

FARMINGTON CITY COUNCIL MEETING

July 2, 2013

WORK SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Engineer Paul Hirst, City Attorney Todd Godfrey and City Recorder Holly Gadd

Solid Waste Collection Agreement

Dave Millheim explained that the press made an error when they reported that Farmington City was lowering its waste collection rates. Robinson Waste lowered their recycling rates which allowed them to submit the lowest bid. Because of the mistake, the **Mayor** asked that the item be removed from the Summary Action List and handled separately.

Farmington Area Baseball League (FABL) Contract

There are a couple of issues that need to be discussed during the regular session.

Local Consent for a Full-Service Restaurant Liquor License – Twigs Station Park, LLC

Jim Talbot reported that he and the **Mayor** met with the Executive VP of Twigs in Portland, Oregon to express concern regarding their restaurant sign. They informed him that Farmington is a conservative community with strong family values. **Trevor Blackwell** was surprised by the timing (the restaurant is opening soon) but agreed to discuss the matter with his father. They made several modifications in their signage in an effort to be sensitive to community culture issues, but both CenterCal and Twig's reserve the right to change the signs in the future. The bar in their Portland restaurant is just inside the restaurant, but at Station Park the bar is located in the back. **Dave Millheim** advised the Council not to apply approval of the liquor licenses to the signage and said there would be public hearings on both licenses.

Miscellaneous

Dave Millheim said there will be a closed session for two potential litigation items and one property acquisition item.

Conference

David Petersen attended a conference sponsored by the Congress of the new Urbanism, which focuses on urban developments. He attended a retail session which was very beneficial. He shared details regarding successful developments. **John Bilton** said it is sometimes good to challenge practices that have been in place for many years, and he would like to learn more about the process. **Jim Talbot** said many developers will not participate in a development until the zoning has been changed.

REGULAR SESSION

Present: Mayor Scott Harbertson, Council Members John Bilton, Cory Ritz, Cindy Roybal, Jim Talbot and Jim Young, City Manager Dave Millheim, City Finance Director Keith Johnson, City Development Director David Petersen, City Recorder Holly Gadd

CALL TO ORDER:

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

The invocation was offered by **Cory Ritz** and the Pledge of Allegiance was led by **Cindy Roybal**.

PUBLIC HEARING:

Local Consent for a Full-Service Restaurant Liquor License – Twigs Station Park, LLC

Public Hearing opened at 7:05 p.m.

David Stringfellow, 2068 Sharpshooter Court, said the Council expressed concern regarding the name of this restaurant at their previous meeting, but he thinks private businesses (and not the Council) should be able to make their own decisions regarding signs.

Christine Nicholson, 17 North Buffalo Road, applauded the City Council for their position to maintain a family atmosphere at Station Park and said she appreciates any measure taken to protect family values.

Public Hearing closed at 7:10 p.m.

The **Mayor** said he and **Jim Talbot** met with the owners of Twigs. They were impressed with their willingness to be respectful of Farmington's family values.

Motion:

Jim Talbot made a motion to approve Twig's Station Park's Local Consent for a State of Utah Full-Service Restaurant Liquor License. **John Bilton** seconded the motion which was unanimously approved.

Local Consent for a Club Liquor License – Twigs Station Park, LLC

Steve Barth, 1403 East Lombardi Court, Murray, is a lobbyist, and he said the Club Liquor License allows the owner to extend their hours slightly and to install a drink preparation barrier.

Public Hearing opened at 7:10 p.m.

There were no public comments and the public hearing was closed.

Motion:

Jim Talbot made a motion to approve Twig's Station Park's Local Consent for a Club Liquor License. **Cory Ritz** seconded the motion which was unanimously approved.

SUMMARY ACTION:

1. Approval of Minutes from the June 18, 2013 meeting
2. Road Overlays for Fiscal Year 2014
3. Richards Rock Mill Nomination to Farmington City Historic Landmarks Register
4. Award of bid for water line replacement and new roads
5. Adoption of Uniform Construction Codes

Mayor Harbertson stated that staff needs additional time for #3, and #4 needs to be addressed separately.

Motion:

Jim Young made a motion to approve Items #1, #2 and #5 on the Summary Action List. The motion was seconded by **Cindy Roybal** and unanimously approved.

Award of bid for water line replacement and new roads (Bayview and Oakridge Lane)

Mayor Harbertson said the Cap Companies submitted the lowest bid for this project, and when the construction schedule has been finalized, a letter will be sent to the residents and a meeting will be scheduled.

Motion:

John Bilton made a motion to award the bid of \$ 508,937.35 to Kapp Companies for the reconstruction of water lines and roads on Bayview and Oakridge Lane. The motion was seconded by **Jim Talbot** and unanimously approved.

NEW BUSINESS:

Solid Waste Collection Agreement

The **Mayor** said several minor changes were made to the Agreement, including a diesel fuel surcharge which addresses fluctuating fuel prices.

Motion:

Cindy Roybal made a motion to approve the Solid Waste Collection Agreement between Farmington City and Robinson Waste. The motion was seconded by **Cory Ritz** and unanimously approved.

Keith Johnson prepared an analysis of waste collection rates during the past few years. The last adjustment was in 2008 when rates increased from \$12 to \$12.50, and the City

pays \$35,000 annually for the recycling cans. **Cory Ritz** his two garbage cans are heavy duty, but his neighbor has a much lower quality can. **Mr. Johnson** said the lower quality cans have not lasted well, and they now stock only the heavy duty cans. There was discussion regarding the cost of replacing cans, landfill costs, and a possible reduction in recycling costs.

Wetland Study Results

On May 7, 2013 the City signed an agreement with Frontier Corporation for a preliminary wetland study on 80 acres north of Park Lane, east of US-89, and south of Shepard Park. **David Petersen** shared details of the study and asked for permission to meet with the residents and share the results of the study, which the Council granted. He believes it will be a great planning tool for the property owners and the City. A consultant will do a more detailed study in the future which will be shared with the Army Corps of Engineers.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- Police/fire monthly activity reports for May 2013 were included in the staff report.
- He thanked the Council for observing the sample lights and staff plans to move forward with induction lighting rather than LED lighting. There are pros and cons to each type of lighting, but induction seems to have a better warranty.
- He referred to an email he received from a potential tenant and stressed the importance of being prepared in the future to handle this type of request. He would like the City to work with edcUtah as they make plans for the future of Farmington.
- He and **Keith Johnson** attended URMMA meetings last week in Cedar City. The Draper City Attorney shared information regarding impact fees and the 6-year window from the time the fee is collected until it is spent.
- **Keith Johnson** shared information regarding Davis County property tax rates. He explained that the City set the rate in June 2012, but they received \$20 million in RDA funds from US-89 and \$49 million in RDA funds from Station Park, so \$46,000 went to the RDA rather than the City's General Fund. He explained that "truth in taxation" is the amount collected (not the rate) from property tax minus growth. The State and Davis County suggested separating the two RDAs this year which would lower the rate from .001714 to .001685.

Mayor – Scott Harbertson

- He asked staff to look into the possibility of purchasing portable microphones for the Mayor and City Council.
- There was discussion regarding a City Council float for the Festival Days Parade, and the City Manager said he would make arrangements with the Fire Department.

- He asked for an update regarding **Doug Allen** and the road, and **Dave Millheim** said he would follow up on the issue.
- He asked about the turn signal on Park Lane and Station Parkway, and **Dave Millheim** said the count has been completed, but they do not know if a change is warranted. He will follow up with the Traffic Engineer.
- Farmington has approximately 6000 Benchland Irrigation connections with a current usage of 32 million gallons. Benchland would like residents to reduce their water usage and will be placing signs throughout the City to inform the public. They will issue citations to daytime water users and will cut off the water supply on October 1, 2013.

City Council

Cory Ritz

- **Steve Andersen** will be out of town during Festival Days, and his fire truck is not available for this year's Festival Days Parade.
- There is a fire hydrant at 267 South 1400 West in the Chestnut Farms Subdivision which is poorly placed. The City Manager agreed to follow up on the issue.

Cindy Roybal

- The Trails Committee reported that one of their new trail chiefs was one of the emergency responders to a hiker who fell. The Committee would like an update on the D&RG Trail, and the City Manager said it is out to bid.

Jim Talbot

- The street behind Kmart that intersects with Shepard is a very dangerous intersection.

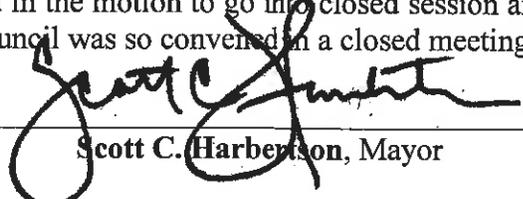
CLOSED SESSION

Motion:

At 8:30 p.m. **Cindy Roybal** made a motion for the Council to go into a closed meeting to discuss potential litigation and property acquisition of real property. The motion was seconded by **Cory Ritz** and unanimously approved.

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 9:05 p.m. a motion to reconvene into an open meeting was made by **Jim Talbot**, seconded by **John Bilton**, and unanimously approved.

ADJOURNMENT

Motion:

Cory Ritz made a motion to adjourn the meeting. The motion was seconded by **Jim Talbot** and approved by Council Members **Bilton, Ritz, Roybal, Talbot** and **Young**. The meeting was adjourned at 9:10 p.m.



Holly Gadd, City Recorder
Farmington City Corporation