Farmington City Council Meeting

February 3, 2015

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate Planner Eric Anderson, Fire Chief Guido Smith, City Recorder Holly Gadd & Recording Secretary Cynthia DeCoursey

Mayor Talbot welcomed those in attendance, including Attorney **Jeff Appel**, Standard Examiner reporter **Brian Saxton**, and Shared Solution representative **Roger Borgenicht**.

Resolution of Farmington City to request a revised approach to the West Davis Corridor NEPA effort and in support of fully and fairly reviewing the Shared Solution (SS) and other less impactful alternatives

Attorney **Jeff Appel** confirmed the fact that Farmington City supports further study of the Shared Solution and has the following objections to the proposed alignment:

- 20 years of land planning will be discarded;
- 300+ acres of conservation easements will be destroyed;
- Farmington will have no access or benefit from the WDC;
- A major transit station and economic/employment centers will be bypassed; and
- A necessary interchange at Shepard Lane will be delayed.

Roger Borgenicht said while they have had to make some assumptions about land use development—activity centers, shopping, business, travel, etc.—it has been a very good process to this point. UDOT has asked each city if they consider the outlined land uses as reasonable and if they would incorporate some of those ideas into their planning if the Shared Solution was chosen as an alternative. **Mayor Talbot** pointed out that while Farmington residents are an attentive audience, the other mayors in Davis County are not and have not grasped the vision of the Shared Solution. **Jim Young** asked if the Resolution would be forwarded to the FHWA following approval and is optimistic that some good, reasonable and rational people will emerge to support Farmington. **John Bilton** was glad for extra time to think about the Resolution and wondered if it will help people think differently about the issue or if it will raise the level of angst and resistance. **Dave Millheim** said the Resolution will be sent to the FHWA and that it will advance the paradigm shift and increase the angst of some people. **Doug Anderson** said it is a good start, but it is not enough. Farmington needs to build alliances, and other cities need to be educated. **Brigham Mellor** agreed and emphasized that Farmington's participation in the Shared Solution is key.

Lagoon "Cannibal" Ride Designation

Dave Millheim said that under the City's code, the new attraction at Lagoon could be classified as a ride or as a structure. **Chief Smith** said Lagoon has assured Building and Fire Officials that the engineering of the attraction has incorporated both emergency egress provisions and fire protection systems that may meet and/or exceed industry standards for amusement rides. Following a brief discussion the Council agreed to classify it as a ride.

CALL TO ORDER:

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

Cory Ritz offered the invocation and Boy Scout **Teague Roberts** led the Pledge.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Introduction of new Police Officer and administration of Oath of Office

Mayor Talbot introduced **Dustin Ballard** as a new Police Officer for Farmington City and administered the Oath of Office. He lives with his wife and children in Kaysville and is a fine man who will represent the City well.

Presentation of "Top Shooter" Award

Police Chief **Wayne Hansen** and Officer **Brandon Erickson** presented the "Top Shooter" awards to **Brigham Mellor** and **Patty Young**.

PRESENTATION OF PETITIONS AND REQUESTS:

Conservation Property Purchase Agreement – Acquisition for 1100 West Park

Dave Millheim said the City's Ordinance has an option which allows a developer to do a conservation subdivision and receive a small density bonus for open space. Fieldstone Homes is providing 10-11 acres of open space to the City along 1100 West for a new Park and worked with DSD to locate the new school along 1100 West to lessen traffic impacts in the area.

Motion:

Jim Young made a motion to approve the Conservation Property Purchase Agreement between Farmington City and Diumenti Investment Company and authorize the **Mayor** to execute the Agreement after both Diumenti and Fieldstone Homes have signed it. The motion was seconded by **Cory Ritz** and unanimously approved.

Resolution of Farmington City to request a revised approach to the West Davis Corridor NEPA effort and in support of fully and fairly reviewing the Shared Solution and other less impactful alternatives

Mayor Talbot said the Shared Solution alternative passed the Level 1 screening, and UDOT asked each city if it should be studied further. He and the City Council remain united in their approach. **John Bilton** pointed out that the final paragraph in the Resolution states the City's view that the WDC will impact Farmington greatly but does nothing to help the City.

Motion:

Cory Ritz made a motion to adopt the Resolution which encourages UDOT to study the Shared Solution and other alternatives. **Doug Anderson** seconded the motion which was unanimously approved.

Approve bid for Architect of Park and Gym

The City conducted an extensive RFP selection process and received bids from seven companies. The selection committee recommended approval of VCBO Architecture as the architect for the new Park and Gym.

Motion:

John Bilton made a motion to award the bid to VCBO Architecture and to authorize staff to prepare a formal contract. The motion was seconded by **Doug Anderson** and unanimously approved.

Street Cross Section proposal for Taylor Subdivision

David Petersen shared detailed information regarding this proposal and said the Planning Commission recommended approval.

Motion:

Cory Ritz made a motion to approve a modified cross section for 100 East Street as it abuts the Taylor Subdivision with the conditions and findings listed in the staff report. The motion was seconded by **Jim Young** and unanimously approved.

SUMMARY ACTION:

Summary Action List

1. Park Lane Commons Improvements Agreement
2. Eastridge Estates Improvements Agreement
3. Avenues at the Station Phase I Improvements Agreement
4. Appointment of City Council Members to Various Committees
5. Lagoon "Cannibal" Ride Designation
6. Renewal of Contract with Davis County Animal Control
7. Meadows at City Park Final Plat & Final PUD Master Plan
8. Approval of Minutes from January 20, 2015

Motion:

Jim Young made a motion to approve the eight items on the Summary Action List. The motion was seconded by **Brigham Mellor** and unanimously approved.

GOVERNING BODY REPORTS:

City Manager:

1. The PC Executive Summary for the meeting held Jan. 22, 2015 was in the staff report.

2. He invited the Council to attend an Earthquake Training on February 10th at 3:30 p.m.

3. The WFRC has announced Open Houses for the Draft Regional Transportation Plan, and details can be found on their website.

4. A joint City Council/Planning Commission meeting will be held Feb. 5th at 6:00 p.m.

Mayor Talbot:

- EDCUtah has asked if Farmington City would like to send representatives to the ICSE Conference in Las Vegas May 17-20.

- The City has received complaints that the deer population is getting out of control and will research the possibilities for containment.

- He went to San Francisco with **Johnathan Ward** of Zions Bank, **Dave Millheim** and **Keith Johnson** to meet with the Board of Directors of Moody's regarding bond ratings and felt that their presentation went well. **Dave Millheim** said the City should receive a new rating soon, and he is optimistic that the rating will rise significantly which could save the City $200,000 over the life of the bond.

- He reminded the Council to attend their committee meetings.

City Council:

Doug Anderson:

- He asked for an update on the roundabout, and the Mayor reported that **Dave Dixon** did not return his call, but the City plans to plant grass as soon as possible.

Cory Ritz:

- He asked what the construction crews were doing, and Dave Millheim said they have been involved with asbestos removal.

- He asked about tree removal for the park area, and Dave Millheim reported that the trees on the ditch bank would not be removed. Contract crews have removed a large amount of dead wood and some trees in the field.

Jim Young:

- He asked for an update on the restoration of the building on the corner of State and Main, and **David Petersen** reported that the property owner had serious health issues so the process was delayed, but he will continue to pursue the project.

John Bilton:

- He asked for details about the impact Station Park and the townhome and apartment projects have had on crime in Farmington, and the City Manager said he would obtain a report.

Brigham Mellor:

- Cyclists are riding along an unpaved section of road near the intersection of Clark Lane and the D&RG trail which is unsafe. He asked if the City could pave a 6-foot wide strip of asphalt, and the City Manager said he would look into the possibility.

CLOSED SESSION:

Motion:

At 8:15 p.m. a motion was made by **John Bilton** to go into a closed meeting to discuss real property. **Brigham Mellor** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, Mayor 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.

Jim Young, Mayor Pro Tempore

Motion:

At 9:50 p.m. **Doug Anderson** made a motion to reconvene into an open meeting. The motion was seconded by **John Bilton** and unanimously approved.

ADJOURNMENT

Motion:

Brigham Mellor made a motion to adjourn the meeting. **John Bilton** seconded the motion which was unanimously approved, and the meeting was adjourned at 9:50 p.m.

Holly Gadd

Holly Gadd, City Recorder
Farmington City Corporation