

FARMINGTON CITY COUNCIL SPECIAL MEETING

Wednesday, May 11, 2005
130 North Main, Farmington, Utah
6:00 p.m.

PRESENT: Mayor David M. Connors, Council Members Rick Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, Sid Young, City Manager Max Forbush, City Finance Director Keith Johnson, and City Recorder Margy Lomax.

The meeting was called to order by Mayor Connors.

APPROVAL OF AGREEMENTS BETWEEN FARMINGTON CITY AND SKYLINE CONSTRUCTION FOR (1) FARMINGTON COMMUNITY ARTS CENTER BASEMENT BUILD OUT; AND (2) FARMINGTON MUSEUM REMODEL

Skyline Construction is the successful bidder for the build out of the basement of the Community Arts Center and for the remodel of the Farmington Museum. It is necessary to approve and authorize Mayor Connors to sign the contracts. The schedule calls for the work to be completed within 75 days. The base bid for the Community Center basement build out is \$403,700 with an additional \$4,000 for an upgrade in counter tops. It is anticipated to add an emergency generator if the City receives a grant.

Concern was expressed that the construction not interfere with events scheduled at the Community Arts Center such as wedding receptions, recitals, etc. It was suggested that the construction workers use the west doors or enter through the back of the building. The City Manager will coordinate with Skyline Construction so they will not interfere with events at the Center.

The City Manager briefly reviewed the two separate contracts as had been prepared by Denis Butler, architect for the projects, stating that they are basically the same terms. The Museum remodel bid is to \$71,400. The contractor is desirous to begin the projects as soon as possible.

Motion

Susan Holmes moved to authorize Mayor Connors to sign the agreements as soon as a few minor corrections are made authorizing Skyline Construction to do the construction for: (1) the build out of the basement of the Community Arts Center and (2) the remodel of the Farmington Museum. **Rick Dutson** seconded the motion which passed unanimously.

MISCELLANEOUS

Mayor Connors reported that he had met with Davis County School District officials regarding their proposal to acquire the empty Kmart building to use it as a countywide science

center and charter school. Mayor Connors stated that the School District wanted the City's reaction to their proposal, but he also pointed out that the School District does have the authority to go ahead without the City's approval. If they do go ahead, it will take away a potential revenue generating site and the City has bonded indebtedness related to the U. S. 89 Redevelopment Agency Project Area which needs to be paid. He stated that the City should research how much would be lost in revenue and how that would relate to the debt that is owed.

The School District had reported to Mayor Connors that the charter school would have approximately 500 high school students and the focus would be primarily on math, science, high tech computers, and English. There would be no extra curricular activities. Also, it would house a science center where all school children from the District could visit. The building itself would be left intact, but a new facade would be placed on the outside to make it look more like a school.

The City Manager reported that the U.S. 89 RDA Project Area does encompass the Kmart building but it also takes in other business including Maverik, Arby's, Burt Brothers, and the offices located to the north of the Kmart building. The revenue generated from property taxes per year has been approximately \$60,000, but the City pays to the School District \$30,000 or more per year as per agreement. He felt the School District would be willing to help the City meet its debt service.

Opinions were expressed by Susan Holmes and Mayor Connors that it could be a positive thing and might help other businesses in the area. The location is good for easy access and that transportation issue will be minimal. The Mayor expressed that it is really a timing issue in that the City is not sure about potential commercial development projects in other locations of the City, if they will transpire. He said the School District wants to immediately move forward with their plans.

MY FARMINGTON BOOK

Larry Haugen reported the Historic Committee is interested in reprinting the book *My Farmington*. The City Manager stated that a few years ago this issue had been studied and that Susan Holmes had submitted a written proposal. She had suggested that a new book be written about Farmington so that there would be no infringement upon copyright laws. The author of the *My Farmington* book is deceased and it would be necessary to obtain written releases from all of her heirs before any reproduction could be made. It was suggested that two City Council Members work with the City Attorney to determine the issues with the copyright laws so the City knows exactly what its liability and exposure would be and that a written opinion be issued by the City Attorney's office.

BUDGET WORK SESSION FOR FISCAL YEAR 2005-06

The City Manager reported he and Keith Johnson had investigated health savings retirement programs as an alternative to provisions of 9.010 © Retiree Insurance Benefits in the City's Personnel Policies and Procedures. They are recommending a product marketed by the ICMA Retirement Corporation called "Vantage Core - Health Savings Plans". The recommendation from Max and Keith is employees 45 years and older who have been employed

by the City for 15 years who choose to participate by designating a percentage of their salary for the health savings program would receive a percentage match by the City of up to 3%. Any employee regardless of age or number of years worked for the City can participate, but would not be eligible for the match unless they met the stated requirements. The City Council conceptually approved the idea and asked Max and Keith to bring back the details for formal approval.

The remainder of the meeting was devoted to reviewing the proposed budget for the fiscal year 2005-06. The public hearing on the budget will be held on June 15, 2005.

ADJOURN

Margy Lomax, City Recorder