

FARMINGTON CITY COUNCIL MEETING

Wednesday, December 14, 2005

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor Pro Tem Susan T. Holmes, Council Members Richard Dutson, David Hale, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, and Recording Secretary Jill Hedberg. Larry Haugen and Mayor Connors were excused.

Mayor Pro Tem Holmes began discussion at 6:00 P.M. The Annual Audit Report was summarized by representatives from Ulrich & Associates. The following items were reviewed:

- Page 30 of the summary stated that Farmington City's General Funds exceeded 18%. The City's budget was amended to allocate the funds to be spent within the next two years.
- Page 34 stated that the City's revenues exceeded the expenditures by \$74,000.00. The original budget was exceeded by \$540,000.00.
- Sales Tax: The good economy of the State made up for Farmington City's decreased "point of sales" tax revenue.
- Franchise Tax: The City raised more than \$100,000 due to the change to the phone tax law. The Legislature will likely "trim back" the change to compensate for the windfall.
- Permits: The permit fund was in good status due to the City's vibrant building economy. Permit fees were raised slightly. This source of City revenue will not be sustainable if the home building industry declines or when all properties are developed.
- Charges for Services: A reflection of development in expenses and revenue. This revenue source will also not be sustainable.
- Finds/Forfeitures: Davis County now handles the City's court system so the cost decreased but the City still receives half of the revenue.
- Recreation Fund: The City asked the auditors to determine how much of the Recreation Fund was being subsidized by the General Fund. The auditors found that it is costing the City \$252,000 to provide Leisure Services.
- Garbage Utility: \$159,000 exists in the fund. The City is saving \$1.00 per trash can and the savings will be passed on to the residents.

The representatives from Ulrich & Associates distributed letters stating the findings for the deficiencies in internal control. The following items need to be handled more carefully in the future:

- Fuel Station: The fleet manager accidentally disabled the restriction in the software. The error has since been corrected.
- Payroll: Certain employee files were missing documents such as the W-4 forms.
- Time Cards: Certain time cards were not signed by a supervisor or an individual that is one level higher.

The auditors said overall, they were pleased with the City's procedures and controls. They interviewed a number of employees who stated they were happy with their work environment.

The City Council meeting was relocated to the kitchen at 6:44 P.M. and the following items were discussed:

Agenda Item #8: Public Hearing: Consideration of Commercial Mixed Use (CMU) Text Amendments: The City wants Richmond American Homes to understand that they like their single family home product but the City Council needs to have control of the area. The key is to reserve a significant area for commercial use. The document was written by Bear West and the City Attorney.

Letterhead Discussion: The City Council picked the new letterhead for the City. It was recommended that the letterhead be done by Scott Eggers.

Agenda Item #10 - Final Plat Approval Consideration for Spring Creek Phases I and II and Related Development Agreement: Max Forbush said Parcel B was made smaller and there would be a street dedication in its place. He recommended approving the Development Agreement which shall state that the developer will dedicate a right of way.

Agenda Item #12 - Request to Approve Pioneering Agreement for Public Improvements in Farmington Fields Commercial Subdivision: Max Forbush said Greg Bell requested that the Reimbursement Agreement have a term of seven years instead of the normal five-year period. Mr. Forbush recommended approving the Pioneering Agreement and authorizing the Mayor to sign it subject to the City Engineer evaluating the cost of the improvements.

Agenda Item #15 - Consideration of Request to Approve 14% Street Grade within Hidden Meadow Phase II Subdivision: The City Council members said they did not feel confident approving the 14% grade. Max Forbush said the City Engineer said a 12% grade would not have a safe landing. The City has allowed higher grades in other areas of the City in order to provide safer roadways.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Susan T. Holmes, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Recording Secretary Jill Hedberg. Larry Haugen was excused.

Mayor Connors called the meeting to order at 7:00 P.M. **Margy Lomax** offered the invocation. The Pledge of Allegiance was led by **Sid Young**.

SPECIAL RECOGNITION OF MAYOR CONNORS AND COUNCIL MEMBER SUSAN HOLMES BY YOUTH CITY COUNCIL - TAMMY BOYCE (Agenda Item #2)

The Youth City Council paid tribute to Mayor Connors and to Council Member Susan Tanner Holmes for their service to the City and it's citizens.

RECOGNITION TO FIREMAN KRIS SIMMONS AND TO FARMINGTON FIRE DEPARTMENT (Agenda Item #3)

Fire Chief Larry Gregory paid tribute to Kris Simmons for his ten years of service as a Farmington City fireman and EMT. A ring was presented to Mr. Simmons by the Fire Chief and **Mayor Connors**.

Mayor Connors acknowledged the Farmington City Fire Department for earning the 2004 Life Safety Achievement Award issued by the Residential Fire Safety Institute.

PRESENTATION OF CITY HISTORIC ENGINEERING DOCUMENT TO FARMINGTON CITY AND RELATED RECOGNITION - PAUL HIRST (Agenda Item #4)

Paul Hirst made a slide presentation which celebrated Caldwell Richards Sorensen's 100th Year of continuous business. He presented a commemorative gift to each Council member.

PRESENTATION OF "CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING" TO FARMINGTON CITY AND KEITH JOHNSON, FINANCE DIRECTOR - GFOA STATE OFFICERS (Agenda Item #5)

Mayor Connors presented an award of Financial Reporting Achievement award to **Keith Johnson**.

John Bonnets, a representative of the Government Finance Officers Association (GFOA), presented the City and **Keith Johnson** with the Certificate Achievement for Excellence Award for 2005.

PRESENTATION OF ANNUAL AUDIT REPORT - ULRICH & ASSOCIATES (Agenda Item #6)

An Ulrich & Associates representative said it was his opinion that the City's financial statements were accurate and that the financial condition of the City is sound. He commended the City Staff for their preparation and management of the statement.

Motion

David Hale moved that the City Council accept the annual audit report. **Rick Dutson** seconded the motion, which passed by unanimous vote.

PLANNING COMMISSION REPORT - DAVID PETERSEN (Agenda Item #7)

David Petersen reported proceedings of the Planning Commission meeting held December 8, 2005. He covered the following items:

- The Planning Commission tabled consideration of Jerry Preston's request for final plat approval for phase 1A of the Rice Valley Estates PUD consisting of 11 lots on 4.548 acres and final development plan approval for the entire PUD consisting of 111 lots on 34.56 acres located at approximately 50 West 700 South in an LR (PUD) zone.
- The Planning Commission recommended final plat approval for phase 2 of the Silverwood Subdivision consisting of 13 lots on 5.704 acres located at approximately 1500 North 1750 West in an LR zone.
- The Planning Commission recommended final plat approval for the Hidden Meadows Phase II subdivision consisting of 9 lots on 7.54 acres located at approximately 425 West 1400 North off of Cherry Blossom Drive and Welling Way in an LR-F zone.
- The Planning Commission tabled Garbett Homes request for a PUD designation and preliminary plat approval and a recommendation for preliminary development plan approval to provide the City and developer time to resolve the development's drainage issues.
- The Planning Commission recommended a PUD designation on 22.19 acres of property presently zoned AE located at approximately 260 South 1100 West, and preliminary plat approval and a recommendation for preliminary development plan approval for a development related thereto.

- The Planning Commission recommended a PUD designation on property presently zoned R-4 located at the southwest corner of 200 East and 200 South, and preliminary plat approval and a recommendation for preliminary development plan approval for a development related thereto.
- The Planning Commission recommended a zone change on the Gardner/Gust Old Farm, LLC, property from LR, LS, and A to NMU, and a recommendation for preliminary development plan approval for a development related thereto.
- The Planning Commission recommended a zone change on property located west of I-15, north of Clark Lane, and south of Park Lane from A and BP to TOD.
- The Planning Commission denied Lane Fishburn's request to amend the General Plan regarding 1.7509 acres of property located on the southwest corner of Main Street and South Maintain Road and to rezone the property from LR-F to BP-F. They recommended that the applicant reapply with a small, low-key office use.
- The Planning Commission recommended an amendment to Chapter 14 (Business Park Zone (BP)) regarding accessory building setbacks.
- The Planning Commission recommended an amendment to Chapter 19 of the Zoning Ordinance titled "Commercial Mixed Use (CMU) Zone".
- The Planning Commission approved the 2006 Planning Commission schedule and agreed to meet on December 19, 2005, to consider the Planning Commission Chairman.

PUBLIC HEARING: CONSIDERATION OF COMMERCIAL MIXED USE (CMU) TEXT AMENDMENTS - DAVID HALE AND SID YOUNG (Agenda Item #8)

David Petersen displayed the General Land Use Plan. He said the moratorium was placed because the CMU text did not allow for a genuine mixed use. The subcommittee that was created wanted the area to be similar to the NMU zone but to be more intense. The subcommittee recommended that a portion of the area be removed from the CMU zone. The Planning Commission was in favor of the subcommittee's recommendation. The City Attorney said it would be appropriate to have the moratorium lifted in conjunction with the date on the Ordinance.

Public Hearing

Mayor Connors opened the meeting to a public hearing and invited the applicant to address the Council.

Harv Jeppson (1717 North Main) thanked the Mayor and Council Member Holmes for their work. He said he agreed with Subcommittee's recommendation.

Public Hearing Closed

With no further comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration.

Mayor Connors said he was uncomfortable with the 100,000 square foot limit for a single tenant and asked how the subcommittee came up with the number.

David Hale said the square footage limit in the NMU zone was 65,000 square feet so the subcommittee expanded it so there would be a more intense commercial use.

Rick Dutson asked if a limit of 85,000 square foot would be more appropriate.

David Petersen said 85,000 square feet seemed reasonable. He said the square footage in the secondary zone of Station Park is a minimum of 100,000 square foot but can not exceed 200,000 square feet.

Susan Holmes said she did not think wetlands should be counted as open space or landscaping.

David Hale said certain parcels in the area had wetlands that covered 50% of the property. He did not think tenants would be willing to commit to the area if they were not allowed to count the wetlands as open space.

Rick Dutson referred to page 3, Item #16. He asked why the housing density was decreased.

Sid Young said the subcommittee wanted to reduce the density from 18 units per acre and felt 14 units per acre was an acceptable compromise.

Mayor Connors asked why the text included a minimum density of 5 units per acre.

David Petersen said the minimum density was placed to provide a buffer. They did not want single family housing mixed in with commercial use.

Sid Young suggested that if flat roofs are allowed, page 7, Section E should state that screening or buffering are required where flat roofs are allowed to screen for mechanical equipment.

Susan Holmes suggested that the text state that the buffer should be lower density housing or landscaping.

Motion

Sid Young moved that the City Council adopt ORDINANCE NO. 2005-68, AN ORDINANCE AMENDING CHAPTER 19 OF THE FARMINGTON CITY ZONING ORDINANCE TITLED “COMMERCIAL MIXED USE (CMU) ZONE” and authorize the Mayor to sign the document when the changes discussed by the City Council have been made. **David Hale** seconded the motion which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION OF AMENDMENTS TO BP ZONE TEXT REGARDING STANDARDS FOR ACCESSORY BUILDINGS - DAVID PETERSEN (Agenda Item #9)

David Petersen said the Davis County Housing requested approval to construct an accessory building to store vehicles and documents. The BP zone text did not have setback standards for accessory buildings. He conducted an analysis of the standards of other cities and found that most cities allow different setbacks for accessory buildings and many allow for a zero-plot line. He reviewed the contents of the Ordinance and said the Planning Commission recommended the City Council’s approval.

Public Hearing

Mayor Connors opened the meeting to a public hearing and invited the applicant to address the Council.

Public Hearing Closed

With no forthcoming comments, **Mayor Connors** closed the public hearing and asked the City Council for their consideration.

Motion

Rick Dutson moved that the City Council adopt ORDINANCE NO. 2005-69, AN ORDINANCE ENACTING SECTION 11-14-055 AND AMENDING SECTION 11-14-060 OF THE FARMINGTON CITY ZONING ORDINANCE REGARDING STANDARDS FOR ACCESSORY BUILDINGS IN THE BP ZONE. **David Hale** seconded the motion which passed by unanimous vote.

FINAL PLAT APPROVAL CONSIDERATION FOR SPRING CREEK K PHASES I AND II AND RELATED DEVELOPMENT AGREEMENT (MCKITTRICK PROPERTY - SALT LAKE INVESTMENT COMPANY - HOWARD KENT (Agenda Item #10)

David Petersen displayed an old Vicinity Map. He said the developer had a few minor changes to the Development Agreement. The right of way should be approximately 53'. Mr. Kent was disappointed because he thought there would be an open space parcel that would be paid for by UDOT, but the parcel is needed by the City. Mr. Kent agreed to the change.

Motion

Susan Holmes moved that the City Council grant final plat approval for Spring Creek Phases I and II subject to the following conditions:

1. The final plat shall be subject to all conditions of preliminary plat approval.
2. Review and approval of the plat and improvement drawings by the City Engineer, Public Works Department, Fire Department, Central Davis Sewer District, Farmington Area Pressurized Irrigation District (F.A.P.I.D), and the Planning Department, including the Farmington City Storm Water Official.
3. Review and approval by the City Engineer and City Storm Water Official of a grading plan showing by appropriate graphics means the proposed grading of the subdivision and storm water drainage facility plan showing the needed storm drainage facilities with run-off calculations and location, size, and outlets of the drainage system all in accordance and consistent with the Farmington City Storm Water Plan and Storm Water Management Plan incorporating best management practices as set forth in the Farmington City Development Standards and including an approved SWPPP.
4. The applicant shall make changes to the final plats as noted by Staff.
5. No building permit shall be issued within the boundaries of subdivisions until:
 - a. A culinary water line acceptable to the City is looped to the project area from 1525 West Street along the alignment of 950 North; and
 - b. A sewer lift station acceptable to the Sewer District is constructed and fully functional as proposed near the southwest area of the project.
6. The improvements agreement and other related agreements pertaining to the UTA railroad crossing and Burke Lane must be executed concurrently with final plat approval by the City Council. Any conditions of these agreements shall also be conditions of final plat approval.

7. The developer shall convey a conservation easement acceptable to the City over and across proposed open space equal to the proportionate share of the lots being approved.
8. The applicant shall enter into a development agreement with the City for the entire project area.
9. All lots along the major collectors will have to be designed in such a way to allow vehicles to enter traffic moving forward, not backward (see condition #11 of preliminary plat approval)
10. The developer shall provide trees in the park strip.
11. The developer shall dedicate a right of way that is 53' or that matches the right of way of Hunter's Creek.

Sid Young seconded the motion which passed by unanimous vote.

The City Council agreed to defer the Development Agreement until the next City Council meeting.

FINAL PLAT APPROVAL CONSIDERATIONS FOR HUNTER'S CREEK PHASES II AND III - WOODSIDE HOMES (Agenda Item #11)

David Petersen displayed an overhead of the overall plan. He outlined where the trail would be located and said the location was acceptable to the Trails Committee and to City Staff. He recommended Final Plat approval for Phases II and II.

David Hale asked if the Burke Lane roadways were included in the plan.

David Petersen said he met with the developer about the Reimbursement Agreement which was approved in August 2005. He said the Agreement was signed by Woodside Homes. Howard Kent said he was prepared to sign the Agreement.

Motion

Susan Holmes moved that the City Council grant final plat approval for Hunter's Creek Phases II and III subject to the following conditions:

1. The final plat shall be subject to all conditions of preliminary plat approval.

2. Review and approval of the plat and improvement drawings by the City Engineer, Public Works Department, Fire Department, Central Davis Sewer District, Farmington Area Pressurized Irrigation District (F.A.P.I.D.), and the Planning Department, including the Farmington City Storm Water Official.
3. Review and approval by the City Engineer and City Storm Water Official fo a grading plan showing by appropriate graphics means the proposed grading of the subdivision and storm water drainage facility plan showing the needed storm drainage facilities with run-off calculations and location, size, and outlets of the drainage system all in accordance and consistent with the Farmington City Storm Water Plan and Storm Water Management Plan incorporating best management practices as set forth in the Farmington City Development Standards and including an approved SWPPP.
4. The applicant shall make changes to the final plats as noted by Staff.
5. No building permit shall be issued within the boundaries of subdivisions until:
 - a. A culinary water line acceptable to the City is looped to the project area from 1525 West Street along the alignment of 950 North; and
 - b. A sewer lift station acceptable to the Sewer District is constructed and fully functional as proposed near the southwest area of the project.
6. The improvements agreement and other related agreements pertaining to the UTA railroad crossing and Burke Lane must be executed concurrently with final plat approval by the City Council. Any conditions of these agreements shall also be conditions of final plat approval.
7. The developer shall convey a conservation easement acceptable to the City over and across proposed open space equal to the proportionate share of the lots being approved.
8. The developer must provide evidence to the City that the final wetland delineation within the area of the two plats is acceptable to the U.S. Army Corp of Engineers.
9. The developer shall include trees in the park strip.

Rick Dutson seconded the motion which passed by unanimous vote.

**REQUEST TO APPROVE PIONEERING AGREEMENT FOR PUBLIC IMPROVEMENTS
IN FARMINGTON FIELDS COMMERCIAL SUBDIVISION - GREG BELL (Item #12)**

David Petersen displayed a Plat Map. The developer will not be building a complete road but will provide curb and gutter. The road will be built by the Diones. The Reimbursement Agreement is for one half of the road. He said the following changes will be made to the Reimbursement Agreement:

- The Schematic Plan will be amended to eliminate the two parcels that should not be included.
- The cost to improve the road will be stated in two paragraphs.
- The term of the Agreement will be raised from 5 to 7 years.

Motion

Susan Holmes moved that the City Council approve the Public Improvements Reimbursement Agreement between Farmington City and Bell Transfers, LC with the changes as outlined. **Sid Young** seconded the motion which passed by unanimous vote.

CONSIDERATION OF PLAT AMENDMENT FOR FARMINGTON GREENS SUBDIVISION - CHUCK AKERLOW/GERRY TULLEY (Agenda Item #13)

Mayor Connors said he met with Mr. Tulley and Mr. Akerlow. The developer is willing to revise their proposal to make it consistent with the Development Agreement. There will not be lots less than 8,000 square feet except for the 28 town homes. The development will include two less lots since the majority of the area will be used for roadways. He recommended that the City Council approve the Plat amendment.

Motion

Rick Dutson moved that the City Council approve the plat amendment for the Farmington Greens Subdivision. **David Hale** seconded the motion which passed by unanimous vote.

Jerry Tulley said the City owned trail is at the south end of the property and it would stay "as is". There is a north/south corridor along 1525 West which could be accommodated if the City so chooses.

DISCUSSION OF TRAIL WIDENING AT FRUIT HEIGHTS/FARMINGTON BOUNDARY - MIKE FLOOD & MAX FORBUSH (Agenda Item #14)

According to packet information, Mike Flood has been speaking to the lot owners of 44 and 45 in Shepard Heights Subdivision. He is attempting to acquire additional easements from these property owners to permit an access easement into some lots of Deer Crest Subdivision in Fruit Heights.

In exchange for this consideration, Mike Flood and his development company are willing to acquire the land and also additional trail easement within this property to accommodate equestrian access to the Forest Service in the Fruit Heights area.

Mike Flood (Hawkins Homes and Communities) said his Development Agreement and the Interlocal Agreement with Farmington/Fruit Heights required that he dedicate a trail northward to the Forest Service. Fruit Heights asked him if he was interested in dedicating additional property for an easement. He showed their current approved plat and said there is a 10' easement that has been dedicated on the easterly boundary. Due to the shelves in the topography, two of the lot owners will have a hard time accessing their lots. He approached the lot owners about the trail, the possibility of making the lots larger, and a possible driveway easement. The property owners expressed an interest since it would provide a way to access the rear portion of their lots and would eliminate their need to pump their sewage. He said his solution would work for all parties involved since Fruit Heights does not have the ability to widen their trail without condemning property.

David Hale asked if the sewer trunk line and access were the tools used for negotiation.

Mike Flood said he was not able to discuss all of the negotiations. Deer Crest sewage is traveling through the Fruit Heights sewer line into Farmington City. Fruit Heights is discussing the possibility of turning the sewage over to Central Davis Sewer.

Max Forbush said City Staff approved of the proposal. If the proposal was successful, he would send a letter to the two remaining property owners.

Mike Flood said he did not want to adversely affect Tom Morgan's development. Tom said he would support the trail widening so long as the City were willing to work with him without requiring certain things. **Mr. Flood** said he had not approached the Fruit Heights City Council but would seek their support.

The City Council gave conceptual approval of the proposal.

CONSIDERATION OF REQUEST TO APPROVE 14% STREET GRADE WITHIN HIDDEN MEADOWS PHASE II SUBDIVISION - CHRIS MARTINEAU (Agenda Item #15)

David Petersen displayed a Vicinity Map for the Hidden Meadows Phase II Subdivision. The road comes through the subdivision and works its way to Hidden Meadow Way. He said there are several shelves in the area. He recommended the developer be allowed to exceed the 12% street grade.

Paul Hirst said there were several other areas in the City where the roadways exceed the 12% grade. He displayed the difference between a 12% grade and a 14% grade. He said the 14% grade

would extend for approximately 250'. If the 14 % grade were allowed, there would only be 5' of fill required, rather than 10' of fill. He said it was his professional opinion to allow the 14% grade.

Motion

David Hale moved that the City Council approve the 14% street grade within Hidden Meadow Phase II Subdivision. **Sid Young** seconded the motion which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #16)

Rick Dutson moved that the City Council approve the following items by consent as follows:

- 16-1. Approval of Resolution Approving Retirement Health Savings Plan for Firemen.
- 16-2. Adoption of Resolution Adopting WFRC/Envision Utah "Growth Principles and Objectives for Transportation Planning".

David Hale seconded the motion, which passed by unanimous vote.

CONSIDERATION OF RESOLUTION REDUCING THE MONTHLY GARBAGE COLLECTION FEE - MAX FORBUSH (Agenda Item #17)

Max Forbush said the Burn Plant Board reduced the tipping fee for residential users by \$1.00. He believes there is enough money in the garbage fund to give the same \$1.00 reduction to Farmington City residents. The garbage hauler has also agreed to reduce his hauling fees by 15¢ since fuel costs are coming down.

Motion

Sid Young moved that the City Council adopt Resolution 2005-72, A RESOLUTION AMENDING GARBAGE COLLECTION RATES FOR AUTOMATED COLLECTION OF GARBAGE WITHIN FARMINGTON CITY, UTAH. **Susan Holmes** seconded the motion which passed by unanimous vote.

APPOINTMENT OF CITY REPRESENTATIVE TO CENTRAL DAVIS SEWER DISTRICT BOARD (Agenda Item #18)

Mayor Connors said Dean Brand, Chair of the District Board, wrote a letter asking for **Susan Holmes'** reappointment to the Board in light of the District's \$15,000 investment in her training. **Mr. Forbush** recommended reappointing **Susan Holmes** in order for the City to maintain a good relationship with the Central Davis Sewer District.

Motion

Rick Dutson moved that the City Council appoint **Susan Holmes** to the Central Davis Sewer District Board. **Sid Young** seconded the motion.

David Hale said it was important to have elected officials serve on the Boards but felt **Mayor Connors** made a valid point to be supportive of the Sewer District.

Mayor Connors said it was appropriate to appoint **Susan Holmes** since she was first appointed as an elected official.

Susan Holmes committed to providing positive input if she were to fill the position.

The motion passed by unanimous vote. **Susan Holmes** abstained from the vote.

Mayor Connors said he spoke with **Larry Haugen** who agreed Council Members should fill Board positions, but in this case was in favor of **Susan Holmes** filling the position.

CONSIDERATION OF OTHER MAYORAL APPOINTMENTS/DISCUSSION OF COMMITTEE CHAIR ISSUES (Agenda Item #19)

Max Forbush said there are two vacancies on the Board of Adjustment. He said the prospects for the position were Mr. Redd, Mr. Gallagher and Mr. Williams.

Mayor Connors suggested interviews be held after the first of the year since there is not an urgency.

David Petersen said Paul Hayward expressed interest in being reappointed.

The City Council agreed to discuss the position with the Mayor Elect after the first of the year.

The City Council members discussed whether the Mayor should be responsible to appoint the Chairmen of the City's committees. **Mayor Connors** said he was intrigued by the idea but felt it was important for Planning Commissioners to think independent from the City Council. He recommended that the issue be discussed in 2006 with the new council and Mayor.

Susan Holmes said in some cases it would not be appropriate for the Mayor to appoint the chairman since the individual may not be the appropriate leader for the group.

David Hale said he felt there were certain situations where the Mayor should appoint the Chairman. He was concerned about a Board that had an autocratic Chairman. He suggested that the Boards make a recommendation for the Chairman but the final decision be made by the City Council.

David Petersen said a canvas could be done on other cities to determine how their chairmen are selected.

Sid Young said it is important to provide training to the Chair and Vice-Chair due to the legalities and leadership requirements.

Max Forbush suggested that **Chairman Ritz** continue as Chair for the first meeting in January to allow the Council time to consider the issue.

Mayor Connors said the Council committed to have a joint meeting with the Planning Commission and Historic Preservation Commission. He felt it was important for the Council to keep their commitment.

JIM PROCTOR PROPOSAL FOR CONTRIBUTION TOWARD FREEDOM GALLERIES AT FARMINGTON SCHOOLS / CONSIDERATION OF PURCHASE OF FREEDOM GALLERY FOR CITY HALL (Agenda Item #20)

Max Forbush said he received a letter from Mr. Proctor which stated that two schools are ready for the contribution and there could be two others ready in the fall. Mr. Proctor will sell the gallery \$750.00 which is ½ off. The money could be taken from the Council Contingency fund.

Rick Dutson said he was supportive of the purchase.

Susan Holmes suggested that the materials be received before the City pays for it.

Motion

Rick Dutson moved that the City Council approve the contribution toward Freedom Galleries at Farmington schools and authorized the purchase of the Freedom Gallery for the City Hall subject to the approval of the work by City Staff. **Sid Young** seconded the motion which passed by unanimous vote.

MISCELLANEOUS

Rick Dutson said he was impressed with **Keith Johnson's** award since only 4% of the municipalities received the award. He suggested that **Mr. Johnson** be acknowledged in the newsletter. He also suggested that the City inform the top commercial brokerages of the CMU zone change.

Susan Holmes said the Sewer District had received a preliminary letter from Fruit Heights City requesting that the Sewer District take over their system. She said the system was in bad condition. She thanked the City Council members and City Staff for the friendships she had made while serving on the Council.

Sid Young said he appreciated the work of the **Mayor** and **Susan Holmes**. He said he was concerned about residents parking on the side of smaller roads and suggested that the City enforce the rule. He also suggested that the traffic engineer review the issue of cars parking on both sides of smaller roads during the summer months.

David Petersen said Mr. Pratt requested a boundary line adjustment for an RV pad. City Staff recommended approval.

Motion

Rick Dutson moved that the City Council approve the boundary line adjustment requested by Mr. Pratt subject to the approval of the Farmington Ranches HOA, if required by the CC&R's. **Susan Holmes** seconded the motion which passed by unanimous vote.

Max Forbush referred to a letter he received from the Bountiful Elks Club requesting a nomination for a Citizen of the Year. The nomination needs to be submitted by December 27, 2005.

David Hale suggested nominating Mayor Connors. The City Council members agreed to the nomination. **Mayor Connors** recused himself from the decision.

Max Forbush said he received a letter from the Farmington Area Baseball League stating that they are experiencing problems with vandalism. They requested that the City contribute to vandal proof lights that would cost \$980.00. **Mr. Forbush** said the lights could be paid out of the Council Contingency Fund. He recommended that the City contribute to protecting the City owned building.

Motion

David Hale moved that the City Council allocate \$980.00 from the Council Contingency fund to pay for the vandal proof lights. **Rick Dutson** seconded the motion which passed by unanimous vote.

Max Forbush said the Public Works department budgeted for a 1-ton truck and a snow plow. Since they were able to repair the snow plow and the truck cost less than anticipated, the Public Works department purchased a Jeep vehicle to be used as a snow plow.

Motion

Rick Dutson moved that the City Council authorize the Public Works Department to purchase the Jeep vehicle. **Sid Young** seconded the motion which passed by unanimous vote.

Mayor Connors recommended that City Staff make it clear that procedures should be followed in the future.

Mayor Connors asked that a member of City Staff contact Mr. Bray on North Compton to discuss his concerns about losing the ability to develop the rear of his property.

David Hale said it needed to be determined whether the sidewalk fronting the Bray property should be installed by Mr. Bray or by his sister who purchased the park strip, or Jerry Preston, the developer of Shepard Heights.

Mayor Connors invited the Council Members to attend a meeting on January 5, 2006, at the Utah Local Governments where various State Legislators will be making transportation proposals in order to receive feed back from the municipalities. The event will be hosted by the Wasatch Front Regional Council.

ADJOURNMENT

David Hale moved that the meeting adjourn at 10:10 P.M.

Margy Lomax, City Recorder
Farmington City