granting the HOA's request for reimbursement of power charges. Because the proposed agreement between the City and the HOA creates a "quid-pro-quo" arrangement, creating an unwanted precedent of similar issues with other subdivisions should be minimized.

Agenda Item #11: Minute Motion approving Summary Action List.

11-1 Approval date for joint Planning Commission / City Council meeting with CenterCal (March 13, 2008).

Mayor Harbertson said there is a tentative change for this meeting to March 18th, the date of the regular City Council meeting.

11-3 Approval of December's Disbursement List.

Mayor Harbertson stated that this list had already been approved.

(Agenda Item #12): Purchase & Sales Agreement between City & CenterCal pertaining to acquisition of City property by CenterCal at City Public Works and Recreation building.

Max Forbush briefly reviewed the proposed agreement which provided funding for a replacement Parks storage building by CenterCal in addition to the payment for land costs.

(Agenda Item #13): Purchase Agreement for City to acquire water rights from Gene J. & Diane F. Wheadon Trust

Max Forbush introduced this Agenda item, and City Engineer **Paul Hirst** reviewed a history of the discovery of the well, how the owners were found, and the background of the purchase agreement with the Wheadon Trust. The Council discussed the legal implications of the agreement, and the need for it to be reviewed by the City attorneys. It was pointed out that there is already \$10,000 in the budget to go toward the purchase. The action to be taken during the meeting was discussed.

Agenda Item #14: Review of Staff Affordable Housing Proposal

Max Forbush explained the need to develop a plan for affordable housing, and he reviewed in some detail the contents of the February 14, 2008 Memorandum (contained in the Council packet) with respect to this issue. **Mr Forbush** said there is \$250,000 in restricted RDA bond proceeds available for an affordable housing program. He suggested authorizing the formation of a committee to create a revolving loan program for housing rehabilitation on historic homes.

[**Sid Young** arrived at the meeting at 6:15 p.m.]

Mr. Forbush also explained the City's staff proposal is for Davis County Housing Authority, Farmington City and developer Rodney Griffin to help an elderly widow who lives in a deteriorating old house on .45 acres near 200 West, south of State Street. City staff is proposing assistance via a low interest loan that would improve housing in an area that is deteriorating. **David Petersen** said he met with Rodney Griffin, who is conceptually agreeable to this proposal.

David Hale volunteered to be part of the committee to study the proposal.

Agenda Item #15: Trails Committee Request for Authorization to Map Forest Service Project Trails

Max Forbush distributed copies of an aerial photograph of the west bench area depicting the Forest Service trail routes. The Council briefly reviewed this issue. **Sid Young** pointed out that these trails have already been publicized on other maps.

Agenda Item #16: Personnel Committee's Recommendation regarding Fire Department's Request to hire relatives / Review of pay plan adjustments

Mayor Harbertson reviewed the Personnel Committee's recommendation regarding the hiring of the Fire Chief's son, and said that **Max Forbush** recommended following State law by denying the request. He said there are ways to hire good people, and that family members can work in the fire departments as long as they are not appointed or supervised by the Chief, Assistant Chief and Battalion Chief and Captains in certain situations. The Council reviewed the actions to be considered, and concurred with **Mr. Forbush's** recommendation.

Mr. Forbush reviewed the proposed market salary adjustments to be made for some City employees. Both **Mr. Forbush** and Financial Director **Keith Johnson** suggest increasing compensation to 50% of the recommendations, and **Mr. Forbush** said Mike Swallow, the Personnel Consultant who did the study, stated such action is reasonable and defensible.

Agenda Item #17: Shepard Lane I-15 Pedestrian sidewalk update

Mayor Harbertson stated that not all updates have been received on the Shepard Lane pedestrian sidewalk. **Max Forbush** said that lane restrictions will be required during construction of a fence on the Shepard Lane Bridge.

The meeting adjourned at 6:55 p.m.

REGULAR CITY COUNCIL / CITY CHAMBERS/CALL TO ORDER (Agenda Item #1)

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, Financial Director Keith Johnson, City Planner David Petersen, Deputy City Recorder Holly Gadd, Recording Secretary Kami Mahan, CenterCal representative **Elizabeth Ayngal**.

Mayor Harbertson called the meeting to order at 7:00 p.m. **Sid Young** offered the invocation. The Pledge of Allegiance was led by **McQuen Forbush**.

The Mayor excused City Recorder, Margy Lomax because of her injury and he welcomed Deputy City Recorder, **Holly Gadd** to the meeting.

APPROVAL OF MINUTES OF PREVIOUS MEETING (Agenda Item #2)

Motion

David Hale moved to approve the minutes of the February 5, 2008 City Council Meeting, with changes as noted. **Paula Alder** seconded the motion. The voting was unanimous in the affirmative.

Mayor Harbertson stated that Planning Commission Chairman **Kevin Poff** would arrive later at the meeting to present the Planning Commission report.

[**Chairman Kevin Poff** arrived at the meeting at 8:57 p.m.]

PLANNING COMMISSION REPORT (Agenda Item #3)

Kevin Poff reported the proceedings of the Planning Commission meeting held February 7, 2008. He covered the following items:

- The Planning Commission recommended approval of the Preliminary and Final Plat for the McBride Subdivision.
- Conditional Use Approval was granted to Myrna Ritz for a Home Occupation business.
- The request for approval of the UTA Site Plan was granted by the Planning Commission.
- The Planning Commission recommended approval of the amended Development Agreement for Station Park (CenterCal properties), with the exception of Sections 16 (c) and 16 (d), which address landscaping. **Chairman Poff** explained some of the Commission's concerns with respect to these Sections.
- In response to questions from Council members, **Chairman Poff** reviewed some details of the Kindercare facility proposal.

PUBLIC HEARING: CONSIDERATION OF FORMAL ACTION TO AMEND THE FY08 MUNICIPAL BUDGETS (Agenda Item #4)

Mayor Harbertson introduced this Agenda item, and Financial Director **Keith Johnson** presented some brief highlights from the amended budget. Sales tax revenues have increased more than originally budgeted. Other General Fund revenues are coming in more than the original budget. As a result, \$500,000 has been set aside for the new City office building. There will be a favorable fund balance by the end of June 2008.

Public Hearing Opened

Mayor Harbertson opened the meeting to a public hearing at 7:10 p.m.

Public Hearing Closed

With no forthcoming public comments, **Mayor Harbertson** closed the public hearing at 7:10 p.m.

Motion

Sid Young moved to adopt the Resolution to amend the FY08 budget. **David Hale**

seconded the motion, which passed unanimously.

Rick Dutson noted that fund balances were favorable for both 2007 and 2008, and were improved from last year. **Mayor Harbertson** said sales tax revenues have been higher than anticipated, and the City is required to keep from 5% to 18% of the overall general fund budget as a cash balance. The City is conservative and usually expenditures come under budget. The maximum dollar reserve limit that can be in is about a million dollars, and the reserve for FY08 will be approximately \$500,000.

(PUBLIC HEARING): CONSIDERATION OF ORDINANCE VACATING LOT 41 OF SHEPARD HEIGHTS SUBDIVISION & APPROVAL OF AMENDED PLAT SHOWING LOT 41 INCLUSIVE OF A VACATED PORTION OF THE BELLA VISTA DRIVE FOR AND IN BEHALF OF BRIAN CROCKETT (Agenda Item #5)

Mayor Harbertson introduced this Agenda item. **David Petersen** referred to an overhead map of the area and presented a brief review of the proposed ordinance and amended plat.

Public Hearing

Mayor Harbertson opened the meeting to a public hearing at 7:15 p.m. and invited the applicant to address the Council. Applicant Brian Crockett had no comments.

Public Hearing Closed

Mayor Harbertson closed the public hearing at 7:15 p.m.

The Mayor stated that a recommendation was needed from the Planning Commission before action could be taken on these issues. He suggested continuing the public hearing until March 4th.

Motion

David Hale moved to continue the public hearing to March 4, 2008. **Sid Young** seconded the motion, which passed unanimously.

(PUBLIC HEARING): CONSIDERATION OF ORDINANCE ADOPTING LEGACY PARKWAY SCENIC BY-WAY MASTER PLAN AS ELEMENT OF CITY'S GENERAL PLAN (Agenda Item #6)

Mayor Harbertson introduced this Agenda item, and said that the corridor being preserved was discussed during the Council work session. An overhead map of the proposed

Scenic By-Way route was displayed. **The Mayor** explained that restrictions for the By-Way are important, but could interfere with the development areas of Station Park, the Martinez and Haws projects, and the County Fair Grounds. City Staff has proposed amending the proposed corridor to cut it off on the north end, with the route coming down State Street and over I-15, then following diagonally along Farmington Creek to 1100 West.

The Mayor said there are concerns with the model ordinance included in the General Plan, but that it can be drafted to accommodate the City's specific future needs. **David Petersen** said five cities were involved and there is a large "area of influence". UDOT is planning to expend significant funds to beautify the highway and wants to have a cohesive design with all cities. Before grant funds can be received there must be a corridor management plan that will qualify for Scenic By-Way status.

Mr. Petersen said the ordinance contained in the packet is not the latest update, and that the ordinance can be re-written as desired. **Mr. Petersen** said he thought the model ordinance was appropriate for approval. The Council expressed reluctance to grant approval of an ordinance that is not the latest draft.

Public Hearing Opened

Mayor Harbertson opened the meeting to a public hearing at 7:22 p.m. and invited public comment.

Jeff Cook (Amerca West Development) said that subject to eliminating the northern properties, they are comfortable with this ordinance.

Scott Harwood (Shivas Partners, 33 South Shadow Creek Lane, Kaysville) said if the northern properties were eliminated from the plan they would be supportive, but otherwise they are opposed. They have not been able to review the plan in detail

Public Hearing Closed

Mayor Harbertson closed the public hearing at 7:26 p.m.

Motion

Rick Dutson moved to adopt the Scenic By-Way Master Plan, with the adjustment that the City identify a northern boundary of State Street west to Farmington Creek, then to 1100 West, with all properties north of that not included in this Scenic Byway "area of influence". The model ordinance is not included in the motion. **Sid Young** seconded the motion, which passed by a unanimous vote.

PUBLIC HEARING: CONSIDERATION OF AMENDMENTS TO STATION PARK CENTERCAL DEVELOPMENT AGREEMENT (STATION PARK IS LOCATED WEST OF I-15, NORTH OF CLARK LANE AND SOUTH AND EAST OF PARK LANE).
(Agenda Item #7)

Mayor Harbertson said the public hearing for this item would be continued, pending legal review of the Station Park amended Development Agreement.

Motion

David Hale made a motion to continue the public hearing to a later date. **Paula Alder** seconded the motion, which was unanimously approved.

CONSIDERATION OF FINAL PLAT APPROVAL FOR MCBRIDE SUBDIVISION LOCATED AT APPROXIMATELY 250 SOUTH AND 650 WEST(Agenda Item #8)

Mayor Harbertson introduced this Agenda item. **David Petersen** pointed out the location of the property on an overhead map and reviewed a short history of the development. He referred to a letter dated February 12, 2008 from the City to Ray Thompson, containing the conditions of approval recommended by the Planning Commission.

Mr. Petersen referred to Condition #5 of the letter, and pointed out that Lot #3 was not a building lot until 300 West is improved. The possibility of subdividing the lot in the future was discussed.

Motion

Rick Dutson moved to approve the Final Plat for the McBride Subdivision, subject to the letter and conditions of approval to Ray Thompson from the City dated February 12, 2008. The motion was seconded by **Sid Young**, and was unanimously approved.

SOMERSET HOMEOWNERS ASSOCIATION REQUEST FOR REIMBURSEMENT OF ROCKY MOUNTAIN POWER CHARGES FOR 69 STREET LIGHTS IN SOMERSET FARM & SOMERSET HOLLOW. (Agenda Item #9)

Mayor Harbertson introduced this Agenda item and explained the request for reimbursement to the Somerset HOA from the City. **The Mayor** said that \$3100 per year has been proposed as payment for the power charges. He emphasized that the City does not want to set a precedent for other HOA's. **The Mayor** explained that the City took ownership of the roads in the Somerset right-of-way, and there is now a need to expand the storm water detention basin in Somerset Farm. This will therefore be a trade of paying power bills in exchange for land to enlarge the detention basin.

Mayor Harbertson invited representatives of Somerset HOA, **Jim Hefner** and **Lisa Stanley**, to comment. **Mr. Hefner** (931 Land's End Road) said that Somerset compares itself to the Farmington Ranches development in that there are single family dwellings and maintenance dues are paid. It was explained that the street lights being replaced in Somerset are similar to Farmington City's lights. **The Mayor** said the proposed payment is only for light bulbs and the electrical power charges for the lights. **Mr. Hefner** commented that the lights are unmetered.

Rick Dutson asked **Mr. Hefner** if the HOA is concerned with the location of the basin. **Mr. Hefner** said they were agreeable to the location, which is not visible from the subdivision. **Max Forbush** reiterated that this proposal is a trade, not a gift.

In response to a question posed by **Sid Young**, there was brief discussion concerning whether the proposed costs were commensurate with the maintenance of other street lights in City. **Mayor Harbertson** said a formal amendment to the settlement agreement would be drafted by the City attorneys, and **Mr. Forbush** said City engineers will inspect the basin while the amendment is being drafted.

Motion

Rick Dutson made a motion to conceptually approve the agreement for payment of \$3100 per year to the Somerset HOA, contingent on the Somerset HOA granting the City authorization to enlarge the storm water detention basin in Somerset Farm. The City Attorneys will draft an easement agreement. **David Hale** seconded the motion, which passed unanimously.

REQUEST TO AMEND FY08 YOUTH CITY COUNCIL BUDGET (Agenda Item #10)

Mayor Harbertson introduced this Request. **Paula Alder** clarified that the Youth City Council budget does not reflect incoming revenues. A fund-raising dance raised \$500, but the budget does not show those funds coming in. Two hundred dollars was spent on Festival Days. There is also a one third increase in the number of YCC participants over last year.

Motion

Paula Alder moved to amend the FY08 Youth City Council Budget from \$2500 to \$3500. **David Hale** seconded the motion, which was approved by a unanimous vote.

MINUTE MOTION APPROVING SUMMARY ACTION LIST (Agenda Item #11)

11-1 Ratification of approvals of Construction Bond Agreements.

11-2 Approval date for joint Planning Commission / City Council meeting with

CenterCal (March 13, 2008).

- 11-3 Approve December's Disbursement List.**
- 11-4 Ratification of Youth City Council Appointments.**
- 11-5 Approval of Agreement with Utah retirement Systems to provide PEHP dental coverage.**
- 11-6 Approval of Resolution Amending City's Communication Committee policy regarding size of advertising in newsletter / Approval of Resolution Amending City's Consolidated Fee Schedule relating to advertising space in the City Newsletter.**
- 11-7 Approval of Memorandum of Understanding with Utah State Division of Water Resources to participate in cost of stream gage in Farmington Creek.**

Mayor Harbertson briefly reviewed each item on the Summary Action List.

The proposed date for the joint Planning Commission / City Council meeting (Item 11-2) will be changed from March 13th to March 18th, 2008. CenterCal representative **Elizabeth Ayngal**, who was present at the meeting, said she would confirm that this date with CenterCal.

The Mayor stated that Item 11-3 (Approval of December's Disbursement List) was previously approved and would be removed from the list.

It was clarified that there will be ten (10) new appointments made to the Youth City Council.

Rick Dutson suggested replacing the words "Leisure Services" with "Parks and Recreation" under Section 2, #4 (c) of the Farmington News "Policies and Procedures," labeled as Exhibit "A" to the Resolution.

Rick Dutson raised a concern about possibly shortchanging the City in the amount it is charging for advertising space in the City newsletter. This was discussed by the Council. **Mayor Harbertson** pointed out that there is currently a limited base of advertisers, and that this issue can be re-evaluated in the future.

Motion

David Hale made a motion to approve the Summary Action List, with the exception of Item 11-3, and to change the date for the joint Planning Commission / City Council meeting to

March 18th, 2008. **Sid Young** seconded the motion, which passed by a unanimous vote.

PURCHASE & SALES AGREEMENT BETWEEN CITY & CENTERCAL PERTAINING TO ACQUISITION OF CITY PROPERTY BY CENTERCAL AT CITY PUBLIC WORKS AND RECREATION BUILDING (Agenda Item #12)

Mayor Harbertson introduced this item, and **Max Forbush** said some minor real estate issues still need to be addressed. There are also concerns with the value of the current Public Works building and the amount of time required for the tear-down process. The building is in the middle of a utility corridor, which poses problems.

Mr. Forbush said the bids for the cost of replacement of the Parks building averaged \$76.00 per square foot, which amounts to \$190,000. He said that he and CenterCal representatives thought that amount would be a fair compromise. The time allowed for workers to occupy the space is set at 180 days. The Council discussed this, as well as possible alternative building styles and locations to house Public Works. There was consensus among the Council members that the time frame of 180 days for completion should be maintained. The process should move as quickly as possible, and Public Works employees should not be displaced until the new building is completed.

Motion

Sid Young moved to approve the Agreement authorizing the Mayor and City Manager to finalize negotiations of the final value of the building that is to be torn down, and to accept the offer of \$190,000 for the building and \$349,386 for the land. The motion was seconded by **Rick Dutson**, and passed by a unanimous vote.

PURCHASE AGREEMENT FOR CITY TO ACQUIRE WATER RIGHTS FROM GENE J. & DIANE F. WHEADON TRUST (Agenda Item #13)

Mayor Harbertson introduced this Agenda item, and **Max Forbush** clarified that the City will pay for the water rights out of water capital funds.

Motion

Sid Young moved to authorize the City Staff to enter into an agreement to acquire water rights from the Gene J. And Diane F. Wheadon Trust; that the conceptual Agreement will be reviewed by the City attorney for payment out of water capital funds; and to authorize the Mayor to sign the agreement. **Rick Dutson** seconded the motion, which passed unanimously.

REVIEW OF STAFF AFFORDABLE HOUSING PROPOSAL (Agenda Item #14)

This item was briefly reviewed by **Mayor Harbertson**, who explained that the City wants to work with Davis County Housing Authority to use funds from the RDA project and CDBG grant money for loans in rehabilitation for historic homes. The City would like to encourage infill development and by improving the neighborhood between 100 West and 200 West.

Motion

Rick Dutson made a motion to allow City Staff to explore options for affordable housing in the area described. **Paula Alder** seconded the motion, which passed unanimously.

It was clarified that this area is not zoned OTR (Old Town Residential) zoning, but rather R4.

Motion

Rick Dutson moved to approve the affordable housing initiative for the City to be paid out of RDA bond proceeds that were sold specifically for the housing program. This approval includes:

Phase 1 - Authorization for the City Manager to organize a committee to work with Davis County Housing Authority and with the Historical Preservation Commission to develop a program for revolving loan fund to improve historic homes belonging to or occupied by low and moderate income families.

Phase 2 - Use part of the bond proceeds to study the options to provide assistance to a revolving loan fund to revitalize a neighborhood between 100 West and 200 West, south of State Street.

The motion was seconded by **Sid Young**, and passed by a unanimous vote.

Sid Young and **Dave Hale** volunteered to be on the Phase 1 committee.

Motion

David Hale moved to change the order of the Agenda and consider Item #16. The Council completed this Item and returned to Item #15.

TRAILS COMMITTEE REQUEST FOR AUTHORIZATION TO MAP FOREST SERVICE PROJECT TRAILS (Agenda Item #15)

Mayor Harbertson introduced this Agenda item and said it was previously discussed during the work session. **Sid Young** stated that he was uncomfortable approving something that the Forest Service was not in agreement with, and added that this was a relationship issue. **Mayor**

Harbertson responded that legal liabilities had to be considered, and that it has been reported that the Trails Committee has an excellent relationship with the Forest Service.

Motion

Sid Young moved to deny, based on legal advice, the proposed making of maps to include the U.S. Forest Service Project Trails. **Rick Dutson** seconded the motion, which passed by a unanimous vote.

PERSONNEL COMMITTEE’S RECOMMENDATION REGARDING FIRE DEPARTMENT’S REQUEST TO HIRE RELATIVE / REVIEW APPROVAL OF PAY PLAN ADJUSTMENTS (Agenda Item #16)

Mayor Harbertson explained the City’s position opposing the hiring of relatives for the Fire Department, and he reviewed City Staff’s proposal to enhance recruitment by possibly hiring individuals who would not be under the supervision of a relative. **David Hale** pointed out that the denial of the Fire Chief’s request was due to the recommendation of City legal counsel and based upon State law.

Motion

David Hale, as a member of the committee to review this item, moved to recommend that the City Council deny the Fire Chief’s request to hire his son, based on the recommendation of legal counsel, relative to State law, which prohibits this practice; and to direct the City Manager to work with the Fire Chief to devise a plan for recruitment into the Fire Department of people, including relatives, provided they are not under the supervision of a relative. **Sid Young** seconded the motion, which passed unanimously.

Mayor Harbertson reviewed the second motion to be considered, regarding employee pay plan adjustments. He said that pay for Farmington employees typically falls in the middle of the pay scale but that a recent market study reflected that the pay is now dropping below that point. The City has already applied funding for this proposal in the amended budget.

Motion

Sid Young moved to approve the recommendations of the Finance Director and City Manager to adjust compensation to the 50% for a number of employees based on a change in job descriptions, and a market study of comparable positions conducted by Mike Swallow. **Rick Dutson** seconded the motion, which was unanimously approved.

SHEPARD LANE I-15 PEDESTRIAN SIDEWALK UPDATE (Agenda Item #17)

Mayor Harbertson updated the Council on the Shepard Lane pedestrian sidewalk, and said there will be lane restrictions during the drilling of the fence post holes into the jersey barriers. There will be an additional cost above the \$10,000 which was budgeted for the fence alone. **Mr. Forbush** said the engineers will make a plan for the lane restrictions, and then bids will be received for the fence. He said he would provide additional details at the next Council meeting with regard to full costs.

In response to a question by **David Hale**, it was clarified that the lane will be re-stripped and the walking lane will be widened. **Mr. Hale** pointed out that this action will increase safety. **Max Forbush** said the fence along the pedestrian lane needs to be tall enough to protect bicyclists. This is a temporary measure until the bridge is rebuilt.

BID AWARD FOR CONSTRUCTION OF POLICE DEPARTMENT BUILDING (Agenda Item #18)

Mayor Harbertson introduced this Agenda item, and said that the low bid for the construction of the Police Department building was received from Ascent Construction. The total bid was \$2,285,000. **The Mayor** said that **Max Forbush** could provide a cost breakdown on the bid.

The difference between the bid and architect estimates was the savings in site work preparation by the Public Works crew. There will still be close to \$150,000 to be spent for landscaping and other added costs, which is approximately \$500,000 under what was estimated. The estimated completion date is December 31, 2008. Some site work is already underway.

Rick Dutson inquired about the design review process, and raised some concern over having sufficient funds for appropriate furniture and other fixtures. The Council briefly discussed these issues.

Motion

Rick Dutson moved to award the bid for the base bid, plus Alternate #1, for the Police Department building to Ascent Construction, which includes the addendum to the bid. The motion was seconded by **David Hale**, and unanimously approved.

In response to a suggestion made by **Sid Young**, **Mayor Harbertson** said that a picture of the proposed building and information on the timing of the construction would be in the City's newsletter next month.

UPCOMING MEETINGS (Agenda Item #19)

Mayor Harbertson reviewed topics to be addressed at the February 20th School District

lunch, including soccer fields, the high school, and possible City use of the high school football field. They will also express appreciation to the School District for their participation with the downtown lights, and their financial contribution on the downtown Master Plan. Future possible joint developments with the high school and junior high, and the District's interest in the current City building will be addressed. **Paula Alder** suggested that the City give input early in the design process of the new high school.

The Mayor also reviewed other upcoming calendar items, including a meeting with Rich Haws, the second Parks and Recreation visioning meeting, and the postponement of the meeting regarding the Animal Control Ordinance, which **Sid Young** and **Dave Hale** will attend.

MAYOR SCOTT C . HARBERTSON'S REPORT (Agenda Item #20)

Mayor Harbertson reported on an email he received from the new President of FABL (Farmington Area Baseball League). **David Hale** raised a concern over the FABL banners, and there was a short discussion regarding these and the City's banners. **Max Forbush** said that both groups needs to follow the ordinance.

The Mayor asked **Holly Gadd** to follow up on reserving four rooms for the Utah League of Cities and Towns convention. **Paula Alder** said she is not attending.

The Mayor reported on the meeting he and **Mr. Forbush** had with Museum Committee Chair Annette Tidwell, who is planning to meet with her board. **David Hale** suggested improving the appearance and appeal of the museum, which was discussed.

Mayor Harbertson said that he and **Rick Dutson** will be meeting with Gordon Crabtree of the Farmington Ranches HOA regarding the City's proposal to create a soccer park in the subdivision. **The Mayor** explained the HOA's objections, and its wish to have a passive park. He pointed out that a future City Council could conceivably intervene and turn a passive park into a recreational park. **Sid Young** said future governing bodies need to be responsible with City funds, and that things should be designed for the benefit of all citizens. **The Mayor** said he advised the HOA that creating and maintaining a park requires a significant amount of money, and that the City needs to be responsible in how they spend funds, which requires serving all the citizens of Farmington.

CITY COUNCIL REPORTS (Agenda Item #21)

Paula Alder announced a Youth City Council retreat scheduled for April 25th and 26th, 2008, and asked Council members to consider attending to provide training and to increase the familiarity of the YCC members with the City Council members. **Max Forbush** volunteered to conduct a class on local government careers. The need to make things as entertaining as possible was discussed.

In response to a comment, by a Council member, **Ms. Alder** said there has been improvement in the behavior of the YCC members during meetings.

Rick Dutson informed the Council of a scheduled meeting with Rich Haws and CenterCal, who want the City to act as intermediary in discussions. **Mr. Dutson** said it was important for the City to receive proper legal advice so it is protected as it makes decisions. The Council discussed this issue, and the need to remain neutral as much as possible.

Sid Young said that some residents in the 620 South area have indicated interest in closing that street, which was briefly discussed.

Mr. Young raised the issue of Senate Bill 208 regarding eminent domain, which the Council discussed. He pointed out that community impact is not one of the criteria used by UDOT to make decisions, and that this component needs to be continually emphasized.

Sid Young said some residents have expressed concern about the cost and need for new City offices.

Mr. Young stated that the need for a new Post Office, and transportation are the two items of focus that need to be addressed by the City at the meeting in Washington D.C. **Dave Hale** suggested preparing three specific ideas to present to legislators during the convention.

MISCELLANEOUS (Agenda Item #22)

Miscellaneous

a. Miscellaneous Items

Max Forbush distributed copies of two alternatives for the proposed “Farmington Station” sign for the commuter rail stop, and said that UTA will pay for the signs. The Council preferred Option #1 which was more decorative in nature than the other alternative.

ITEMS OF GENERAL CORRESPONDENCE (Agenda Item #23)

Max Forbush distributed and reviewed the contents of copies of letters sent to Senator Orrin Hatch and Ken S. McArthur, Salt Lake District Manager of the U.S. Postal Service, from the City regarding the need to construct a new Post Office. He asked the Council for input on this issue. **David Hale** referred to the number of building permits issued in the past two years, and said he believes the Senator will respond favorably to the City’s request for a meeting with regard to acquiring a Post Office. There was a short discussion of this issue, and possible options of how to manage mail surplus in the meantime.

There was some discussion of the Council concerning the potential realignment of Park Lane.

ADJOURNMENT

Rick Dutson moved to adjourn the meeting at 9:33 p.m.

Holly Gadd, Deputy City Recorder
Farmington City