

## FARMINGTON CITY COUNCIL MEETING

Tuesday, July 19, 2011

### WORK SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Christy Alexander, City Finance Director Keith Johnson, City intern Erin Vogeler, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey*

**Mayor Harbertson** began the work session at 5:10 p.m., the opening prayer was offered by **David Petersen**, and the Council discussed several of the items on the agenda.

City Attorney **Todd Godfrey** joined the meeting at 5:50 p.m.

### **Motion**

At 6:00 p.m. a motion was made by **Sid Young** for the Council to go into a closed meeting to discuss strategy as it pertains to potential litigation. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Ritz, Talbot and Young**.

Council Member **Rick Dutson** joined the meeting at 6:25 p.m.

### Sworn Statement

I, **Scott C. Harbertson**, 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.

  
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**Scott C. Harbertson, Mayor**

### **Motion**

At 6:50 p.m. a motion to reconvene into an open meeting was made by **Rick Dutson** and seconded by **John Bilton**. The motion passed with Council Members **Bilton, Dutson, Ritz, Talbot and Young** voting in favor.

### REGULAR SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, Associate City Planner Christy Alexander, City Finance Director Keith Johnson, City intern Erin Vogeler, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey*

### **CALL TO ORDER:**

## Roll Call (Opening Comments/Invocation) and Pledge of Allegiance

Mayor Harbertson opened the meeting at 7:00 p.m. and welcomed those in attendance, including Jace Riley of the Youth City Council. Jim Talbot offered the invocation, and the Pledge of Allegiance was led by John Bilton.

## Approval of Minutes

### Motion

Sid Young made a motion to approve the minutes of the June 21, 2011 City Council Meeting. The motion was seconded by John Bilton and approved by Council Members Bilton, Dutson, Ritz, Talbot and Young.

## REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

### Proclamation recognizing Lagoon

Mayor Harbertson welcomed representatives of the Freed family, owners of Lagoon, and read the City's Proclamation recognizing and commending Lagoon for its 125-year history in Farmington.

### Miss Farmington Report

Jessica Francis explained that her platform is "Fight Like a Girl", and she plans to support women as they deal with difficult challenges in their lives. She thanked the City Council for their support during Festival Days—\$450 was raised for the Children's Miracle Network. She has planned several events: (1) A mother-daughter and/or sisters high-heel-a-thon in September at Heritage Park to raise additional money for the CMN; (2) A benefit concert for the same cause; (3) A Halloween party in October; (4) Assemblies at the various schools in the City.

### Introduction of new Police Officer/Administration of Oath of Office

Adam Sudweeks was sworn in as a new Police Officer for Farmington City by City Recorder Holly Gadd. He was born and raised in West Jordan, Utah, served in the military, and became a policeman. He is looking forward to serving the citizens of Farmington City.

### Executive Summary for Planning Commission meeting held June 30, 2011

Mayor Harbertson referred to the staff report prepared by Associate City Planner Christy Alexander.

## PUBLIC HEARINGS:

### Garbett Homes (Public Hearing) – Farmington Crossing North Phase 5 Schematic Plan

Rick Dutson recused himself on this item because of a conflict of interest and said he will return to the meeting following this item. Mayor Harbertson asked the audience not to applause or shout, and to use courtesy and civility. He requested that each speaker adhere to a 2-minute time limit.

**David Petersen** explained that Garbett Homes received approval for this Phase in 2006, but it has expired. The buildings, layout and design are the same--the only modification is a request for lease-to-own units.

**Noel Ballstadt**, 8501 S. Taos Drive, Sandy, said Garbett Homes began the process for this project eight years ago. This request is to reinstate the previous approvals with an amendment to allow lease-to-own units. The townhomes will be the same as the existing units with respect to color schemes, landscaping, and elevations, and Garbett will be able to finish the project, including the trail connection to the Maverick gas station and the Highway 89 connection. They have several townhome projects which are located adjacent to apartment buildings, and there has been no negative impact on the townhomes. He pointed out six Garbett Homes projects:

- Farmington Crossing and Rose Cove Apartments
- Chandler Pointe & Liberty Hill Apartments in Draper
- Hidden Creek and River Oaks Apartments in Sandy
- The Pines & Liberty Landing Apartments in West Jordan
- The Heights and Liberty Bend Apartments in Sandy
- Arbor Square & Liberty Commons Apartments in West Valley City

**Rene Oehlerking**, Marketing Director for Garbett Homes, said economic conditions have forced them to look at other options for Farmington Crossing. He explained that Garbett has not been able to obtain financing to finish the project; however, because of many short sales and homes in foreclosure, the market for lease-to-own units has increased. They completed an extensive market study and found that the lease-to-own option is great for people who are in need of housing. They would be able to completely finish the project within 15-18 months. He read a letter written by two realtors from REMAX (attached to the minutes). He listed the following benefits:

1. Garbett is motivated to manage the units well so they can maintain their own investment;
2. Garbett will have more control of the selection and screening process;
3. Garbett believes that this is a good solution for Farmington Crossing—it will allow them to finish the project and assist the HOA.

**Denae Mollerup**, 6179 Heritage Hill Drive, Herriman, is the General Property Manager for Treo Property Management. She currently manages 11 units in Farmington Crossing and has not had any problems in the past three years. Treo has an extensive screening process—including a criminal background check—and their process eliminates most problems and violations. The tenants are given warnings and then fines which if left unpaid could result in eviction.

**Jacob Despain**, 1983 Ashley Mesa Lane, Sandy, Zions Bank, said they are interested in this type of product because it is doing well both locally and nationally. Vacancy rates in Davis County are around 7% with this type of product and are expected to decrease in the future.

## **Public Hearing**

**Mayor Harbertson** opened the public hearing at 7:52 p.m. He asked the residents to display courtesy and civility and adhere to a 2-minute time limit.

**Theresa Larrabee**, 953 W. Willow Green Way, submitted a copy of a supplement to the CC&Rs for Farmington Crossing dated September 27, 2006 and read: “No lots in the project may be

leased or occupied by non-owner residents. All lots in the project must be owner occupied.” Garbett never planned to allow rentals, and each homeowner in the development signed this contract. They are now asking to change the contract, and she asked the Council to vote against lease-to-own units. She said there is no proof to show that this will not negatively affect her home, and she purchased a unit in this development because of the promise of no rentals.

**Roger B. Wright**, 905 Willow Bend Way, asked those in opposition to the proposal to stand. He said they are willing to work with Garbett Homes, but this option will not enhance Farmington Crossing. He was told that if Garbett is allowed to construct lease-to-own units, Farmington Crossing will become the ghetto of Farmington. Current homeowners should not be penalized because they relied on the representation that there were to be no rentals. He suggested that Garbett file for Chapter 11 and restructure the loan or pursue other options that will preserve their rights.

**Curtis Marsh**, 863 N. Farmington Crossing, signed up to speak but said his points were covered by a previous speaker.

**Garn Chilcote**, 859 N. Spring Pond Drive, moved to Farmington Crossing in May of 2006. He said the project was never meant to be an investor or rental property, but both have been problems from the beginning. At one point the police had to be called in to solve a problem—Garbett Homes did nothing. Bringing an additional 93 rental units will negatively affect the current residents, and he is worried about what will happen at the end of the 18 months if the units are not sold. He believes there are at least 30 units currently being rented, and he asked the Council to deny this request.

**Renee McDonald**, 856 Spring Pond Drive, said she has been a property manager with Garbett for 11 years, and it is difficult to oppose them. She bought a home in Farmington Crossing and attended the City Council meetings and the groundbreaking ceremony and heard promises that these units would not be rentals. She and her eight children live in one of the larger units, but they have not been able to sell their home. Currently there are 25 grandfathered units, 29 units that qualify for a hardship, and many rentals under the table. She asked the City Council to deny this request.

**Dean Godfrey** signed up to speak but passed his turn on to the next resident.

**Rudolph Mensink**, 911 W. Willow Green Way, is a long-time citizen of Farmington. He worked for an insurance company for 40 years and dealt with real estate investments and contracts. He told the City they must adhere to the contract which states that rentals will not be allowed.

**Elizabeth Etter**, 773 N. Willow Green Way, used the word “value” as it relates to homes, neighbors and safety. She plans to live in Farmington Crossing for many years. She explained that she lives on the southwest side of the development next to the Rose Cove Apartments, and the retirees who live in Rose Cove are great; however, other tenants who live there do not value their living space. If the lease-to-own request is approved, there would be many tenants who would not value the area as much as current residents do.

**Franklin R. Etter II**, 773 N. Willow Green Way, submitted several documents (attached to the minutes) and referred to an email he sent to the City Council on July 7, 2011. He also quoted a 2006 Salt Lake Tribune news article titled Garbett Homes Rebuffs Investors: “In any case Farmington City officials are growing increasingly worried about affordability, but more importantly, **Mayor Scott Harbertson** said he does not want to see a community dominated by rentals. Owners who plan to occupy their homes generally will invest more to beautify their properties and keep them in good

condition than those simply renting them out.” In the same article, **Bryson Garbett** said: “Each person can buy only one unit in Farmington Crossing and has to live in it or have it as a second home. Garbett wants to make one thing clear—investors are not welcome in this development.” He pointed out that this is not just a down market situation. He does not agree with Garbett’s comment that lease-to-own units will have no negative impact on their properties—rentals will have an impact! He asked the Council to consider the interests of the entire community.

**Mack McDonald**, 856 N. Spring Pond Drive, complained that Garbett Homes has not followed through with the promises they made. Lease-to-own units will increase the demand on City resources and bring additional crime.

**Ray Walsh**, 847 Shepard Creek Parkway, signed up to speak but passed his turn..

**Eric Higham**, 907 Willow Bend Way, said that if Garbett loses the property, the City should obtain grant money to use the area for parks and recreational activities. This would garner national attention for both Farmington Crossing and the City.

**Rainey Christofferson**, 1137 N. Stillwater Dr., said she is a lone voice but is inclined to support Garbett Homes. She has some of the same concerns and fears that have been shared; however, she is also afraid of what will happen if approval is not granted. The economy is challenging, and everyone has had to make difficult decisions. She and her husband moved from New York City because of the economy. She loves Farmington Crossing and would like the units to be built and the master plan to be completed.

**Lindsay Cutler**, 169 E. Burton Lane, Kaysville, represents one of the homeowners who submitted a hardship application. They attempted to sell their home for 1 ½ years but were forced to rent their home to avoid foreclosure. They applied for the hardship in a timely manner, and Garbett did not respond for six months at which time they said the Board had not yet reviewed their request. She questioned Treo Management’s ability to manage 93 units and feels that would be a conflict of interest. She would like to see Farmington Crossing remain a strong and valuable community.

**Laura Crandall** signed up to speak but passed her turn on to the next resident.

**Phil Cox**, 828 N. Spring Pond Drive, bought a home in Farmington Crossing in February 2006. They moved from west Kaysville where many homes had turned into rentals, so they specifically asked salesman **Jacob Ballstead** whether or not rentals would be allowed. He told them rentals would not be allowed and listed many of the problems that can occur with rentals. Having a high-density project next to lower density units will negatively affect the homeowners.

**Brian Clark**, 928 Shepard Creek Parkway, purchased a home in October of 2010 and was promised there would be no rentals. The original owners of his unit paid \$210,000 and lost a significant amount of money when they sold it to him for \$165,000. Homes in Farmington Crossing cannot be sold, and everyone is suffering a hardship. People are determining how many children they will have based on how long it will be until they can sell their unit and buy a larger home. He said if Garbett Homes cannot finish the project now, let the property sit—it will be finished eventually, and he does not want 20-25% of the homes to be rentals.

**Adam Magalei**, 889 W. Willow Bend Way, read a letter (attached to the minutes) and said this proposal is not right for his family or for Farmington City. He quoted from Garbett Home’s website:

“All of the economic fundamentals show that this is a good time to buy a home. Continuing strength in rental demand signals that there is upward pressure on rental apartments. The real risk isn’t buying a home, it is continuing to rent.” He said this proposal is not right for Farmington Crossing residents or the City of Farmington, and he asked the Council to uphold the recommendation of the Planning Commission who set a precedent in this case for making a good decision.

**Tiffany Ann Magalei**, 889 W. Willow Bend Way, works for Treo Management (a subsidiary of Garbett Homes) and shows the rental units to interested tenants. There have been some major problems with renters, and although she might lose her job, she is against allowing 93 lease-to-own units in Farmington Crossing.

**James Muirbrook**, 796 N. Shepard Creek Parkway, said he has lived in Farmington his entire life, and he loves it here. He opposes lease-to-own units in Farmington Crossing.

**Mayor Harbertson** closed the public hearing at 9:00 p.m.

**Mr. Ballsteadt** said he wished the market was strong enough that Garbett could have finished the project like they had planned. He asked the Council to approve the request and grant them permission to incorporate lease-to-own units in Farmington Crossing.

**Kevin Anderson**, Legal Counsel for Garbett Homes, 2211 Laird Way, Salt Lake City, submitted a packet of material (attached to the minutes). He said Garbett does not come as an enemy but as one of two parties working together to solve a difficult situation. They are asking for the flexibility of lease-to-own units to ensure that the remaining portion of the project does not go into an abyss which will not benefit anyone. He pointed out that if 93 units were to come on the market during this down economy, it would be very difficult for anyone in Farmington Crossing to sell their used homes when new units are also available for sale. This lease-to-own option would allow Garbett Homes to bring units into the market which would help increase and stabilize property values. Another important issue is that the selective application of an owner-occupied requirement imposed on this development but is not uniformly imposed on every other condominium development in the City is improper and illegal, and it violates the constitution. When real estate is sold, the owner is buying a bundle of rights. One of those rights is the right to sell your unit, and another is the right to lease or rent your property. It is not proper or legal to strip away that right and inform a developer that he can sell his property but he cannot lease it—that is a violation of the Constitution and is the taking of property rights without compensation. He urged the Council to grant this request and thanked them and the residents for their decorum during a difficult meeting.

**Mayor Harbertson** said that as the Mayor of Farmington for 5½ years, he has enjoyed working with Garbett Homes and feels that he had a good working relationship with them. However, the past few months have been very difficult. He was disappointed by the lease-to-own request and felt that the goodwill which the City had built with Garbett was under extreme pressure. Garbett made many promises to the residents of Farmington Crossing and to the City. The City made a difficult choice to change the zoning and allow Garbett to develop Farmington Crossing—they did not want a rental project and were willing to wait rather than approve a rental development. He also said he does not believe the area will turn into a slum situation.

**Jim Talbot** said he has been involved with this project from the beginning, and he has supported it the entire time. He is involved in commercial development, and he looks at the issue from the standpoint of what will work in that area. This housing development made sense. But the rental

issue was always there, and it was made very clear by Garbett Homes that there would be no rentals. Rental units do not fit the intent of what the City wants in that location.

**Sid Young** said he has also been involved from the beginning, and he appreciates the views of both sides—he has read every email. He understands the real estate bundle of rights issue and stressed that promises made to existing homeowners are also important. When the project began, and Garbett requested a change of zoning from commercial to residential, several commitments were made—one of the commitments was that the townhomes would be owner occupied. He said he may not have approved the rezoning request if that had not been stipulated.

**Cory Ritz** said he has also been involved with this issue from the beginning—**Noel Ballsteadt** and Garbett Homes have been great to work with. As they tried to create a project that would benefit Farmington, GH. This was originally zoned to be a commercial project, and we put great credence on promises that were made. He said this issue has been a struggle for him because he values personal property rights; however, he also values commitment and integrity. The City gave great weight to the promises for an owner-occupied development. He suggested that Garbett Homes put the project on hold and wait a while before proceeding.

**Noel Ballsteadt** said **Bryson Garbett** is currently out of the country right now, but if this request is not approved, he believes the project will go into foreclosure.

**John Bilton** commented that he has been involved with this development for five years, and he referred to several actions from the past: On August 11, 2005 schematic plan approval was granted with Condition #2 stating that “all units shall be limited to for sale, or owner-occupied dwelling units. No rental units shall be permitted.” Similar wording was used in the City Council minutes in Nov. 2006. The City has records which strongly state what the intentions were at that time. He commended the residents for their passion on this issue, including those who passed on their comments because similar points were made by previous residents. He appreciates property rights and the comments presented by **Kevin Anderson** and said Farmington makes an effort to apply and use its ordinances to the best use and rights of property owners. This comes with consequences, of course—some which can be seen and others which are unintended.

## **Motion**

**Sid Young** made a motion to reapprove the schematic plan of Farmington Crossing Phase 5 schematic plan, subject to all applicable Farmington City ordinances, development standards and the same conditions and findings established previously by the City and additional findings 1-9. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Ritz, Talbot** and **Young**.

## **Findings**

1. The Developer has not provided substantial evidence of a change in conditions that would warrant re-approval with different conditions from those attached to earlier phases.
2. Existing property owners purchased homes in Farmington Crossing with the knowledge that they were buying into an owner-occupied community and not a rental project.
3. A lease-to-own option may negatively impact the investment of residents now owning homes in Farmington Crossing.

4. The requirement of separate covenants for an otherwise coordinated project will create an environment of administrative confusion in the context of covenant enforcement and application and will negatively impact the desired uniformity of the overall project.
5. A rental or lease-to-own alternative for Phase 5 may set a precedent where others in the existing 400+ units can also rent for similar reasons—that sales are slow.
6. Improvements to the project (i.e. US 89 access, the re-paving of Shepard Creek Parkway, and completion of the trail and parks) will likely eventually be finished albeit in an unknown manner and time frame.
7. The swimming pool may eventually be completed.
8. The 93 rental units may not be successful as they may compete with 324 apartments in the Farmington Village development now underway west of the freeway.
9. This project has repeatedly been reviewed by both the Planning Commission and the City Council, and the Council relied on the 5-2 vote for denial of the lease-to-own request which was made by the Commission.

### **Recess**

The Council took a 10-minute recess at 9:40 p.m. The session began again at 9:50 p.m. at which time Council Member **Rick Dutson** rejoined the meeting.

### **Farmington Crossing North Final (PUD) Master Plan**

There was no action taken on this item, and the existing PUD master plan will remain as is.

### **Rainey Homes (Public Hearing) – Miller Meadows Phase 3 Plat Amendment**

**David Petersen** explained that the Planning Commission recommended approval of the request to vacate Lot 305 in Miller Meadows Phase 3. Following discussion regarding open space requirements, **Dave Millheim** advised the Council to table the request and allow additional time to evaluate the dollar amount proposed by Rainey Homes for the open space modification.

#### **Public Hearing**

**Mayor Harbertson** opened the public hearing at 9:55 p.m.

**Ken Fultz**, 457 W. Daniel Court, Lot 214, said his back yard borders Lot 305. He asked numerous questions such as whether or not the agreement between Rainey Homes and the land owner has expired, if the public should attend both the Planning Commission and Council meetings, who regulates the practices of the developer during the building process, how open space formulas work, how the amount of compensation is determined, and the lack of a trail between Lots 112 and 113.

**David Petersen** answered most of his questions, and **Dave Millheim** said he has a meeting with Rainey Homes on Thursday, July 21, and he will ask about the agreement between Rainey Homes and the land owner.

**Darlene Fultz**, 457 W. Daniel Court, Lot 214, said she is concerned about the reduction of open space. Lot 305 is currently full of noxious weeds does not work as open space. She agrees with vacating the fingers of open space and Lot 305, but the vacation of Lot 324 does not make sense. The general plan calls for agricultural preservation in this area, and she loves the horse pasture.

The public hearing was closed at 10:12 p.m.

### **Motion**

**Cory Ritz** made a motion to table the request for the Ordinance and Vacation Order amending the Miller Meadows Subdivision Phase 3, by vacating all of Lot 305. **Rick Dutson** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

### **Fruit Heights City (Public Hearing) – Boundary Line Adjustment**

#### **Public Hearing**

**Mayor Harbertson** opened the public hearing at 10:15 p.m. There were no comments, and the public hearing was closed.

### **Motion**

**Jim Talbot** made a motion to approve the ordinance adjusting a portion of the existing common boundary line between Farmington City and Fruit Heights City. **John Bilton** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

**Dave Millheim** said he will contact the property owners to inform them of tonight's action.

### **PRESENTATION OF PETITIONS AND REQUESTS:**

#### **Farmington Crossing North Final (PUD) Master Plan**

Because of the action taken on the Farmington Crossing Schematic Plan earlier in the meeting, there was no action required on this item.

#### **Approval of a Final Plat for the Spring Creek Estates Phase 3c Subdivision**

**Howard Kent**, the developer for Spring Creek Estates, said there are 54 lots on 22.7 acres in Phase 3c, and it is the last phase. Phases 3a and 3b had a total of 35 lots, but Phase 3c was placed on hold due to the conditions of the housing market. This final plat is consistent with the approved preliminary plat.

### **Motion**

**Rick Dutson** made a motion to approve the final plat for the Spring Creek Phase 3-C Subdivision (54 lots) located at approximately 550 North 1800 West, subject to the conditions and findings as set forth in the Planning Commission staff report. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

### **SUMMARY ACTION:**

#### **Minute Motion Approving Summary Action List**

- Approval of Baker Land Agreement – 1000 North

- Spring Creek 3A and 3B Conservation Easement
- Approval of amended Agreement with ICMA to allow loans
- Approval of State Retirement Benefits for those on long-term disability hired after July 1, 2011
- Approval of State Retirement Benefits for those on long-term disability for volunteer (part time) firemen hired after July 1, 2011
- Approval of Agreement with Davis County regarding elections
- Approval of Improvements for rental unit on 1787 N. Main Street
- Approval of bid by Jerry Preston for the Veterans Memorial at the City Cemetery
- Ratification of Approvals of Construction & Storm Water Bond Logs
- Building Activity Report for June

## **Motion**

**Rick Dutson** made a motion to approve the items on the Summary Action List. A second was made by **Sid Young**, and Council Members **Bilton, Dutson, Ritz, Talbot** and **Young** all approved.

## **GOVERNING BODY REPORTS:**

### **City Manager Report**

- Staff received a thank-you note from **Nadine Gibbons** regarding the improvements on 900 and 1000 North. She complimented City employees on their efforts and patience during the project.
- He referred to the City Council Action List and asked the Council to review it prior to each meeting.
- He referred to the list of Upcoming Agenda Items in the staff report.
- He expressed gratitude for the personal support given by the **Mayor** and the City Council during his long commute the past few months. He will be moving to Farmington next week.

### **Mayor Harbertson**

- Idle Free Utah has asked the City if they are interested in having any type of a resolution to support their cause. Staff thinks it is more time consuming than beneficial, and the Council agreed not to participate.
- The ULCT is requesting nominations for its Board of Directors; no members of the Council were interested in serving on the Board.
- The annual City Council Shoot will be held on August 25<sup>th</sup> at 5:00 p.m.
- There will be an orientation meeting for potential City Council members at 6:00 p.m. on Thursday, July 21.
- He met with **Dave Freed** of Lagoon and discussed the house on 100 North which they plan to demolish. **David Petersen** is working on the possibility of joining with the Davis School District to restore the home.

- **Neil Miller** will report on Festival Days at the Council meeting on August 2<sup>nd</sup>.
- A fireworks follow-up report will be given on August 16<sup>th</sup> rather than August 2<sup>nd</sup> because **Jim Talbot** will be out of town.
- He received a nice thank-you note from a resident regarding Festival Days—this resident volunteered to maintain several fire hydrants.
- The movie theatres and Ross store in Station Park are open for business.
- He welcomed **Elizabeth Nielsen**, reporter for the Davis County Clipper.

### Jim Talbot

- He requested that the Council Chambers be locked during daytime hours.
- He received many positive comments regarding Festival Days this year, and he informed the Council that three paintings were sold by local artists during the event. He thanked everyone for their kind comments regarding the paintings which are displayed in the Council Chambers.
- He requested a review of signage for election campaigns. The **Mayor** said the City plans to ban the signs on City property—they will be allowed on private property only.
- He asked to be excused from the August 2, 2011 City Council Meeting.
- He said a fire hydrant disappeared from the street in front of **Palmer's** home (the street is Northridge Court) Somerset and asked if it could be replaced.

### Sid Young

- Farmington resident **Vertis Andersen** complimented the City on Forbush Park—he had a family reunion at the Park and loved all of the amenities.
- He received comments from residents who would like the City to install a crosswalk on the south entrance to Station Park--crossing Clark Lane. Following a brief discussion, it was determined that the City owns the street, and **Dave Millheim** agreed to pursue the idea.
- He said a location has been found for the fire break road which would avoid private property. **Dave Millheim** said he is meeting with **Scott Purcell** of Benchland Water District on Wednesday, July 20<sup>th</sup> regarding this issue.

### Rick Dutson

- He commented that Festival Days was awesome.

### Cory Ritz

- He reported that the process used during the Personnel Committee meeting was successful.

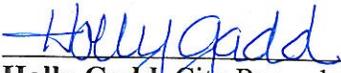
**John Bilton**

- He reported that 760 people registered and ran the four races, and 1 300 people attended the breakfast. He felt that both events were very successful.
- The Historic Preservation Commission plans to submit a request for an historic district called the Sycamore which will include all of the sycamore trees and the Rock Hotel.

**ADJOURNMENT**

**Motion**

**Jim Talbot** made a motion to adjourn the meeting. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 11:10 p.m.

  
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**Holly Gadd**, City Recorder  
Farmington City Corporation