

SPECIAL FARMINGTON CITY COUNCIL MEETING

Tuesday, May 12, 2009

PRESENT: Mayor Scott Harbertson, Council Members Richard Dutson, David Hale, Paula Alder, Sid Young, Cory Ritz, City Manager Max Forbush, Keith Johnson, Finance Director, City Planner David Petersen, Assistant City Planner Glenn Symes, and City Recorder Margy Lomax. (David Hale left the meeting at 6:45 p.m.)

Also present: Members of the new City Hall Community Committee – Alysa Revell, Chairperson of Farmington’s Historic Preservation Commission; Gary Payne, Architect and resident of Farmington, and Barry Burton, Davis County; John Shuttleworth, Scott Later, Candace Heyman and Evan Cindrich, Architects from EDA.

Mayor Harbertson called the meeting to order at 5:07 p.m.

CONSIDERATION OF APPOINTMENT OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) FOR CONSTRUCTION OF NEW CITY HALL

____ Mayor Harbertson reported the City had received 20 proposals from companies bidding for the construction contract for the new City Hall. A committee of seven individuals reviewed all the proposals and five companies were selected for interviews. The five interviews had been held prior to the Special City Council meeting.

The Mayor stated the quality of the companies was amazing. Of the five companies interviewed, all had ties to Farmington. At the end of the interviews, the interviewers, which consisted of Mayor Harbertson, Council Member Dutson, Max Forbush, City Manager, Architects from EDA and City staff members from the Community Development Department, voted by secret ballot for their 1st, 2nd, and 3rd choices. When the votes were tallied, there was a clear winner.

Mayor Harbertson said it is the committee’s recommendation for the City Council to award the Construction Manager/General Contractor position to Hughes General Contractors. Mayor Harbertson expressed appreciation to the other four companies stating he wished the City had more projects going on in the City in order to use them all.

Motion

Rick Dutson moved to accept the recommendation of the committee and to award the contract for construction of the new City Hall to Hughes General Contractors of North Salt Lake, Utah. The motion was seconded by **Cory Ritz**.

REVIEW OF MATERIAL OPTIONS TO BE USED BOTH INSIDE AND OUTSIDE AT THE NEW CITY HALL

_____ EDA Architects, John Shuttleworth, Scott Later, Evan Cindrich and Candace Heyman were present to show the Council different types of roof and siding products that could be used on the exterior of the new City Hall. The architects are suggesting a sandstone treatment or lime stone or a lighter scheme. They had looked at the Courthouse with a limestone treatment. They said there are no right or wrong answers of what to choose. It was suggested that possibly coins could be used on corners of the building. They also showed samples of red brick they felt might fit in well with the historic nature of Farmington along with a possible use of sandstone.

Dave Petersen stated that the building should not be too “busy” that it shouldn’t have a lot of different architectural factors.

Barry Burton of Davis County said he doesn’t think the City needs to be concerned whether the new City Hall “goes with” the County Complex, because the County is not sure what they are going to do with the Courthouse, and the buildings would not be close enough to be affected. He expressed approval for the colors the architects had are proposing for the City Hall.

Discussion was held regarding using the red brick and Farmington rock for the building. It was suggested that something could possibly be done with the red brick and elements of Farmington rock. The architects displayed material called “Hardiplank” which they believe would be a good product to use along with the red brick. The Hardiplank is resistant to vandalism unlike stucco which dents. The Hardiplank can be painted once installed or can be ordered pre-finished. It only requires painting about every 15 years, unlike wood.

Alysa Revell stated that 80% of the homes in Farmington’s downtown area are constructed with masonry. She felt the red brick would be appropriate to use for the new City Hall. She also stated that hardy board is used in National Historic Districts.

John Shuttleworth stated that they would update the model for further consideration by the City Council.

Max Forbush said that Farmington has paid a lot of attention to its historic background and we don’t want to lose that.

Discussion was then held regarding finishes for the inside of the new City Hall. Evan Cindrich and Candace Heyman of EDA Architects led this discussion. They have chosen a natural palette with finishes which are dignified, not flashy, but elegant and traditional – something that will last over time and not “date” the building. They want to have a nice transition from the outside of the building to the inside. She showed a porcelain tile which was a synthetic stone but had a natural look to it. They

are proposing a woven carpet in the City Council Chambers with broadloom or tiles in the office space, then something more traditional for the public area. They are suggesting woven bamboo for flooring in the Community Room, but would need to consider the acoustics so it won't be too noisy.

Evan Cindrich showed samples of fabric that could be used for the chairs in the City Council Chambers. He said the chairs would be the focus of the room. They felt the City Hall should be a building that stands out in the community. The building should not look or feel like a home but have professional, nice, elegant space.

Barry Burton suggested the Council go to the Davis Conference Center in Layton to look at it so they could see how the different colors and fabric pull together.

Evan Cindrich is suggesting using lighter wood for the City Council dias and mixing different colors of wood to make it more attractive and so it won't go out of style.

Rick Dutson felt a nice feature for the wall from the second floor to the main floor which is an open area would be to have a rock wall with water running down it, or something different to appear as though the feature had been there previously and the wall was built around it. He wants the atrium space of feel natural.

_____ Max Forbush asked if the architects would come to a City staff meeting in order to obtain input from City staff. They agreed to do this. They will also put together two or three color schemes with the different materials and bring them back to the Council for consideration.

BUDGET WORK SESSION FOR FISCAL YEAR ENDING JUNE 30, 2010

Max Forbush and Keith Johnson reviewed budget policy matters with the City Council including the following issues.

Keith discussed General Fund balances. Max and Keith reviewed for the City Council a proposal for increasing water rates. The need for increasing water rates is driven by future capital projects including the replacement of the Spencer Reservoir and the replacement of the cast iron water pipes in Bayview Drive and Oak Lane and upsizing of water lines on 900 and 1000 North on Compton Bench.

Keith and Max revised the fact that the City has not been funding depreciation and the cash balances in the water fund have dwindled in the last few years to a point where something needs to be done. Max and Keith presented an option of charging a base rate of either \$10, \$11, or \$12 per month with a water usage fee of using the current overage amounts and considering their usage levels rather than overage amounts. In the end the City Council conceptually approved the \$11 rate. This will increase most water user rates by \$5.75 per month.

Max then reviewed the five competing capital projects including acquiring the old Public Works

building; trading land with H.H.I. Corporation or selling the same to other parties; funding alternatives for streets using sales tax revenue bonds to finance the Police Station's share of the cost of the new Police Station; and the "Road to the North" alternative and the new City Hall construction budget.

The City Council conceptually approved issuing sales tax revenue bonds for the Police Station; the construction budget for the new City Hall; acquiring the old Public Works building. The Council also encouraged the concept of the City trying to acquire 3.2 acres to trade for H.H.I. property at State and Main and they approved staff's idea of trying to find additional revenues for street resurfacing.

There being no further business, the meeting adjourned at 9:00 p.m.

Margy L. Lomax, City Recorder