

FARMINGTON CITY COUNCIL MEETING

September 6, 2011

WORK SESSION

***Present:** Mayor Scott Harbertson, City Council Members: Rick Dutson, Cory Ritz, Jim Talbot and Sid Young. Council Member John Bilton was excused.*

Staff: City Manager Dave Millheim, City Finance Director Keith Johnson, Assistant City Planner Christy Alexander, Intern Erin Vogeler, City Recorder Holly Gadd, Police Chief Wayne Hansen, Fire Chief Guido Smith, Street Superintendent Ray White, Parks Superintendent Colby Thackery and Recording Secretary Cynthia DeCoursey.

Candidates for City Council: Justin LeCheminant, Nelsen Michaelson, Cory Ritz, Dustin Siler, Tyler Turner, Ray Walsh, and James Young.

Econowest Associates, Inc.: Doug Macdonald, Scott Macdonald

Mayor Harbertson began the meeting at 5:00 p.m., and an opening prayer was offered by **Jim Young**, Vice Chairman of the Planning Commission.

Doug Macdonald presented Farmington City's Strategic Financial Plan through a power point presentation and explained that the City's #1 macro goal is to continue development in designated areas which will add to the stable tax base and allow other areas of the City to maintain their historical ambience. He said the financial plan and economic model will enable Farmington City's policy makers to ascertain whether certain goals are attainable financially, or if not, to raise taxes or cut expenditures to realize their vision. The development of the plan included the following steps:

1. Reviewed other strategic plans (Clearfield—goal oriented, and Park City—financial);
2. Analyzed Farmington City expenditures from FY 1995 to FY 2011;
3. Reviewed expenditure trends with department heads to ascertain spending drivers;
4. Tested potential spending drivers with expenditures;
5. Built econometric models to forecast spending and revenues;
6. Built several models to forecast Farmington population;
7. Incorporated econometric equations into reduced form to build spreadsheet.

The City's financial, budgeting and planning processes were reviewed, and forecasts of future revenue and expenditure patterns were presented.

REGULAR SESSION

***Present:** Mayor Scott Harbertson, Council Members Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, City Finance Director Keith Johnson, City Engineer Paul Hirst, Assistant City Planner Christy Alexander, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Council Member John Bilton was excused.*

CALL TO ORDER:

Opening Comments/Invocation/Pledge of Allegiance

Mayor Harbertson opened the meeting at 7:08 p.m. and welcomed those in attendance—including Youth City Council member **Sarah Barfuss**. He offered the invocation, and the Pledge of Allegiance was led by Council Member **Rick Dutson**.

Approval of Minutes

Motion

Jim Talbot made a motion to approve the minutes of the August 16, 2011 with one minor amendment. The motion was seconded by **Sid Young** and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.

At 7:10 p.m. an RDA meeting was held to review a request for RDA funding on property located at 1400 N. Main Street. The City Council meeting resumed at 7:55 p.m.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS

Executive Summary for the Planning Commission meeting held August 25, 2011

Information from the meeting was included in the staff report.

PRESENTATION OF PETITIONS AND REQUESTS:

Final Plat approval for the Farmington Crossing North Phase 5 Subdivision

Assistant City Planner **Christy Alexander** said the Planning Commission recommended approval of this Final Plat during their August 11, 2011 meeting. **Rick Dutson** asked if a swimming pool is planned for this phase of the Subdivision.

Noel Ballsteadt, 8501 S. Taos Drive, Sandy, Garbett Homes, said a petition is being distributed to Farmington Crossing residents asking if they are still in favor of having a swimming pool. He said the splash pad has been popular.

Dave Millheim read from the City Council July 12, 2011 staff report: “a motion was made to reapprove the Farmington Crossing Phase 5 Schematic Plan, subject to all applicable Farmington City ordinances, development standards and the same conditions and findings previously by the City and additional findings 1-9 and to reflect the existing Final PUD Phase 4 except that the applicant shall construct a swimming pool and related facilities in Farmington Crossing concurrently with Phase 5.” He reminded Garbett that if any changes were made, approval would be necessary.

Motion

Jim Talbot made a motion to approve the Final Plat for the Farmington Crossing North Phase 5 Subdivision (93 lots) to reflect the existing Final (PUD) Master Plan, subject to the same conditions and findings for the Schematic Plan as previously approved by the Planning Commission on April 26, 2006 and to approve the Final Plat for the Farmington Crossing North Phase 5 Subdivision to reflect the existing Final (PUD) Master Plan Plat approval and subject to the same conditions and findings

established by the City Council and as set forth in the August 11, 2011 City staff report—supplemental items #1-6 and applicable ordinances #1-3. The motion was seconded by **Sid Young** and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Disbursement Lists for July
2. Lot Line Adjustment (Jonathan and Natalie Shurtliff)
3. Ratification of Approvals of Construction & Storm Water Bond Logs

Motion

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

GOVERNING BODY REPORTS:

City Manager Report

1. The upcoming agenda items list is included in the packet.
2. A simple economic development packet was compiled by City staff to provide information to CNN Money Magazine for their “best places to live” list. It required considerable time and effort, and staff believes it will contribute to the City’s marketing strategy in the future. **Rick Dutson** commended them for their efforts and suggested several changes: (1) include a letter from the **Mayor**, (2) change the folder color from green to black, (3) upgrade the quality of the paper, (4) hire a capable person to review the entire packet, and (5) include it on the website.
3. He asked **Neil Miller** to research the possibility of expanding the current Cemetery. While it may not be the ideal or final solution, it may meet the City’s short-term needs. When the new veteran’s memorial is completed, there will be 10-12 additional plots near the existing flagpole. **Sid Young** said he understands the need for more space, and he will listen to the proposal, but the park is very well used and appreciated by the public. He asked that input from the residents in the area be considered.
4. Owners and/or architects sometimes make major changes to their building plans following the initial plan review by the City’s building official. If additional Plan Reviews are requested, there will be a minimum 2-hour charge at the discretion of the building official.
5. The Planning Commission approved a conditional use permit for a Hampton Inn, but there was one issue that was unclear. The applicant thought he received approval to leave the barbed wire fence up on the north side of the property until further development occurs. However, an adjoining homeowner has filed an appeal regarding the fence, and the issue will be reviewed by the Council at an upcoming meeting.
6. PBS has a show called the Journal, and as a result of being named #12 on the “Best Places to Live” list, the producer of the Journal called and asked if Farmington would like to have the

PBS crew come out and do a piece on Farmington City. The cost would be approximately \$16,000. The Council said they were not interested in pursuing this opportunity.

Mayor Harbertson

- He attended a meeting with Key Bank and Brighton Homes regarding the Old Farm Property.
- He attended a West Davis Corridor meeting, and **Randy Jefferies** presented preliminary plans for the new alignments; however, the final alignment will not be available for six months.
- He met with **Jason Burningham** to discuss the City's water rates. A suggestion was made that the City implement two water rates—a commercial rate and a residential rate. **Dave Millheim** explained that when the water rate was analyzed a year ago, the commercial rate was not adequately reviewed. City staff will continue to study this issue.
- He attended a meeting with Zions Bank to discuss investment opportunities. They plan to be involved and make donations to the City, but they would also like the City's business.
- The Fire Department received a new truck through a government grant, and the Job Corps has converted it from an army truck into a grass fire truck which holds 2000 gallons of water.
- He received an email regarding life insurance awareness month--the Council chose not to participate.
- The League of Cities and Town Convention will begin with a Policy Committee meeting on Tuesday, September 13, 2011.
- He asked **Holly Gadd** to send flowers to Centerville **Mayor Russell**—his wife recently passed away, and her funeral will be held on Saturday, September 10, 2011.
- **Steve Cox**, who was recently hired as a part-time fire marshal, passed away unexpectedly. Fire Chief **Guido Smith** and other staff from the fire department attended the funeral and sent a letter to his wife. An autopsy was performed, but no results have been released.

Cory Ritz

- He was approached by a resident who complained about the open ditch area on west Clark Lane near the Station Park storm water extension. It is currently a blight—yard waste and other refuse is repeatedly dumped into the ditch, and flooding has also occurred. The resident suggested piping the open ditch and connecting the sidewalk because of recent additional foot traffic in the area. **Dave Millheim** reported that he has asked the City's Traffic Engineer to study the pedestrian access from the south side of Clark Lane to Station Park, and he will ask him to study this issue also.
- A resident on the east side of 650 West would like to obtain access to Weber irrigation water. **Mr. Millheim** asked for his name and address and said he would contact the resident.
- A Farmington resident would like the City to sponsor fast pitch softball. She is experienced and willing to assist with the program. **Dave Millheim** said the main issue would be availability of

fields. **Mr. Ritz** said the Davis School District planned to build a ball diamond on the northeast corner of the high school property and wondered if that could be done in the near future. **Dave Millheim** will have Neil Miller look into the possibility.

Rick Dutson

- He attended a Youth City Council meeting. **Kauri Tye** attended and seemed to be in fairly good spirits, but her recovery is ongoing.
- He is very concerned about the signage near Park Lane as it passes over I-15 and U.S. 89 and asked the City Manager to contact UDOT again regarding the matter.

Sid Young

- He has recently been approached by a number of residents who are interested in riding ATVs on City streets. The issue was discussed several years ago, but further research shows ATVs are not legal within a City of more than 7500 residents unless specific routes are designated and marked for ATV use. The Council discussed several issues—including possible routes and the difficulty of enforcement and decided not to pursue the marking of routes at this time.
- He asked if cost estimates for the paving of three City streets—Oak Lane, Bay View, and Oakridge—have been obtained. The **Mayor** said money is not available for the project until the U.S. Forest Service land is finalized, and he asked **Mr. Young** to speak with resident **Jim Hansen** regarding the issue.
- He asked for an update of the **Stevenson** property purchase, and the City Manager said he recently received the documents--**Mr. Young** would like to hand deliver the documents.

Jim Talbot

- Many residents have complained about a smoke shop that recently opened in the Smith's shopping center. He informed them that the shop is allowed in a C-2 zone. He encouraged the residents to contact the Boyer Company with their complaints.
- Another resident is concerned about the type of people who are "hanging out" near the Harmon's store. **Dave Millheim** said the area is patrolled by police officers on a daily basis.

CLOSED SESSION

Motion

At 9:30 p.m. **Rick Dutson** made a motion to adjourn to a closed session to discuss strategy as it pertains to potential litigation and to discuss the acquisition of real property by means permitted by law. The motion was seconded by **Cory Ritz** and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.

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.



Scott C. Harbertson, Mayor

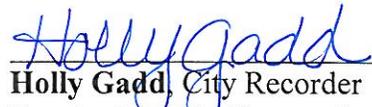
Motion

At 10:15 p.m. a motion to reconvene into an open meeting was made by **Rick Dutson**, seconded by **Cory Ritz**, and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.

ADJOURNMENT

Motion

At 10:15 p.m. **Rick Dutson** made a motion to adjourn the meeting. The motion was seconded by **Cory Ritz** and approved by Council Members **Dutson, Ritz, Talbot** and **Young**.



Holly Gadd, City Recorder
Farmington City Corporation