

**WORK SESSION:** A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The agenda for the work session will be to answer questions on items the City Council may have. The public is welcome to attend.

## **FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA**

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, June 7, 2011, at 7:10 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah. The agenda for the meeting shall be as follows:

### **CALL TO ORDER:**

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

7:05 Approval of Minutes from May 10, 2011 and May 17, 2011

### **REPORTS OF COMMITTEES/MUNICIPAL OFFICERS**

7:10 Executive Summary for Planning Commission on May 26, 2011

### **PUBLIC HEARINGS:**

7:15 Public Hearing: Consideration to Amend the FY2011 Budget and to Adopt the FY2012 proposed Budget

### **SUMMARY ACTION:**

7:20 Minute Motion Approving Summary Action List

- Fruit Heights Boundary Adjustment
- Audit Engagement Letter with Ulrich and Associates
- Spring Cleanup Policies
- 2011 Animal Control Contract Approval
- Amendment to the Code Enforcement Resolution
- Ratification of Approvals of Construction & Storm Water Bond Logs

### **GOVERNING BODY REPORTS:**

7:25 City Manager Report

1. Upcoming Agenda Items
2. 900/100 North Project Update
3. Verizon Lease
4. CRS Fees (Haws)
5. County Parking/UTA Passes

6. "To Do" List

7:35 Mayor Harbertson & City Council Reports

1. Wasatch Integrated Waste Rate History
2. Coordinate Shoot Dates with Police Department

**ADJOURN:** 7:50

**CLOSED SESSION**

Minute motion adjourning to closed session, to discuss the character, professional competence or physical or mental health of an individual and to discuss property acquisition.

DATED this 2<sup>nd</sup> June, 2011.

**FARMINGTON CITY CORPORATION**

By: Holly Gadd  
Holly Gadd, City Recorder

**\*PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.*

CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

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

It is requested that Council Member Rick Dutson give the invocation/opening comments to the meeting and it is requested that Council Member Cory Ritz lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

**SUBJECT: Approval of Minutes of Previous Meetings**

**ACTION TO BE CONSIDERED:**

Minute motion approving the minutes of the City Council meetings held on May 10, 2011 and May 17, 2011.

**GENERAL INFORMATION:**

Please see enclosed minutes. They have been reviewed by staff and are ready for Governing Body review and approval.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## FARMINGTON CITY COUNCIL SPECIAL MEETING

Tuesday, May 10, 2011

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***Present:** Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Development Director David Petersen, City Finance Director Keith Johnson, intern Erin Vogeler and City Recorder Holly Gadd.*

**Mayor Harbertson** opened the meeting at 5:00 p.m. and welcomed City staff, City Council Members, and **Frank McCullough** and **Randy Barfuss**. He said the one item on the agenda was tabled at the previous Council meeting.

### **Villa Susanna Planned Unit Development (PUD) and Preliminary (PUD) Master Plan (and PUD overlay), and Schematic Plan**

**Frank McCullough** explained that the existing building located on the corner of Main Street and 1400 North was constructed by the LDS Church in 1914. When the Church vacated the building, it was sold to a group of families who expedited its deterioration. The building was purchased by the **Maughan** family in the late 1970s, and they converted a section of the building into a living area and filled much of the remainder of the building with stuff. The building is currently in very poor condition--the chapel is completely gutted (pictures of the chapel area were provided), there are no original doors, and there is no carved or ornate wood (the only remaining wood is on the stairwell and in one window). Mr. McCullough believes the LDS Church certified that the building was asbestos free, and the **Maughans** will provide the documentation to the City.

**Mr. McCullough** estimated that the cost to save this structure would be \$1-2 million. He also predicted that there will be 40-50 loads of material which can be recycled (including all of the brick) and 100 loads of garbage at a cost of \$400 per load for a total of \$100,000 for the demolition. He asked if the City would consider an RDA grant to assist with the costs of the demolition. The acreage of the property is .88, and he requested that the City vacate portions of the public right-of-way on Main Street and 1400 North to increase the total square footage to 80,000. Two of the homes would be ramblers, and the other three would be two-story homes; the average price would be approximately \$200,000. He has spoken with three builders who have shown interest in building these homes, and reported that **Mrs. Maughan** would like to live in one of the homes.

The Council discussed several concerns including the steep grade of 1400 North, the size and design of the homes, the cost of demolition, the possibility of RDA funds, the entrance/exit to the PUD, and the CC&Rs. They determined that the Planning Department should monitor the CC&Rs which would include very specific instructions to ensure that the future builder adheres to the plans drafted by **Mr. McCullough**.

**Motion:** **Rick Dutson** made a motion to approve the Villa Susanna Preliminary Planned Unit Development (PUD) Master Plan, an Ordinance applying a PUD overlay rezoning the property from LR-F to LR-F (PUD), and the Schematic Plan, as recommended by the Planning Commission on April 14, 2011, along with the following conditions and findings, and including the following deviations from the requirements of the underlying zone:

- The homes will front a private parking area and not a public street;

- There are no setbacks from the property lines as residents will own only the footprint of the home; all other areas will be held in common by an HOA.

#### **Conditions:**

1. The streetscape of the rear of the homes along Main Street will be addressed with respect to retaining a consistency of design on Main Street;
2. The Redevelopment Agency (RDA) will be consulted for a legal review with respect to affordable housing;
3. A draft of the CC&Rs will be submitted for review along with the final plat;
4. The parking orientation will be readdressed into possibly a slanted configuration which would encourage front exit only and provide ease of movement;
5. The homes will be moved back from the curb and gutter to create a softer look at the entry;
6. The garages will be moved back two feet;
7. The City will vacate a portion of the public easement on Main Street and 1400 North which will increase the total square footage of the property to 80,000, and the vacation is subject to final plat approval.

The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

#### **Findings:**

- a. The proposed layout will provide a more pleasant and attractive living environment than a conventional development established under the strict applications of the provisions of the underlying zones. The City shall consider the architectural design of the buildings and their relationship on the site, the development beyond the boundaries, and the landscaping and screening as related to the several uses within the proposed PUD and as a means of its integration into its surroundings;
- b. The proposed PUD will create no detriment to adjacent property, and the City may require that the uses of least intensity or greatest compatibility be arranged on the boundaries of the project and that yard and height requirements of the adjacent zone apply to the periphery of the PUD;
- c. The proposed PUD will provide more efficient use of the land and more usable open space than a conventional development permitted in the underlying zone, and the City shall consider the residential density of the proposed development and its distribution;
- d. The increased density allowed within the PUD will be compensated by better site designs and the provision of increased amenities, common open space, and recreational facilities. To ensure that this requirement is achieved, site plans and other plans should be prepared by design professionals;
- e. Any variation allowed from the development standards of the underlying zone will not increase hazards to the health, safety, or general welfare of the residents of the proposed PUD.

#### **ADJOURNMENT**

**Motion:** **John Bilton** made a motion to adjourn the meeting. The motion was seconded by **Sid Young**, and it was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 6:00 p.m.

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

## FARMINGTON CITY COUNCIL MEETING

Tuesday, May 17, 2011

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### WORK SESSION

***Present:** Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Developer Director David Petersen, City Engineer Paul Hirst, Intern Erin Vogeler, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey*

**Mayor Harbertson** began the meeting at 6:00 p.m. and welcomed those in attendance. Davis County Commissioners **John Petroff**, **Louenda Downs**, and **Bret Millburn** said they regularly attend City meetings in Davis County to discuss things that are happening in each City and any issues which may arise.

**Mr. Petroff** gave an update of the County's plans for acreage near the Legacy Events Center. They are trying to attract additional uses for the Center--dog shows have been very popular, but horse shows are struggling because of the high costs of hay and gas. They have considered the building of several soccer fields which could be made available for competitive events. They would have four fields east of the Events Center. Their engineers are working on the details. There is a new BMX racing track and a dog park. He said they are currently building a new shop and another set of restrooms with showers which will enhance the Events Center.

**Mayor Harbertson** said the City has discussed the possibility of building two additional soccer fields in the same area which could be used by the County on the weekends, and during the week the fields could be used for the City's soccer program. There was discussion regarding the new Harmon's store and other tenants who will be coming into Station Park this year.

The group discussed the preparations the County has made with regards to potential flooding or other related disasters, and **Mr. Petroff** said the County built a large debris basin in Centerville which removed 200 homes from of the flood plain. Most of these homeowners were spending hundreds of dollars on flood insurance annually. **Ms. Downs** said the County has restored infrastructure, pipes etc. in many areas and are in better shape than they have ever been.

The **Mayor** thanked the County Commissioners for attending the work session, and the Council briefly reviewed the following items:

### Summary Action List

The Council discussed section 15-4-109 (regarding the size of signs) of the Proposed Sign Ordinance Revisions and decided that additional time was needed to determine the exact requirements which should be included.

### Tuscany Village Housing Proposal – Henry Walker Homes

**Dave Millheim** informed the Council that Henry Walker Homes met with the neighbors several times to discuss this proposal and have gone the extra mile to make this work.

## REGULAR SESSION

*Present: Mayor Scott Harbertson, Council Members John Bilton, Rick Dutson, Cory Ritz, Jim Talbot and Sid Young, City Manager Dave Millheim, Community Developer Director David Petersen, City Engineer Paul Hirst, Intern Erin Vogeler, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey*

### CALL TO ORDER:

#### Opening Comments/Invocation/Pledge of Allegiance

**Mayor Harbertson** opened the meeting at 7:00 p.m. and welcomed those in attendance. The invocation was offered by **Dave Millheim**, and the Pledge of Allegiance was led by **Holly Gadd**. Youth City Council Mayor **Emily Welch** and member **Lizzy Welch** were also present.

#### Approval of Minutes

**Motion: Sid Young** made a motion to approve the minutes, of the April 28, 2011 City Council Meeting. The motion was seconded by **John Bilton** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

**Motion: John Bilton** made a motion to approve the minutes, of the May 3, 2011 City Council Meeting. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

### PUBLIC HEARINGS:

#### Public Hearing: Miscellaneous Subdivision and Zone Text Changes

**David Petersen** reminded the Council that he presented these items for discussion during the May 3, 2011 City Council Meeting. He said Subdivision Ordinance amendments 1 and 2, a portion of Zoning Ordinance amendments (1, 2, 3, 9, and 11), and new zone text regarding a fee in lieu of conservation land dedication are ready to be adopted. However, Zoning Ordinance amendments 4, 5, 6, 7, 8, and 10 require further study by both City staff and the City Attorney, and he suggested that the Council table these amendments.

#### **Public Hearing**

**Mayor Harbertson** opened the public hearing at 7:20 p.m. There was no one from the public to speak regarding this item, and he closed the public hearing at 7:20 p.m. **David Petersen** said several of the items would be ready by June 7<sup>th</sup>, but others would not be ready until the June 21<sup>st</sup> meeting. The Council requested an addition to section 11-12-068, Fee in Lieu of Conservation Land Dedication, (3) Any amount received by the City in lieu of conservation land dedication shall be set aside solely for open space and/or park acquisition and/or "the development of parks and/or open space."

**Motion: Sid Young** made a motion to approve the attached enabling ordinance which adopts the circled, or highlighted, paragraphs of the enclosed staff reports regarding Subdivision Ordinance amendments 1 and 2, Zoning Ordinance amendments 1, 2, 3, 9, and 11 and which also enacts new zone text regarding fee in lieu of conservation land dedication (and the amended phrase); and to accept

findings for each item as set forth in the same staff reports, which findings were also recommended by the Planning Commission. The motion was seconded by **Rick Dutson** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

**Motion:** **Cory Ritz** made a motion to table the proposed Zoning Ordinance amendments 4, 5, 6, 7, 8, and 10 for further study. **John Bilton** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

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

### **Tuscany Village Housing Proposal – Henry Walker Homes**

**Phil Holland**, of Henry Walker Homes (HWH), said he met with the current residents of Tuscany Village and received suggestions from them regarding exterior elements, porches, and garages. He said the attached document represents 100% agreement of the terms from the neighbors, and HWH is excited for the opportunity to move forward and finish this development.

**Mayor Harbertson** and members of the Council expressed appreciation to HWH and the residents in Tuscany Village for their efforts in working together to establish an agreement.

**Motion:** **Rick Dutson** made a motion to authorize staff to only accept building permit applications with the homes as set forth in the attached May 6, 2011 petition, subject to the conditions in the petition and in the original motion of approval by the City, on the remaining lots owned by HWH in the Tuscany Village PUD, and encourage HWH to amend the CC&Rs for the PUD to reflect the same. **Cory Ritz** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

### **Finding:**

1. This action is taken based on the support of the majority of the residents as shown in the attached petition.

**Dave Millheim** informed the Council that the City cannot require different CC&Rs. He quoted from the document between HWH and Tuscany Village residents: "This document will coincide with the Tuscany Village CC&Rs, and addendum #2 will be drafted to include the preceding conditions."

### **Appointment of Farmington Trails Committee Members and Officers**

The Farmington Trails Committee (FTC) is a great asset to the City, and the bylaws of the FTC require the City Council to appoint all members and officers.

**Motion:** **Jim Talbot** made a motion to appoint the following individuals:

**Richard Lindsley** – to resign from Seat #5;  
**Dee Winegar** – to complete the 1-year term of **Richard Lindsley**;  
**Bob Murri** – to fill Seat #7 for a 3-year term;  
**John Montgomery** – to fill Seat #8 for a 3-year term;  
**Tracy McCoy** – to fill Seat #9 for a 3-year term;  
**George Chipman** – as Chair for a 1-year term;

**Scott Ogilvie** – as Vice Chair for a 2-year term;  
**Stacey Nielsen** – as Vice Chair for Electronic Information for a 2-year term.

The motion was seconded by **Sid Young** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## **SUMMARY ACTION:**

### **Summary Action List**

1. Proposed Sign Ordinance Revisions
2. Second Option Term on Lease of City Facility
3. Ratification of Approvals of Construction & Storm Water Bond Logs

**Motion: John Bilton** made a motion to approve items #2 and #3 on the Summary Action List. Item #1 will be revised and reviewed at a later time. **Rick Dutson** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## **NEW BUSINESS:**

### **Footbridge Repair west of 969 North Compton Road**

**Dave Millheim** encouraged the Council to approve the repair of this footbridge and retain the trail as part of the City's trail system. **Carl Parker** from URMMA inspected the footbridge to determine the necessary safety improvements, and following a review of **Mr. Parker's** findings, staff is recommending the following improvements:

1. Grade the approaching path to eliminate unevenness and tripping hazards.
2. Repair the approaching fencing to a reasonable condition.
3. Install new fencing on the east approach from the existing fence to the bridge structure.
4. Raise both approaches with added base material for a smooth transition onto the footbridge.
5. Place new decking material over the existing decking to smooth the surface and eliminate tripping and/or falling through hazards.
6. Repair and tie down any loose areas of chain link fencing on structure.

The cost breakdowns are:

- East side fencing = \$1599 (approximately)
- Bridge resurfacing = 1500 (approximately)
- General materials = 500 (approximately)
  - a. Road base (bringing the east and west side approach flush with the footbridge)
  - b. Material to fill in the washed-out areas
- Man hours are not included in the estimate

**Motion: Jim Talbot** made a motion to authorize repairs to the footbridge located west of 969 N. Compton Road, to be paid from the general ledger fund 10-640-250 (General Parks & Recreation), not to exceed \$3600 and to direct staff and/or the Trails Committee to install signs regarding the footbridge at the lower end and upper end of this trail. **John Bilton** seconded the motion which was approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

## GOVERNING BODY REPORTS:

### City Manager Report

- There will be a closed meeting tonight to discuss property acquisition and potential litigation.
- Farmington's request for improved signage on I-15 is now a top priority for UDOT, and additional information will be forthcoming.
- Davis County made a proposal regarding its animal control contract with Farmington. Police Chief **Wayne Hansen** is concerned with several issues in the bid structure, and details will be forthcoming.
- He attended a meeting with the U.S. Geological Survey, the National Weather Service, and emergency responders in Davis County. There is significant concern regarding the potential for mudslides and flooding. They asked the Council that he be authorized to inform its residents of the danger and to advise them not to sleep in their basements. The Council agreed that this information should be included in the newsletter and media.

### Mayor Harbertson

- There will be a Town hall meeting on Wed., May 18<sup>th</sup>. **Rick Dutson** will replace **Jim Talbot** who has a conflict.
- The Miss Farmington pageant will be held Saturday, May 21<sup>st</sup> at 7:00 p.m.
- He asked two Council Members to attend a meeting with residents **Gary and Tiffany McCullough** along with two members of the Planning Commission to discuss issues related to their property in the Weber Basin area. **John Bilton** and **Rick Dutson** said they would attend.
- He and **David Petersen** met with **Don Hokanson** to discuss a trail issue--he is willing to work out a trade. **Paul Hirst** plans to determine the location of the existing pipeline and the amount of square footage the City has available.
- He and **Sid Young, Cory Ritz and Dave Millheim** attended a meeting with **Lieutenant Governor Bell, Stuart Adams, Roger Barrus**, the Davis County Commissioners and UDOT representatives to discuss Western Davis Corridor options. Several west Farmington residents made a presentation which provided valuable information.
- He asked **Holly Gadd** to complete and submit the Utah League of Cities and Towns policy nominations for 2012.
- He expressed concern regarding the Old Farm development, and there was a discussion of several issues involved with that area: the possible purchase by Henry Walker Homes, the concerns of neighbors, miscommunication, the size of the proposed homes, and the Benchland Irrigation trunk line which will require major infrastructure renovation.

### John Bilton

- A 12-year-old boy was hit in the face by a ball because of the poor lighting on the field.
- He requested an update on the Alley Rose home, and **Dave Millheim** reported that **David Petersen** met with a consultant several days ago and should have a report at the next meeting.
- He requested that the City Manager and the **Mayor** provide regular updates to the Council regarding County projects. He expressed concern regarding the proposal for soccer fields in west Farmington and said that type of project must be done right. **Dave Millheim** suggested a tour of successful soccer sites and parks in Utah and said **Neil Miller** is in the process of designing a park for west Farmington.

### Rick Dutson

- He was impressed with the residents who came to assist with filling sand bags.

### Cory Ritz

- No comments

### Jim Talbot

- He will be out of town from May 20<sup>th</sup> until June 1<sup>st</sup>.
- He was surprised by the large size of the Station Park signs and suggested that the City establish time limits and a requirement to dim the lights at night.
- He received a suggestion from a resident that Farmington and Kaysville form a partnership to build a new cemetery. The **Mayor** said that would be difficult, and **Dave Millheim** reported that **Neil Miller** is working on some options which will be presented to the Council shortly.

### Sid Young

- He plans to attend a meeting on Monday, May 23<sup>rd</sup> with the U.S. Forest Service regarding the proposed water tank site.
- A resident who owns land near Glovers Lane asked if he could replace the Symphony Homes billboard located on the property. The **Mayor** suggested that he submit a basic design to be reviewed by City staff and the City Council.
- A meeting will be held on Tuesday, May 24<sup>th</sup> with representatives from Garbett Homes.
- He plans to attend the IHC event—**Rick Dutson** also plans to attend.

### **CLOSED SESSION**

**Motion:** At 8:50 p.m. **Sid Young** made a motion to adjourn to a closed session to discuss potential property acquisition and potential litigation and/or other reasons permitted by law. The

motion was seconded by **Rick Dutson** and approved by Council Members **Bilton, 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.

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**Scott C. Harbertson**, Mayor

At 9:10 p.m. a motion to reconvene into an open meeting was made by **Cory Ritz** and seconded by **Rick Dutson**. The motion passed with Council Members **Bilton, Dutson, Ritz, Talbot** and **Young** all voting in favor.

**Curb and Gutter on 900 North and 1000 North**

**Dave Millheim** reported on the most recent activity concerning this project and expressed gratitude to **Tammy North** of CRS Engineers for her last-minute assistance with this project.

**Motion: Rick Dutson** made a motion to direct staff to meet with property owner **Todd Baker** to determine if he is willing to donate a portion of his property to create a modified hammer head, to prepare the modified agreements (including amended prices) and to notify each resident that their deposits are due. The motion was seconded by **Cory Ritz** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**.

**ADJOURNMENT**

**Motion: Cory Ritz** made a motion to adjourn the meeting. The motion was seconded by **Rick Dutson** and approved by Council Members **Bilton, Dutson, Ritz, Talbot** and **Young**. The meeting was adjourned at 9:15 p.m.

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

CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

**S U B J E C T: Executive Summary for Planning Commission meeting held  
May 26, 2011**

**ACTION TO BE CONSIDERED:**

No action required.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Christy Alexander.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Christy Alexander, Associate City Planner

Date: MAY 27, 2011

SUBJECT: EXECUTIVE SUMMARY FOR PLANNING COMMISSION ON MAY 26, 2011

### RECOMMENDATION

No action required.

### BACKGROUND

The Farmington City Planning Commission voted on May 26, 2011 to table two subdivision applications for Rainey Homes and continue them on the June 16, 2011 Planning Commission agenda. One application tabled was for the Preliminary (PUD) Master Plan for the Miller Meadows Planned Unit Development (PUD) encompassing 58.3 acres and consisting of 115 lots located at approximately 600 South 650 West in an AE zone. Many residents of the existing Miller Meadows subdivision were in attendance (occupying approximately one-third of the council chambers) and had several issues to protest, for instance: water drainage problems, certain homebuyers bought lots on assurance that they would have open space behind their lots, many homeowners want to be assured that the City will put in a public park in the proposed open space along 650 West, and many people complained of improper weeds maintenance on lots containing open space. The other application tabled was for a schematic plan and preliminary plat for the proposed Tuscan Cove Phases 2 + 3 subdivision encompassing 2.09 acres and consisting of 4 lots located at approximately 275 East Tuscan Cove Drive in an LRF zone. Three residents were there to protest the new lots. Their issues consisted mainly of previous agreements with Rainey Homes to not obstruct the views of home owners to the east of the proposed lots, as well as retaining wall placement, the width of the proposed street to the new lots and lack of sidewalks on said street. Staff will be meeting with Brock Johnston/Rainey Homes over the coming weeks to review proposed plans and possible alternatives in order to create a feasible plan for both subdivisions.

Respectfully Submitted



Christy J. Alexander  
Associate City Planner

Review & Concur



Dave Millheim  
City Manager

CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

**S U B J E C T: Public Hearing: Consideration to Amend the FY2011 Budget and to Adopt the FY2012 proposed Budget**

**ACTION TO BE CONSIDERED:**

1. Hold the public hearing.

**GENERAL INFORMATION:**

See enclosed staff report prepared by Keith Johnson.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Finance Director

Date: June 2, 2011

Subject: **PUBLIC HEARING FOR THE CONSIDERATION OF THE FY 2011 AMENDED AND FY 2012 PROPOSED BUDGETS.**

### RECOMMENDATION

Public hearing to receive comments on the FY 2011 amended and FY 2012 proposed budgets.

### BACKGROUND

The City is required to hold a public hearing before the budget is amended or approved. The resolution amending the FY 2011 and adopting the FY 2012 budget will be presented on June 21, 2011 for approval.

Respectfully Submitted,

Keith Johnson,  
Finance Director

Review and Concur,

Dave Millheim,  
City Manager

## Farmington City Budget Message for Fiscal Year 2012

As the City closes the fiscal year 2011 budget and adopts the fiscal year 2012 budget, there are some underlying principals and elements that need to be presented to fully understand the budget and to realize that the budget is more than just a spending plan of where to allocate resources. The budget is a strategic plan and a tool for employees, elected and appointed officials to take those measured actions and provide the best quality public services at the present time, while considering long-term community needs and services for the future.

All around us we see the effects of the downturn in the economy. For the past 2 to 3 years cities have had revenues dropping as sales taxes and other fees have dropped off due to the recession. This came after the boom years of the previous 3 or 4 years. During the boom years over 50% of Utah cities were adding more staff and fixed costs to their budgets. Now they have had to cut those staffing increases or fixed costs to try and balance their budgets. Many cities have had to cut into their fund balances to balance their shortfalls and now have used up all available fund balances. 2012 looks to be difficult for many cities that face tough decisions under these tight fiscal conditions with exhausted fund balances.

Farmington City has seen the effects of the downturn in the economy, but unlike many cities, Farmington has actually maintained or increased it's fund balance the past few years. Yes some revenues have decreased, but building has continued here. Last year alone the City ranked 3<sup>rd</sup> highest in building permits for Utah. The City issued 284 new home permits last year. This revenue in building permits has offset the decreases in sales taxes. The other and probably the more important aspect as to why the City has faired well, is the fact that during the boom years, the City did not add a lot of staff or fixed costs to the budget. The City has always taken a very conservative approach to spending and has slowly built up its work force incrementally and not all at once. It has been prudent in what was added as fixed costs to the budgets and have found ways to stretch every dollar to provide the services needed and to build and develop the capital items that are needed to maintain the high level of services that are here. The City has great infrastructure in the buildings, parks and other facilities. It has good employees who really care about Farmington and the service they provide. These employees with almost no turnover in cooperation with decisions made by the City Council are the primary reason the City is in a strong financial position in these uncertain times.

Strategically, Farmington's Governing Body has recognized it must diversify its tax base in order to provide quality public services. Presently one could say that the City is more of a bedroom community without a large non-residential tax base. Although there are some in the community that would want to keep Farmington that way, the City's elected officials recognized that a residential property tax base was simply not going to provide sufficient tax revenues to fund City operations. The City is using every possible tax and fee authorized by the Utah legislature, and it is not going to be enough for future needs. The preferred way to keep the City funding it's services is to broaden the tax base, not increase the number of taxes, nor the rates thereof.

With this in mind the City is on the edge of seeing the fruition of that strategy coming to bare that was started several years ago. With Station Park coming on line over the next year or so, many retail and commercial spaces will open their doors. This is a great time for Farmington as not only is the City poised to come out of this recession as good if not better fiscally, but now that Station Park is coming on line it will propel the City to be even better fiscally than before. The City will reap a double benefit from Station Park in that in addition to the new sales tax dollars generated, an adjustment in population totals due to the recent census will also increase sales taxes. The timing of Station Park is perfect to maximize the City's benefit. It is now the task of the governing body, staff and employees to continue this conservative approach in order to ensure the financial well being of the City for many years to come. With that the City has already contracted to have a study done on the revenues and expenditures needed for the next 5 to 10 years. We are obtaining an accurate assessment of these revenues and expenditures before they occur. This will help guide City officials and staff to keep the City fiscally sound and to provide the next increases in level of services in fire, police and in all areas of the City that will be needed.

With all of this in mind, staff is proposing the following principals and elements to be a focus for the 2012 budget.

- The City has not given any merit or step increase the past 2 years and only gave a 1% COLA increase last year. Also since the City has kept staffing levels lower than most other cities, it is recommended that the employees receive a merit. The City has great employees and since staffing levels have been kept down, the employees have been required to do more to keep up with the demand of keeping service levels high. The City Council is recommending a 3% increase in funding to be used for employee raises. This amounts to around \$77,970 increase over all the different funds.
- The Fire Department does not have 2 fireman staffed at the station 24/7. The staffing level needs to be raised to cover 24/7 coverage with 2 fireman in the station at all times for ambulance service which is the majority of the calls. This would greatly improve response times during those "on call" hours and the Fire Chief is proposing doing this with the part time fireman that are currently working for the department. This will add a cost of \$92,000 to the budget. The other item to increase service in the Fire Department is to purchase a interface engine. Guido sees this as a current need that needs to be taken care of immediately. The City has \$150,000 saved and with \$50,000 from the ambulance fund, we would need to only lease \$150,000 over the next 3 years.
- With Station Park coming on line this year, added patrols and calls for service from the police department are going to be needed. Currently the police may only have one officer on duty at certain times during the day and night. It would be prudent to stay ahead of the curve in responding to the needs that may arise with Station Park and to add a new officer in July. They had requested to have another one added in January, but staff recommends that the City waits to see just how much of an impact Station Park is going to be before another officer is added. If there is a need, then the City could add another officer next budget year.

- There was in the budget this year to hire another individual in the administration department. Staff decided to wait as Max and Margy decided to retire and with all the changes it would be best to hire this person during the winter months as things are slower and training could be done better at that time. This would be a deputy recorder and secretary position to help Holly in her Recorder duties and to also be a back up to utility billing and in the office generally. The office staff is actually short one from were it was 2 years ago.
- With the fund balance being favorable, the City is looking to purchase the remaining street lights that Rocky Mountain Power owns and charges the City a fee to maintain those lights. The City could save \$10,000 to \$30,000 a year on the costs to RMP including having the maintenance with Black & McDonald. This will cost around \$150,000 to \$180,000 to purchase the lights, but over time the savings would pay for itself.
- Health care costs continue to rise. In order to curb these cost the City went to bid for these services and received a favorable bid for CIGNA. It is a 7% decrease from current levels. The staff recommends and the City Council agreed that it would be best for the City to change insurance carriers at this time. The 7% decrease is reflected in the budget.
- With these changes included in the budget, the fund balance still ends up being higher than ever before for next year. As mentioned before the City is in good financial condition and is in position to move to the next level of services that will be required and to keep services at the high levels that are expected here in Farmington for the coming years.
- Finally, the last point would be that when the study of revenues and expenses is finished later this year, that the Mayor and City Council along with the executive staff review the study and make some long term goals and plans to accomplish the strategic plans that are set in place already. This will enable the City to accomplish these goals and plans knowing how and when to finance these projects to ensure the City stays fiscally prudent.

Farmington City 2012  
Budget Highlights

- The City will end with the highest fund balance for this year and with the highest projected fund balance for next year.
- 3% overall increases for employees. This is for merit increases.
- Fire staffing level raised to 24/7 coverage with 2 employees in the station. Purchase interface engine.
- Add 1 police officer in July for the increase service that Station Park might bring.
- Hire deputy recorder in the administrative department.
- Purchase street lights from Rocky Mt Power.
- Striving to maintain health care costs.
- When the revenue and expenditure study is finished, the Mayor, Council and staff to review and make plans and goals to meet the strategic plans that are in place.

FARMINGTON CITY CORPORATION BUDGET

GENERAL FUND BALANCE

BUDGET

	Amended Budget	Original Budgeted Unrestricted	Restricted Class C	Restricted Liquor Law	Total Original Budget General Fund	Total Amended Budget General Fund
Audited Balance 6-30-09	1,238,014	1,238,014	31,594	4,801	1,274,409	1,274,409
Projected Revenue 6-30-2011	6,182,890	5,713,879	550,000	21,980	6,285,859	6,754,870
Projected Expenditures 6-30-2011	6,179,354	6,155,409	578,176	17,000	6,750,585	6,774,530
Projected Balance 6-30-2011	1,241,550	796,484	3,418	9,781	809,683	1,254,749
Budget Revenue 6-30-2012	6,071,714		545,000	21,000	6,637,714	
Budget Expenditures 6-30-2012	6,665,966		548,500	20,000	7,234,466	
Budget Balance 6-30-2012	647,298		-82	10,781	657,997	

State Required Fund Balance 6-30-2010

6,071,714	6,071,714
x 18%	x .05
<u>1,092,909</u>	<u>303,586</u>

State Required Fund Balance 6-30-2011

6,071,714	6,071,714
x .18	x .05
<u>1,092,909</u>	<u>303,586</u>

Farmington City  
Amended Budget Fiscal Year Ending 6-30-2011

General Fund Revenues:	Adopted FYE 6-30-11 Budget	Revisions	Amended FYE 6-30-11 Budget
Property Tax	1,456,000	39,000	1,495,000
Vehicle Registration Fees	200,000	-20,000	180,000
Sales Tax	1,750,000	125,000	1,875,000
Franchise Tax/Fee	1,212,000	-12,000	1,200,000
Transient Room Tax	6,500	-500	6,000
License /permits	542,000	195,500	737,500
Federal /State Grants	537,000	36,300	573,300
Public Safety	97,049	-10,000	87,049
Development Fees	71,010	105,876	176,886
Cemetery Fees	27,500	34,000	61,500
Shared Court Revenue	290,000	-20,000	270,000
Interest	20	3,810	3,830
Miscellaneous	61,800	27,005	88,805
Contract Services	0	0	0
Sub-total	6,250,879	503,991	6,754,870
Contributions & Transfers	9,700	0	9,700
Appropriated Fund Balance	499,706	-480,046	19,660
Total	6,760,285	23,945	6,784,230

General Fund Expenditures:

Legislative	100,150	-1,360	98,790
Administrative	548,540	11,143	559,683
Planning / Zoning	532,279	-65,034	467,245
Police	1,733,154	-31,778	1,701,376
Fire	470,109	2,462	472,571
Emergency Preparedness	2,400	0	2,400
Inspection	337,169	22,251	359,420
Streets	769,096	-18,526	750,570
General Government Buildings	351,393	21,960	373,353
Parks / Cemetery	696,826	-3,877	692,949
General Recreation	341,042	-4,442	336,600
Loan to RDA	27,500	0	27,500
Miscellaneous	39,800	6,400	46,200
Transfer to Capital Funds	810,827	84,746	895,573
Sub-total	6,760,285	23,945	6,784,230

Appropriated Fund Balance  
Increase

Total	0	0	0
Total	6,760,285	23,945	6,784,230

Farmington City  
Amended Budget Fiscal Year Ending 6-30-2011

	Adopted FYE 6-30-11 Budget	Revisions	Amended FYE 6-30-11 Budget
Capital Projects Revenues:			
#37 Government Bldg. Improve	188,160	56,084	244,244
#38 Street Improve. & Const.	759,896	465,022	1,224,918
#39 Capital Equipment	237,800	100	237,900
#42 Park Improvement	628,347	669,643	1,297,990
#43 Fire Protection	150,449	250,600	401,049
Appropriated Fund Balance	239,199	127,850	367,049
Total	<u>2,203,851</u>	<u>1,569,299</u>	<u>3,773,150</u>

Capital Projects Expenditures:			
#37 Government Bldg. Improve	752,304	42,587	794,891
#38 Street Improve. & Const.	858,069	1,148,158	2,006,227
#39 Capital Equipment	213,877	1,738	215,615
#42 Park Improvement	379,601	376,816	756,417
#43 Fire Protection	0	0	0
Appropriated Fund Balance Increase	0	0	0
Total	<u>2,203,851</u>	<u>1,569,299</u>	<u>3,773,150</u>

Debt. Service Revenues:			
#31 Sales Tax Bond for Police Bldg	74,500	90,550	165,050
#32 Sales Tax Bond Str/Comm C/Water	232,992	0	232,992
#33 L S GO Bond	198,100	2,000	200,100
#34 PS GO Bonds	172,100	43,400	215,500
#89 S.I.D. 99-1 Reserve	100	50	150
#83 S I D 2003	25,400	1,000	26,400
#76 Pool / Shop G.O. Bonds	211,200	3,100	214,300
#79 S I D 99-1 Bond	3,600	17,400	21,000
Appropriated Fund Balance	79,040	-79,040	0
Total	<u>997,032</u>	<u>78,460</u>	<u>1,075,492</u>

Debt. Service Expenditures:			
#31 Sales Tax Bond for Police Bldg	74,500	2,000	76,500
#32 Sales Tax Bond	232,494	5,000	237,494
#33 L S GO Bond	198,050	0	198,050
#34 PS GO Bonds	184,123	1,000	185,123
#89 S.I.D. 99-1 Reserve	0	5,000	5,000
#83 S I D 2003	39,716	7,000	46,716
#76 Pool / Shop G.O. Bonds	211,200	41,000	252,200
#79 S I D 99-1 Bond	34,770	8,000	42,770
Appropriated Fund Balance Increase	0	31,639	31,639
Total	<u>974,853</u>	<u>100,639</u>	<u>1,075,492</u>

Farmington City  
Amended Budget Fiscal Year Ending 6-30-2011

	Adopted FYE 6-30-11 Budget	Revisions	Amended FYE 6-30-11 Budget
Enterprise Funds Revenues			
Water	3,554,322	-1,938,638	1,615,684
Water Development	662,009	-281,691	380,318
Sewer	1,251,500	40,000	1,291,500
Garbage	1,087,000	27,000	1,114,000
Storm Water	1,089,418	23,700	1,113,118
Recreation	653,042	8,388	661,430
Ambulance Service	272,000	24,300	296,300
Special Events programs	79,320	-1,565	77,755
Appropriated Fund Balance	1,395,047	-1,064,072	330,975
Total	<u>10,043,658</u>	<u>-3,162,578</u>	<u>6,881,080</u>

Enterprise Funds Expenditures:

Water	2,123,740	-312,298	1,811,442
Water Development	3,290,000	-2,572,800	717,200
Sewer	1,230,902	48,048	1,278,950
Garbage	1,072,132	47,926	1,120,058
Storm Water	1,233,441	-265,106	968,335
Recreation	648,637	18,008	666,645
Ambulance Service	356,156	49,116	405,272
Special Events programs	88,650	1,000	89,650
Appropriated Fund Balance	0	0	0
Increase		0	0
Total	<u>10,043,658</u>	<u>-2,986,106</u>	<u>7,057,552</u>

Fiduciary Funds:

Cemetery Perpetual Care Revenue	19,000	22,000	41,000
Cemetery Perpetual Care Expend	196,000	-195,000	1,000
Appropriated Fund Balance Increase	<u>-177,000</u>	<u>217,000</u>	<u>40,000</u>

FARMINGTON CITY CORPORATION BUDGET  
Fiscal Year Ending 6-30-2012

General Fund Revenues:	Proposed Budget
Property Tax	1,494,000
Registered Vehicle Fees	190,000
Sales Tax	2,100,000
Franchise Tax/Fee	1,213,000
Transient Room Tax	6,000
License /permits	536,000
Federal /State Grants	566,000
Public Safety	89,900
Development Fees	68,600
Cemetery Fees	31,500
Shared Court Revenue	260,000
Interest	530
Miscellaneous	82,184
Sub-total	6,637,714
Transfer from other funds	9,700
Appropriated Fund Balance	596,752
Total Revenue	7,244,166
<u>General Fund Expenditures:</u>	
Legislative	97,950
Administrative	552,716
Planning / Zoning	541,464
Police	1,811,914
Fire	577,893
Emergency Preparedness	2,400
Inspection	340,058
Streets	801,959
General Government Buildings	379,318
Parks / Cemetery	697,989
General Recreation	342,000
Loan to RDA	27,500
Miscellaneous	42,000
Transfer to Capital Funds	1,029,005
Sub-total	7,244,166
Fund Balance increase	0
Total Expenditures	7,244,166

FARMINGTON CITY CORPORATION BUDGET  
Fiscal Year Ending 6-30-2012

<u>Capital Projects Revenues:</u>		<u>Proposed Budget</u>
#37	Government Bldgs. Improvements	239,460
#38	Street Improvements & Constructions	1,405,260
#39	Capital Equipment	655,415
#42	Park Improvements	317,900
#43	Fire Protection	475,000
	Appropriated Fund Balance	0
	Total	<u>3,093,035</u>

<u>Capital Projects Expenditures:</u>		
#37	Government Bldgs. Improvements	137,710
#38	Street Improvements & Constructions	791,200
#39	Capital Equipment	655,115
#42	Park Improvement	184,000
#43	Fire Protection	0
	Appropriated Fund Balance Increase	1,325,010
	Total	<u>3,093,035</u>

<u>Debt. Service Revenues:</u>		
#31	Sales Tax Bond for Police Bldg	175,050
#32	Sale Tax Bond	109,986
#33	L S GO Bond	207,780
#34	Bldg GO Bonds	388,000
#89	S.I.D. 99-1	0
#83	S.I.D. 2003-1	19,300
#76	Pool / Shops G.O. Bonds	0
#79	S I D 99-1 Bond	30,000
	Appropriated Fund Balance	0
	Total	<u>930,116</u>

<u>Debt. Service Expenditures:</u>		
#31	Sales Tax Bond for Police Bldg	76,216
#32	Sale Tax Bond	109,886
#33	L S GO Bond	207,780
#34	Bldg GO Bonds	393,508
#83	S.I.D. 2003-1	39,430
#89	S.I.D. 99-1	30,000
#76	Pool / Shops G.O. Bonds	0
#79	S I D 99-1 Bond	35,065
	Fund balance increase	38,231
	Total	<u>930,116</u>

FARMINGTON CITY CORPORATION BUDGET  
Fiscal Year Ending 6-30-2012

Enterprise Funds Revenues	Proposed Budget
Water	1,644,200
Water Development	536,378
Sewer	1,333,500
Garbage	1,126,500
Storm water	820,428
Recreation	657,870
Ambulance Service	288,000
Special Events programs	75,900
Appropriated Fund Balance	1,872,647
Total	8,355,423
<u>Enterprise Funds Expenditures:</u>	
Water	1,654,083
Water Development	2,622,000
Sewer	1,284,772
Garbage	1,159,598
Storm Water	721,577
Recreation	646,035
Ambulance Service	328,224
Special Events programs	89,100
Total	8,505,389
<u>Fiduciary Funds:</u>	
Cemetery Perpetual Care Revenue	9,000
Cemetery Perpetual Care Expenditures	1,000
Cemetery Perpetual Care Capital Expenditures	0
Increase Fund Balance	8,000

# Personnel Changes FY 2012

## 1. Staffing Changes

	<u>Recommended</u>
<b>City Offices</b>	
1 Full Time Deputy Recorder / Secretary (start January 2012)	25,000
<b>Fire Dept</b>	
24/7 coverage with part time employees	92,000
<b>Police Dept.</b>	
1 full time officer start in July	68,500
1 full time officer start in January	0
<b>2. Compensation Increases</b>	
Increase Merit 3%	77,970

## 3. Benefit Increases

Change to CIGNA 7% decrease	-37,636
Dental Increase 0 %	0
State Retirement increases	
Police - .94%	6,710
Public Employees - .40 %	7,508
Fire - (-1.22%)	-580

# Administration

## General Fund Funding

		Requested	Recommended
	Hire Full time deputy Recorder/ Secretary - January	25,000	25,000
10440540	1 Computer	1,000	1,000
	2 printers	1,000	1,000
	Total Equipment	<u>2,000</u>	<u>2,000</u>
10610500	General Bldg		
	Art work for bldg	20,000	20,000
	2 tables - community room	1,100	1,100
	12 chairs - community room	3,000	3,000
	Notice Cabinet - entry way	400	400
	Patio Chairs	1,000	1,000
	Table for Council Room	500	500
	Step Ladder	300	300
	4' step stool	200	200
	Grill	300	300
	Misc	1,200	1,200
	Total General Bldg capital	<u>28,000</u>	<u>28,000</u>
#37	Capital Building Improvements		
	Citizen surveys	2,500	2,500
	Economic Study	2,000	2,000
	Bldg Lease Pmt	16,220	16,220
	Planning Consultants	10,000	10,000
	Total Capital Bldg	<u>30,720</u>	<u>30,720</u>
#38	Capital Street Improvements		
	Christmas Decorations	12,000	12,000
	Overpass Inlet Boxes	19,200	19,200
	Total Street	<u>31,200</u>	<u>31,200</u>
#39	Capital Equipment		
	Total Equipment	0	0
#42	Capital Parks		
	Festival Booths	2,000	2,000
	Trail Improvements - overlays	10,000	10,000
		<u>12,000</u>	<u>12,000</u>

# Planning / Inspection

## General Fund Funding

Planning Book Shelves - Ken

Desk petition - Dave

Bulletin Board - Christy

Total Equipment

Requested    Recommended

1,000            1,000

700              700

300              300

2,000            2,000

## #37 Building Improvements /Studies

Planning Consultants /

10,000            10,000

## #39 Capital Equipment

Inspection Pickup F150 crew cab

Total Capital Equipment

28,096            28,096

28,096            28,096

		<u>Requested</u>	<u>Recommended</u>
<b>Police</b>			
<b>General Fund Funding</b>			
Personnel			
	Hire Full time Police officer in July	68,500	68,500
	Hire Full time Police officer in January	36,500	0
	Total personnel	<u>105,000</u>	<u>68,500</u>
General Equipment			
	3 Vests	2,400	2,400
	4 laptop computers	5,600	5,600
	3 Desktop Computers	3,000	3,000
	Total Equipment	<u>11,000</u>	<u>11,000</u>
General Bldg			
	Signage on bldg	2,000	2,000
	Awning for generator	2,000	2,000
	Drawers in Cabinets	1,000	1,000
	Fitness Equipment	1,220	1,220
	Total General Bldg capital	<u>6,220</u>	<u>6,220</u>
#39 Capital Equipment			
	3 Police Cars / set up (Dodge Chargers)	79,629	79,629
	Equipment for Vehicles	13,200	13,200
	Server Upgrade	8,000	8,000
	Total Capital Equipment	<u>100,829</u>	<u>100,829</u>

Requested    Recommended

# Fire

## General Fund Funding

### Personnel

Fill 24/7 coverage of 2 people in Station (108 hrs to 168/week) use part time employees to do so - no full time staffing.	92,000	92,000
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### General Equipment

Replace fire nozzles	1,500	1,500
Replace fire hose	1,500	1,500
Gated intake valve	1,200	1,200
2 Computers	2,000	2,000
laptop computer	1,200	1,200

Total General Equipment	<u>7,400</u>	<u>7,400</u>
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### General Bldg

Generator check	2,000	2,000
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### #39 Capital Equipment

Interface Engine	350,000	350,000
150,000 from savings		
150,000 lease start in 2012 to 2014		
50,000 from Ambulance fund		

Total Equipment	<u>350,000</u>	<u>350,000</u>
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# Ambulance

## Enterprise Fund

Cardiac Monitor upgrade	4,000	4,000
Petrogen Torch	2,000	2,000
Interface Engine	50,000	50,000

Total Equipment	<u>56,000</u>	<u>56,000</u>
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# Parks

## General Fund Funding

	<u>Requested</u>	<u>Recommended</u>
Hand lawn mowers	5,000	5,000
Weed eater replacements	2,000	2,000
Tillers	1,000	1,000
Blowers	1,400	1,400
Picnic Table	1,600	1,600
Total General Equipment	<u>11,000</u>	<u>11,000</u>

## #39 Capital Equipment

Total Equipment	<u>0</u>	<u>0</u>
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## # 42 Park Improvements

Cemetery memorial	70,000	70,000
Festival Booths	2,000	2,000
Point of View Park bowery (monies tranfered in 2011)	13,000	13,000
Trail Improvements - overlays	10,000	10,000
	<u>95,000</u>	<u>95,000</u>

## Impact Fee Funding

Misc Trail Projects (including signage)	5,000	5,000
Bond Payment	23,000	23,000
Spring Creek Park	55,000	55,000
Total Parks - Impact Fee	<u>83,000</u>	<u>83,000</u>

# Recreation

## General Fund Funding

	<u>Requested</u>	<u>Recommended</u>
GF Community Center Misc	2,000	2,000
GF Equipment 2 computers	2,000	2,000
Total General Equipment	<u>2,000</u>	<u>2,000</u>

# Streets

	Requested	Recommended
<b>General Fund Funding</b>		
1 computer	1,000	1,000
Laptop	1,400	1,400
Total Small Equipment	<u>2,400</u>	<u>2,400</u>
<b>#39 Capital Equipment</b>		
Pickup - On Call	31,200	31,200
Dump Bed - 10 wheel dump truck	22,000	22,000
Fuel System Upgrade	20,000	20,000
Sander - small	9,500	9,500
Bobtail Truck	\$140,000	0
Rand Compactor	3,000	3,000
Total Equipment	<u>85,700</u>	<u>85,700</u>
Lease of Loader (5yr)	8,793	8,793
Lease of Dump Truck	23,193	23,193
Total Capital Equipment	<u>117,686</u>	<u>117,686</u>
<b>#38 Capital Street Improvements From GF</b>		
Overpass Inlet Boxes	19,200	19,200
Christmas Decorations	12,000	12,000
Total Capital Streets	<u>31,200</u>	<u>31,200</u>
<b>Class C Funding</b>		
<b>#39 Capital Equipment</b>		
Lease of backhoe	8,500	8,500
Total Class C Equipment	<u>8,500</u>	<u>8,500</u>
<b>#38 Class C Projects</b>		
1420 South	0	0
Spencer Way (leveling coarse - water leak)	0	0
350 East	0	0
1150 South	0	0
Lakview Way	0	0
Sweetwater Lane	0	0
1875 North	0	0
West Glovers Ln (leveling coarse)	0	0
650 West (leveling coarse)	0	0
Glen Drive	0	0
State Street (leveling coarse)	0	0
Robin Way	0	0
600 North	0	0
550 North	0	0
Old Mill Road (leveling coarse)	0	0
Farmington Canyon (leveling coarse)	0	0
South Frontage Road	0	0
1400 North	0	0
Somerset Street	0	0
Siummerwood Drive	0	0
Total Class C projects	<u>350,000</u>	<u>650,000</u>
\$300,000 from General Fund		
<b>Impact Fee Funding</b>		
<b>#38 Capital Street Improvements</b>		
Professional Fees Master plan	50,000	50,000
Bond Payment	46,969	46,969
Total Impact fee projects	<u>96,969</u>	<u>96,969</u>
<b>Developer Deposits</b>		
<b>#38 Capital Street Improvements</b>		
Slurry Seals	10,000	10,000
Decorative Lighting	50,000	50,000

# Public Works Bldg

## General Fund Funding

	<u>Requested</u>	<u>Recommended</u>
All Data Software	1,500	1,500
Floor Jack	300	300
Seal Wall Storage	1,000	1,000
Torque Wrench	350	350
1 computer	1,000	1,000
1 printer	1,000	1,000
Misc	2,000	2,000

Total Dept

7,150      7,150

# #51 Water Fund

## Operations

### Equipment

Lease of Loader	3,200	3,200
Generator	2,500	2,500
Lease of Backhoe	8,500	8,500
<b>Total Equipment</b>	<b>14,200</b>	<b>14,200</b>

Misc Construction	10,000	10,000
Radio Water Meter Installations	50,000	50,000
Bayview & Oaklane Waterlines	0	0
Compton Bench 900 and 1000 East Lines	0	0
Replace Spencer Reservoir	637,000	637,000
<b>Total Water Operations Projects</b>	<b>697,000</b>	<b>697,000</b>

## Impact Fee Funding

Replace Spencer Reservoir	951,000	951,000
Transmission Lines to New Reservoir	335,000	335,000
Engineering	2,000	2,000
New Well Development	700,000	700,000
Waterline Upsizing in Subdivisions	20,000	20,000
<b>Total Impact fee projects</b>	<b>2,008,000</b>	<b>2,008,000</b>

# Garbage Fund

Fund Balance 6/30/10 242,972

## FY 11

Revenues 1,114,000

Expenses 1,084,558

Fund Balance 6/30/11 29,442 272,414

## FY 12

Revenues 1,126,500

Expenses 1,126,832

Fund Balance 6/30/12 -332 272,082

## Equipment Items

New Pickup F150 4x4	20,000
250 garbage cans	18,000
300 recycling cans	15,000
Loan payment	32,027

## CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

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

- Fruit Heights Boundary Adjustment
- Audit Engagement Letter with Ulrich and Associates
- Spring Cleanup Policies
- 2011 Animal Control Contract Approval
- Amendment to the Code Enforcement Resolution
- Ratification of Approvals of Construction & Storm Water Bond Logs

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: David E. Petersen, Community Development Director  
Date: May 27, 2011  
SUBJECT: **FRUIT HEIGHTS BOUNDARY ADJUSTMENT**

### RECOMMENDATION

Adopt the enclosed resolution initiating proceedings to adjust the common boundary lines between Farmington City and Fruit Heights City.

### BACKGROUND

John Aoki, Stephen K. Halford, and Randy Shipley owners of Lots 57, 58, and 59 of the Somerset Farms PUD desire to adjust their common property lines with Jeremy Chiles owner of Lot 16 of the Deer Crest At Hidden Meadows subdivision in Fruit Heights. In so doing they are requesting that Farmington City and Fruit Heights City adjust their common boundaries at this location.

Somerset Farms developed first and the owners of these lots improved their properties to an existing fence line in accordance with an old survey. A survey prepared in conjunction with the later development shows that the property line is some 7 to 8 feet west of the old fence. The property owners desire to reconcile their property lines to the older survey (see enclosed petition). The area encompassing the boundary adjustment is approximately .03 acres and it appears that the existing Chiles .38 acre property will meet the minimum lot size, and other requirements, of the R-S-12 zone in Fruit Heights (12,000 sf or .28 acres) if the property line adjustment is ultimately approved.

Farmington City and Fruit Heights City will consider similar resolutions on June 7, 2011; and possibly approve similar ordinances on July 19, 2011; and thereafter record these ordinances effectuating the boundary adjustment between the municipalities.

Respectively Submitted

David Petersen  
Community Development Director

Review and Concur

Dave Millheim  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL  
INITIATING PROCEEDINGS TO ADJUST THE COMMON  
BOUNDARY LINES BETWEEN FARMINGTON CITY AND  
FRUIT HEIGHTS CITY AND PROVIDING FOR A PUBLIC  
HEARING THEREON.**

**WHEREAS**, Farmington City and the Fruit Heights City wish to adjust their common boundaries; and

**WHEREAS**, pursuant to *Utah Code Ann.* § 10-2-419, municipalities may adjust their common boundaries; and

**WHEREAS**, Utah law requires that a public hearing be held on the proposed adjustment and that notice of such hearing be given by publication as provided herein; and

**WHEREAS**, owners of private real property located within the area proposed for adjustment are entitled to file written protests to the proposed adjustment if they oppose the same; and

**WHEREAS**, the City Council of Farmington City desires to initiate proceedings to effect the proposed boundary adjustment as provided herein;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Statement of Intent.** The Farmington City Council intends to adjust certain boundaries that are common between Farmington City and Fruit Heights City. The areas proposed to be adjusted are more particularly described in Section 3 of this Resolution.

**Section 2. Public Hearing.** The Farmington City Council will hold a public hearing on the proposed adjustment on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, at the hour of \_\_\_\_\_ p.m. at the Farmington City offices, located at 160 South Main Street, Farmington, Utah.

**Section 3. Notice of Public Hearing.** The Farmington City Council hereby directs the City Manager to cause the following notice to be published at least once a week for three successive weeks in the Davis County Clipper, a newspaper of general circulation within Farmington City. The first publication of the notice required by this subsection shall be published within fourteen (14) days of the City Council's adoption of this Resolution. The form of the notice shall be as follows:

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Farmington City Council at Farmington City Hall, 160 South Main Street, Farmington, Utah 84025, on the \_\_\_\_ day of \_\_\_\_\_, 2011, at the hour of \_\_\_\_\_ p.m. for the purpose of receiving public comment with regard to a proposal to adjust Farmington City's common boundaries with the Fruit Heights City in the following described areas:

Legal Description of Property to be Disconnected from Fruit Heights City and Annexed to the Farmington City:

A portion of Lot 16 of the Deer Crest at Hidden Springs subdivision, Fruit Heights, Utah, abutting the westerly property line approximately 158.34 feet in length and 7.23 to 8.81 feet in width, which legal description will be more particularly described in a possible future ordinance related thereto. Contains approximately 1,263.1 square feet.

A plat of the proposed area to be adjusted is available for review at the Farmington City offices during regular business hours up to the date and time of the public hearing. The Farmington City Council has adopted a Resolution indicating the City Council's intent to adjust the boundary as provided above. The Farmington City Council will adjust the boundary unless, at or before the public hearing, written protests to the adjustment are filed by the owners of private real property that is located within the area proposed for adjustment and covers at least twenty five percent (25%) of the total private land area within the area proposed for adjustment and is equal in value to at least fifteen percent (15%) of the value of all private real property within the area proposed for adjustment. All protests shall be filed with the Farmington City Recorder at the Farmington City offices within the time provided herein.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2011.

---

City Manager

**Section 4. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 5. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS \_\_\_\_ DAY OF JUNE, 2011.**

**FARMINGTON CITY**

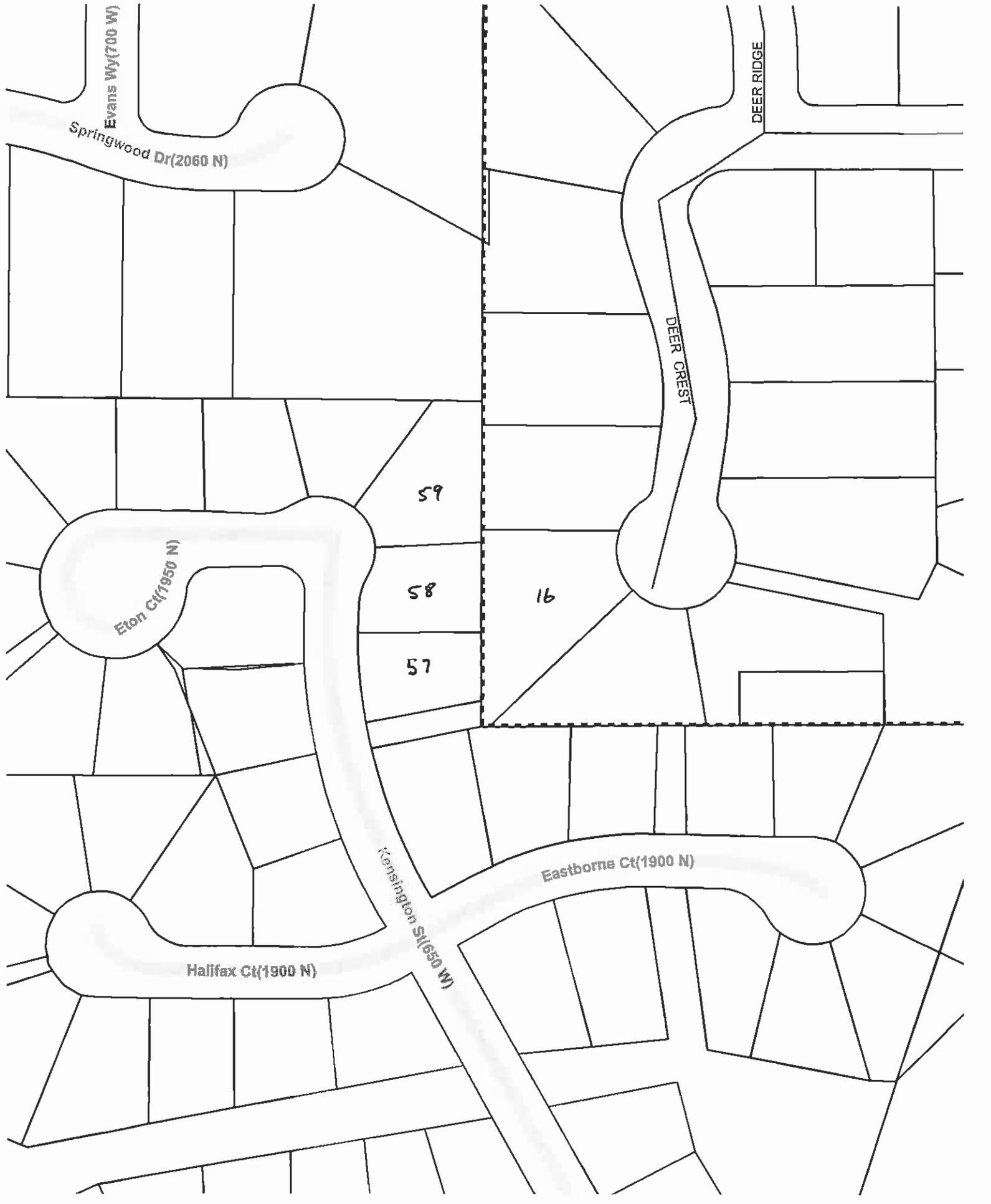
ATTEST:

\_\_\_\_\_

City Recorder

By: \_\_\_\_\_

Mayor



Evans Wy(700 W)

Springwood Dr(2060 N)

DEER RIDGE

DEER CREST

59

58

16

57

Eton Ct(1950 N)

Eastborne Ct(1900 N)

Kensington St(650 W)

Halifax Ct(1900 N)



March 16, 2011

Farmington City and  
Fruit Heights City

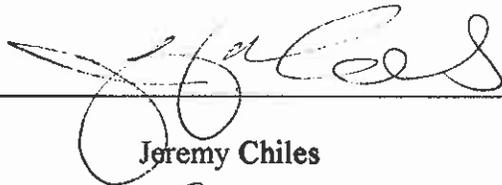
To Whom It May Concern:

We the undersigned, being mutually agreed, request a boundary change involving the back yard boundaries of our residential lots and the city boundary between the two cities.

Fencing and landscaping exists along the original fence line placed in accordance with a survey prepared more than 50 years ago. A satellite survey prepared for Hawkins Development in 2006 shows the old fence line to have been in error. However, as a result of the previous owners of the Hawkins Development land and the current owners of the respective lots in the Somerset Farm Development having used the old boundary line as the correct one for more than 25 years, and not desiring to disturb fencing and landscaping, we request the city and development boundary lines be recorded as used in the older survey.

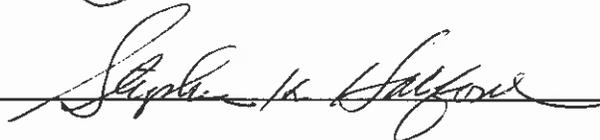
Attached is a drawing showing the discrepancy and the placement of the requested boundary line between the cities and the respective residential lots.

Respectfully,



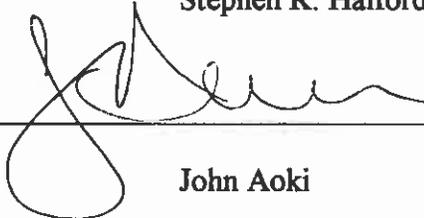
Date 3-27-2011

Jeremy Chiles



Date 03-27-2011

Stephen K. Halford



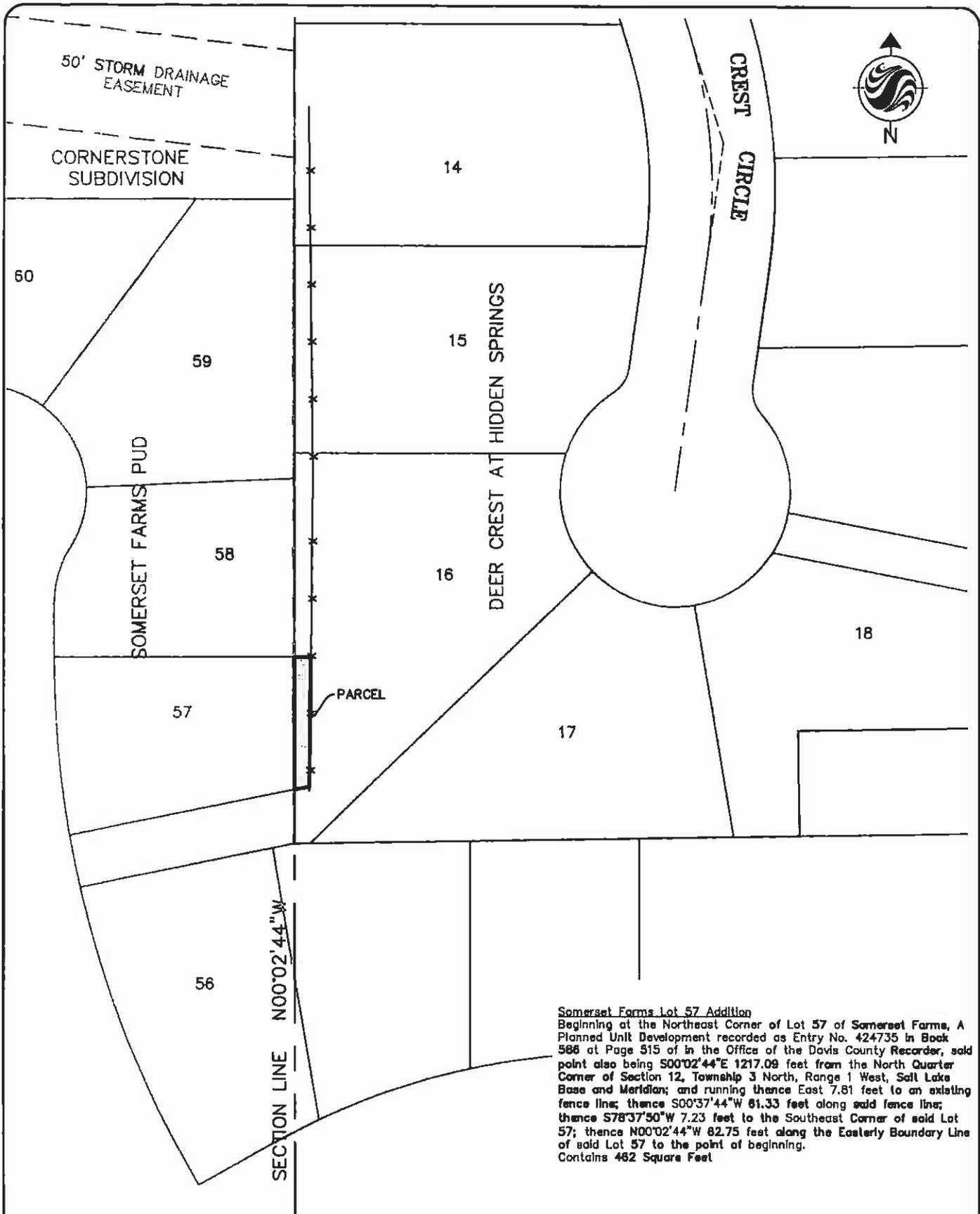
Date 03-27-2011

John Aoki



Date 3/27/2011

Randy Shipley



**Somerset Farms Lot 57 Addition**  
 Beginning at the Northeast Corner of Lot 57 of Somerset Farms, A Planned Unit Development recorded as Entry No. 424735 in Book 586 at Page 515 of in the Office of the Davis County Recorder, said point also being S00°02'44"E 1217.09 feet from the North Quarter Corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence East 7.81 feet to an existing fence line; thence S00°37'44"W 81.33 feet along said fence line; thence S78°37'50"W 7.23 feet to the Southeast Corner of said Lot 57; thence N00°02'44"W 82.75 feet along the Easterly Boundary Line of said Lot 57 to the point of beginning.  
 Contains 482 Square Feet

**HAWKINS HOMES**  
**DEER CREST AT HIDDEN SPRINGS**  
**SOMERSET FARMS PUD**  
**ADDITIONAL PARCEL EXHIBIT**  
**LOT 57**

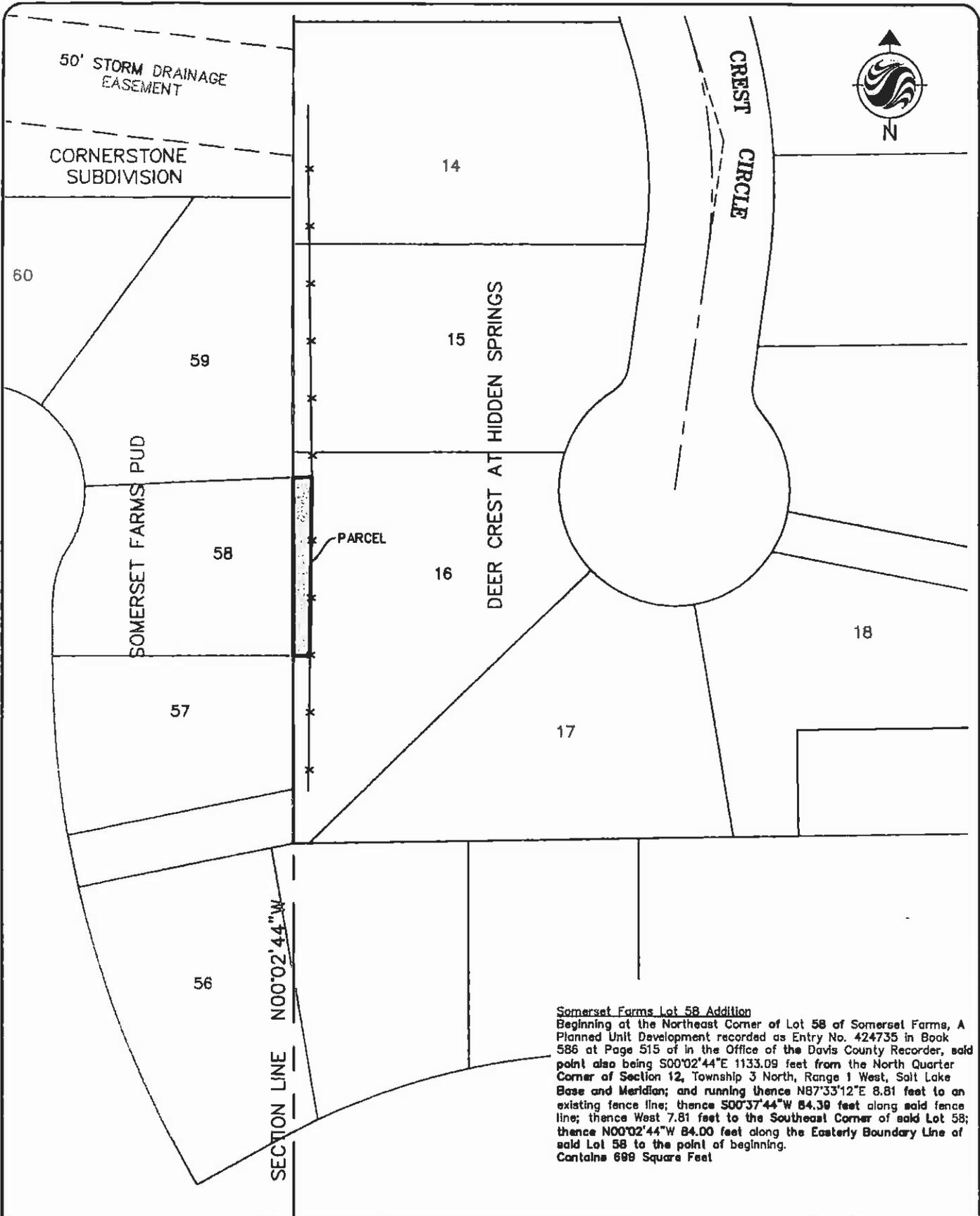


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 1 / 1



**Somerset Farms Lot 58 Addition**  
 Beginning at the Northeast Corner of Lot 58 of Somerset Farms, A Planned Unit Development recorded as Entry No. 424735 in Book 586 at Page 515 of in the Office of the Davis County Recorder, add point also being S00°02'44"E 1133.09 feet from the North Quarter Corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence N87°33'12"E 8.81 feet to an existing fence line; thence S00°37'44"W 84.39 feet along said fence line; thence West 7.81 feet to the Southeast Corner of said Lot 58; thence N00°02'44"W 84.00 feet along the Easterly Boundary Line of said Lot 58 to the point of beginning.  
 Contains 699 Square Feet

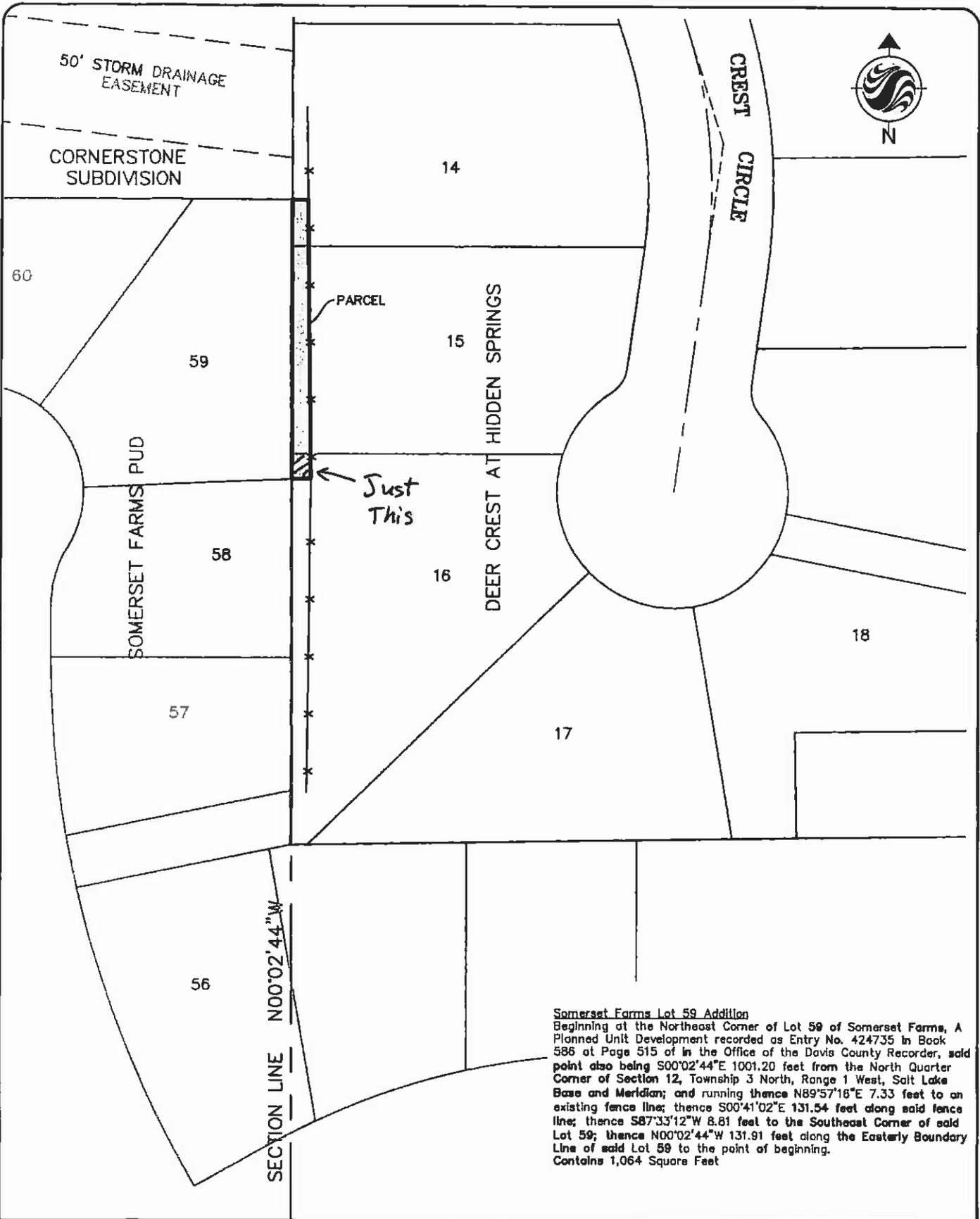
**HAWKINS HOMES**  
**DEER CREST AT HIDDEN SPRINGS**  
**SOMERSET FARMS PUD**  
**ADDITIONAL PARCEL EXHIBIT**  
**LOT 58**



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Sheet Number  
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**Somerset Farms Lot 59 Addition**  
 Beginning at the Northeast Corner of Lot 59 of Somerset Farms, A Planned Unit Development recorded as Entry No. 424735 in Book 586 at Page 515 of in the Office of the Davis County Recorder, said point also being S00°02'44"E 1001.20 feet from the North Quarter Corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence N89°57'16"E 7.33 feet to an existing fence line; thence S00°41'02"E 131.54 feet along said fence line; thence S87°33'12"W 8.81 feet to the Southeast Corner of said Lot 59; thence N00°02'44"W 131.91 feet along the Easterly Boundary Line of said Lot 59 to the point of beginning. Contains 1,064 Square Feet

**HAWKINS HOMES**  
**DEER CREST AT HIDDEN SPRINGS**  
**SOMERSET FARMS PUD**  
**ADDITIONAL PARCEL EXHIBIT**  
**LOT 59**



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# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Finance Director

Date: June 1, 2011

Subject: **AUDIT ENGAGEMENT LETTER WITH ULRICH AND ASSOCIATES.**

### RECOMMENDATION

By minute motion approve the enclosed audit engagement letter for Ulrich and Associates to audit the City for the fiscal year ending June 30, 2011.

### BACKGROUND

Enclosed is the engagement letter for the Mayor to sign to have Ulrich and Associates audit the City for this fiscal year that is ending June 30, 2011. It was previously approved to retain Ulrich and Associates to audit the City for this year.

Respectfully Submitted,

Keith Johnson,  
Finance Director

Review and Concur,

Dave Millheim,  
City Manager

**AUDIT ENGAGEMENT LETTER**

May 9, 2011

Scott C. Harbertson  
Mayor  
Farmington City Corporation  
Farmington, Utah 84025

We are pleased to confirm our understanding of the services we are to provide Farmington City Corporation for the year ended June 30, 2011. We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of Farmington City Corporation as of and for the year ended June 30, 2011. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to accompany Farmington City Corporation's basic financial statements. As part of our engagement, we will apply certain limited procedures to Farmington City Corporation's RSI. These limited procedures will consist principally of inquiries of management regarding the methods of measurement and presentation, which management is responsible for affirming to us in its representation letter. Unless we encounter problems with the presentation of the RSI or with procedures relating to it, we will disclaim an opinion on it. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis.
2. Budget to Actual Income Statement General Fund and Major Special Revenue Funds.

Supplementary information other than RSI also accompanies Farmington City Corporation's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and will provide an opinion on it in relation to the basic financial statements:

1. Budget to Actual Income Statement for all other funds
2. Combining & Individual Fund Statements
3. Statements on Capital Assets Used in the Operation of Governmental Funds
4. Statement of Changes in Fiduciary Net Assets

## **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the additional information referred to in the first paragraph when considered in relation to the basic financial statements taken as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include test of the accounting records of Farmington City Corporation and other procedures we consider necessary to enable us to express such opinions. If our opinions on the financial statements are other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with laws, regulations, and the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements as required by Government Auditing Standards. The report on internal control and compliance will include a statement that the report is intended solely for the information and use of management, the body or individuals charged with governance, others within the entity, and specific legislative or regulatory bodies and is not intended to be and should not be used by anyone other than these specified parties. If during our audit we become aware that Farmington City Corporation is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in Government Auditing Standards may not satisfy the relevant legal, regulatory, or contractual requirements.

## **Management Responsibilities**

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. As part of the audit, we will assist with preparation of your financial statements, and related notes. You are responsible for making all management decisions and performing all management functions relating to the financial statements and related notes and for accepting full responsibility for such decisions. You will be required to acknowledge in the management representation our assistance with preparation of the financial statements and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you are required to designate an individual with suitable skill, knowledge, or experience to oversee any nonaudit services we provide and for evaluating the adequacy and results of those services and accepting responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; for the selection and application of accounting principles; and for the fair presentation in the financial statements of the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Farmington City Corporation and the respective changes in financial position and cash flows, where applicable, in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for ensuring that management and financial information is reliable and properly recorded. Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants for taking timely and appropriate steps to remedy any fraud, illegal acts, violations of contracts, or grant agreements, or abuse that we may report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

## **Audit Procedures - General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because an audit is designed to provide reasonable, but not absolute assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

## **Audit Procedures - Internal Controls**

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed

in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

### **Audit Procedures - Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Farmington City Corporation's compliance with applicable laws and regulations and the provisions of contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Ulrich & Associates, PC and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to the Cognizant or Oversight Agency for Audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such documentation will be provided under the supervision of Ulrich & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release or for any additional period requested by the Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately September 2011 and to issue our reports no later than December 31, 2011. Mike Ulrich is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) *We estimate our not to exceed fee for this years audit to be \$24,575.* Our standard hourly rates vary according to the degree of responsibility

involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

*Government Auditing Standards* require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2009 peer review accompanies this letter.

We appreciate the opportunity to be of service to Farmington City Corporation and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,



Michael E. Ulrich, CPA  
Ulrich & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of Farmington City Corporation.

By:

Title:

Date:

# Evans & Poulsen P.A.

**Certified Public Accountants**

Members of the American Institute of CPAs  
and the Idaho Society of CPAs

**Edward G. Evans, CPA**  
**Jeffrey D. Poulsen, CPA**

## System Review Report

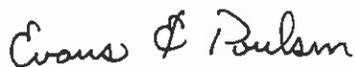
June 24, 2010

To the Owners of  
Ulrich & Associates, PC  
and the Peer Review Committee of the Nevada Society of CPA's

We have reviewed the system of quality control for the accounting and auditing practice of Ulrich & Associates, PC (the firm) in effect for the year ended December 31, 2009. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary).

As required by the standards, engagements selected for review included an audit of an employee benefit plan and engagements performed under *Government Auditing Standards* and *OMB Circular A-133*.

In our opinion, the system of quality control for the accounting and auditing practice of Ulrich & Associates, PC in effect for the year ended December 31, 2009, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Ulrich & Associates, PC has received a peer review rating of *pass*.



Evans & Poulsen, P.A.



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor, and City Council  
From: Walt Hokanson, Public Works Director  
Date: May 24, 2011

**SUBJECT: SPRING CLEANUP POLICIES**

### RECOMMENDATION

By Minute Motion adopt the attached Spring Cleanup policies and allow citations to be issued if these rules are not followed.

### BACKGROUND

The City provides an annual Spring Cleanup for all residents. As part of the recent Spring Cleanup, Council asked staff to relook at the policies associated with this service. Most of the residents follow the rules but there are some that do not. Public Works staff have tagged debris piles in the past that do not follow the guidelines but we have still picked up all of the debris. Rules seem to be just suggestions to some residents because we have no power to enforce them. As the City grows and there is more demand for this service we want to continue to provide cleanup for all residents in a timely manner and within our budget. We will make sure these rules get into the Newsletter to attempt to get better compliance.

Respectfully submitted,

Walt Hokanson  
Public Works Director

Review and Concur,

Dave Millheim  
City Manager

### SPRING CLEANUP RULES

160 S MAIN • P.O. BOX 160 • FARMINGTON, UT 84025  
PHONE (801) 451-2383 • FAX (801) 451-2747  
[www.farmington.utah.gov](http://www.farmington.utah.gov)

May 24, 2011

1. Cleanup collection service **does not** include construction debris, bricks, concrete, rocks, appliances, furniture, wood building material etc.
2. Remember, limbs and debris **MUST** be cut in sections of less than 5 feet and **be neatly stacked** at the curb line. Maximum width is 8 inches. **No stumps.**
3. Only **one** 10-wheel dump truck of debris will be hauled from any one property owners' frontage. (10' long x 6' wide x 4' high) **This will be strictly enforced.**
4. **No boxes or plastic bags.** Leaves, pine needles etc. can be placed with debris pile.

# Farmington Police Department

286 SOUTH 200 EAST • FARMINGTON, UTAH 84025

WAYNE D. HANSEN  
CHIEF OF POLICE

TEL (801) 451-2842  
FAX (801) 451-7865

To: Honorable Mayor and City Council  
From: Wayne Hansen, Police Chief  
Date: May 24, 2011  
SUBJECT: 2011 ANIMAL CONTROL CONTRACT APPROVAL

## RECOMMENDATIONS

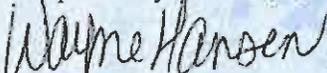
By minute motion, authorize the Mayor to execute the attached contract for domestic animal control and wildlife services in the amount of \$36,423.71 to be paid from account number 10-520-700.

## BACKGROUND

Davis County has submitted the annual contract for animal control services for our approval.

I have met with Clint Thacker who is the new director of Davis County Animal Control. In this meeting I pointed out that the city feels billing should be done on a quarterly basis based on actual calls. We were also concerned with the fact that we are being billed for follow up visits after the initial incident has occurred. I have attached an e-mail to this report that outlines my concerns and includes Clint's response. It is my feeling that we approve this contract and continue to work on the above concerns. Overall we receive good service from Animal Control and desire to continue a positive working relationship with them.

Respectfully Submitted

  
Wayne Hansen  
Police Chief

Review and Concur

  
Dave Millheim  
City Manager

**Wayne Hansen**

---

**From:** Clint Thacker [CThacker@co.davis.ut.us]  
**Sent:** Friday, May 20, 2011 12:39 PM  
**To:** Wayne Hansen  
**Cc:** John Petroff  
**Subject:** RE: Animal control contract

Chief Hansen,

I am so sorry for not getting back to you. March 8<sup>th</sup> was a long time ago! I did speak with Curtis Koch, our Procurement & Contract director soon after you and I spoke. I don't know why I never called you, sorry.

Curtis and I discussed the option of billing for the actual calls in that same quarter. **Your concern was** that the county was going off estimates. The amount billed to Farmington that you are contracted for right now is the amount for 2010. **In other words**, in 2011 you are paying for the actual calls for service for 2010, this is not an estimated number. The years are averaged for two years to **protect the cities budgets**. The wildlife calls are separate and are an estimation because we don't know how many are going to happen. That is why there is a flat rate.

In regards to the calls for service that you feel are double billed, I respond the same way now as I did in our meeting. It is all part of the business. I see your point that once a call is initiated everything that deals with that call should be billed as one initial call. **With that said**, with the follow-up comes the usage of fuel & the officers time, plus other factors. As you know, people are not always home. In an effort to avoid another call we leave the door hanger for the person to contact us. If the call can be handled by phone we do that. If an appointment can be made to avoid another wasted trip out we will make an appointment.

Chief, thank you for your questions. It shows that you care about the funds being spent. I know the citizens of Farmington do appreciate that.

Any other questions please let me know.

Clint

---

**From:** Wayne Hansen [mailto:whansen@farmington.utah.gov]  
**Sent:** Thursday, May 19, 2011 1:09 PM  
**To:** Clint Thacker  
**Cc:** Dave Millheim; Keith Johnson  
**Subject:** Animal control contract

Dear Clint,

I wanted to follow up on the meeting you and I had several weeks ago in regards to our contract for animal control services.

I had expressed that we feel that animal control services should be billed quarterly based on actual calls for service during the quarter as opposed to a billing yearly based on estimates. My recollection is that you were going to check into that and let me know what you found. We would like to know where that matter stands. I also visited with you in regard to the fact that we are being billed for incidents at an address and then being billed again when you respond to that same address for a follow up with the

5/25/2011

owner of the animal. Some of these follow ups were cases where nothing was done beyond leaving a door hanger or checking up on a home quarantine. It is our position that follow up work should not be billed for.

We are very appreciative of the great service we receive from you and your staff. We look forward to continuing a harmonious working relationship. Let me know where we are at on the above matters so that we can move forward with this contract.

Chief Wayne Hansen  
Farmington Police Department  
PO Box 160  
286 South 200 East  
Farmington, UT 84025  
801-451-5453 (Office, Dial Zero to get dispatcher)  
801-451-0839 (Fax)  
801-939-9230 (Desk)



# *Davis County Animal Care & Control*

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1422 East 600 North • Fruit Heights, Utah 84037  
Telephone: (801) 444-2200 • TDD: 451-3228 • Fax: 444-2212

Dave Millheim  
160 South Main  
P.O. Box 160  
Farmington, UT 84024-0160

Dear Mr. Millheim,

Enclosed, you will find the two spreadsheets containing the projected service calls and wildlife calls for the year 2011.

Please sign and return both Amendment copies, as soon as possible, in order for us to get them executed by the County Commissioners. At that time, we will return a fully executed copy to you.

We appreciate the opportunity to continue to provide service to your community and look forward to another successful year. If you have any questions, feel free to call me.

Respectfully,

A handwritten signature in black ink, appearing to read "Curtis Andersen".  
Captain Curtis Andersen

**PROJECTED TOTAL SERVICE CALLS FOR ALL CITIES (EXCLUDING WILDLIFE)**

**TOTAL FEES REQUESTED FROM CITIES FOR 2011**

**Service Call Stats Taken from Average of Years 2008 to 2010**

Actual 2010      Tentative 2011  
 \$ 561,591.00    \$ 567,206.91

City	Calls for Service					% OF TOTAL		2010	2011
	2008	2009	2010	Average 08/09	Average 09/10	% In 2009	% In 2010		
BOUNTFUL	1905	1639	1841	1772	1740	9.32%	9.90%	\$52,352.33	\$ 56,167.09
CENTERVILLE	780	575	585	678	580	3.56%	3.30%	\$20,016.20	\$ 18,722.36
CLEARFIELD	2550	2480	2067	2515	2274	13.23%	12.94%	\$74,303.67	\$ 73,388.44
CLINTON	1406	1506	1264	1456	1385	7.66%	7.88%	\$43,016.36	\$ 44,707.71
FARMINGTON	1307	849	969	1078	909	5.67%	5.17%	\$31,848.65	\$ 29,342.46
FRUIT HEIGHTS	419	262	260	341	261	1.79%	1.49%	\$10,059.80	\$ 8,425.06
BOYER HILL	516	615	535	566	575	2.97%	3.27%	\$16,707.25	\$ 18,560.96
KAYSVILLE	1715	1097	1198	1406	1148	7.40%	6.53%	\$41,539.15	\$ 37,041.23
LAYTON	4961	4383	4330	4672	4357	24.58%	24.79%	\$138,030.52	\$ 140,627.54
NSL	730	646	605	688	626	3.62%	3.56%	\$20,326.41	\$ 20,191.10
SOUTH WEBER	296	281	354	289	318	1.52%	1.81%	\$8,523.50	\$ 10,248.88
SUNSET	668	496	539	582	518	3.06%	2.95%	\$17,194.73	\$ 16,704.87
SYRACUSE	1289	1419	1164	1354	1292	7.12%	7.35%	\$40,002.85	\$ 41,689.54
WEST BOUNTFUL	412	389	510	401	450	2.11%	2.56%	\$11,832.45	\$ 14,509.83
WEST POINT	664	799	547	732	673	3.85%	3.83%	\$21,611.59	\$ 21,724.40
WOODS CROSS	504	459	480	482	470	2.53%	2.67%	\$14,225.53	\$ 15,155.43
<b>Total Calls</b>	<b>20122</b>	<b>17895</b>	<b>17248</b>	<b>19009</b>	<b>17572</b>	<b>100.00%</b>	<b>100.00%</b>	<b>\$561,591.00</b>	<b>\$ 567,206.91</b>

Forecast Total Service Calls for All Cities Wildlife

TOTAL FEES REQUESTED FROM CITIES FOR 2011

2010 Wildlife Rate/Call: \$25.75  
 2011 Wildlife Rate/Call: \$25.75

City	Actual Calls for Service										% of Total		2011 Rate				
	2006	2007	2008	2009	2010	2010	2008	2009	2010	2011 Rate	2011 Rate	2011 Rate	2011 Rate	2011 Rate			
BOUNTFUL	137	144	184	192	207	11.25%	\$3,800.00	\$4,738.00	\$5,195.52	\$5,330.25							
BOYER HILL	6	13	7	2	2	0.11%		\$180.25	\$41.23	\$51.50							
CENTERVILLE	64	58	88	102	88	4.78%	\$1,440.00	\$2,286.00	\$2,762.70	\$2,266.00							
CLEARFIELD	87	65	53	93	93	5.05%	\$1,200.00	\$1,364.75	\$2,515.29	\$2,394.75							
CLINTON	31	26	31	43	29	1.58%	\$840.00	\$798.25	\$1,154.56	\$746.75							
FARMINGTON	280	269	234	224	275	14.95%	\$6,840.00	\$6,025.50	\$6,061.44	\$7,081.25							
FRUIT HEIGHTS	70	79	21	81	95	5.16%	\$1,440.00	\$540.75	\$2,185.42	\$2,446.25							
KAYSVILLE	289	263	204	237	286	15.54%	\$5,480.00	\$5,253.00	\$6,391.32	\$7,364.50							
LAYTON	574	368	284	499	471	25.60%	\$10,360.00	\$7,313.00	\$13,483.62	\$12,128.25							
NSL	38	22	35	35	46	2.50%	\$240.00	\$901.25	\$948.39	\$1,184.50							
SOUTH WEBER	56	35	16	20	52	2.83%	\$1,320.00	\$412.00	\$536.05	\$1,339.00							
SUNSET	6	8	3	2	3	0.16%	\$160.00	\$77.25	\$41.23	\$77.25							
SYRACUSE	69	79	46	41	55	2.99%	\$1,520.00	\$1,184.50	\$1,113.33	\$1,416.25							
WEST BOUNTIFUL	115	77	89	104	58	3.15%	\$3,120.00	\$2,291.75	\$2,803.93	\$1,493.50							
WEST POINT	91	40	28	43	58	3.15%	\$1,640.00	\$721.00	\$1,154.56	\$1,493.50							
WOODS CROSS	32	6	26	29	22	1.20%	\$680.00	\$669.50	\$783.45	\$566.50							
	1945	1552	1349	1747	1840	100.00%	\$40,080.00	\$34,736.75	\$49,182.05	\$47,380.00							

**AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT  
BETWEEN DAVIS COUNTY AND THE CITY OF FARMINGTON FOR  
ANIMAL CONTROL SERVICES**

This Amendment is made and entered into this day by and between DAVIS COUNTY, a political subdivision of the State of Utah, which shall be called the "County" in this Amendment, and FARMINGTON CITY, a municipal corporation of the State of Utah, which shall be called the "City" in this Amendment.

This Amendment is made and entered into by and between the parties based, in part, upon the following recitals:

A, The parties previously entered into an *Interlocal Cooperation Agreement Between Davis County and the City of FARMINGTON for Animal Control Services for the Calendar Years 2009 - 2014* ("Agreement") dated March 3, 2009, and which is labeled Davis County Contract No. 2009-58 and by which the County agreed to provide animal services to the City. The term of that agreement is for the five-year period from dated January 1, 2009, to December 31, 2014.

B. Paragraph 5 of the Agreement specified the amount of compensation to be paid by the City to the County for the calendar year 2009 and further provided that the compensation amount shall be reviewed annually and adjusted by a written amendment to the Agreement as may be agreed upon by the County and the City. The County and the City have agreed to the adjusted compensation specified in this Amendment.

Now therefore in consideration of the terms set forth in this Amendment, the parties hereto do hereby agree as follows:

**1. Compensation and Costs**

Paragraph 5 of the Agreement is amended to read:

**5. Compensation and Costs**

A. The City shall pay compensation in the amount of TWENTY NINE THOUSAND THREE HUNDRED FORTY TWO DOLLARS AND FORTY SIX CENTS (\$29,342.46) to the County for all animal care services provided and performed by the County under this Agreement with the express exception of picking up and euthanizing wild nuisance animals, such as raccoons and skunks, trapped by City or City residents which shall be compensated as set forth below in Paragraph B of this section.

(1) The compensation shall be payable in twelve (12) equal monthly installments of TWO THOUSAND FOUR HNDRED FORTY FIVE DOLLARS AND TWENTY ONE CENTS(\$2,445.21) with the first monthly payment due on or before January1, 2011, and subsequent payments due on or before the 1st day of each month thereafter until paid in full.

(2) The County shall submit monthly invoices to the City for compensation for its services and reimbursement of any itemized costs incurred by the County and approved in writing by the City under this Agreement. The City shall render payment for such approved invoices within thirty (30) days after receipt of each such invoice or the resolution of any question or dispute regarding an invoice.

(3) The compensation amount shall be reviewed annually and adjusted by a written amendment to this Agreement as may be agreed upon by the City and County.

B. The City shall pay County annual compensation in the amount of SEVEN

THOUSAND EIGHTY ONE DOLLARS AND TWENTY FIVE CENTS (\$7,081.25) for nuisance animal pick up and/or euthanization by the County within the confines of the City under Paragraph 1. C. of this Agreement.

(1) Annual costs/fees for this service may change from year to year based on the level of nuisance animal service provided to City by County during the last year and notice of said changes will be provided to City prior to the renewal time of this Agreement.

(2) The County shall submit quarterly invoices to the City for One Quarter (25%) of the annual fee established under this Agreement for the pick-up and euthanization of wild nuisance animals.

(3) The City shall render payment within thirty (30) days after receipt of each such invoice.

**2. Continuing Effect of Contract for Services**

Except to the extent specifically modified by this Amendment, the terms and conditions of the Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment in duplicate, each of which shall be deemed an original.

Dated this \_\_\_ day of \_\_\_\_\_, 2011.

DAVIS COUNTY

By: \_\_\_\_\_

Louenda H. Downs, Chairwoman  
Davis County Board of County Commissioners  
Date: \_\_\_\_\_, 2011

ATTEST:

\_\_\_\_\_  
Steven S. Rawlings  
Davis County Clerk/Auditor

CITY OF FARMINGTON

By: \_\_\_\_\_  
Mayor  
Date: \_\_\_\_\_, 2011

ATTEST:

\_\_\_\_\_  
Farmington City Recorder

**Attorney Review**

The undersigned, being the authorized attorney for City of Farmington reviewed this Interlocal Cooperation Agreement and found it to be in proper form and compliance with applicable law.

\_\_\_\_\_  
City Attorney

**Attorney Review**

The undersigned, being the authorized attorney for Davis County, reviewed this Interlocal Cooperation Agreement and found it to be in proper form and compliance with applicable law.

\_\_\_\_\_  
Deputy Davis County Attorney



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## City Council Staff Report

To: Honorable Mayor and City Council  
From: Walt Hokanson, Public Works Director  
Date: May 27, 2011  
SUBJECT: **CODE ENFORCEMENT**

### RECOMMENDATION

Approve the enclosed resolution appointing the Public Works Inspector to enforce provisions set forth in Title 7: Chapter 9, and Title 1: Chapter 15 of the City Code.

### BACKGROUND

The City Council previously approved resolutions and ordinances on October 19, 2010 enabling a limited number of employees/positions in the City to enforce civil code violations, including among other things, provisions of the nuisance code. It is proposed that the City appoint the Public Works Inspector, presently Abe Wangsgard, to enforce certain provisions of the code along with others now charged with the authority to do so.

Respectively Submitted

Walt Hokanson  
Public Works Director

Review and Concur

Dave Millheim  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE FARMINGTON CITY COUNCIL APPOINTING AN ADDITIONAL CITY INSPECTOR FOR PURPOSES OF ENFORCING THE PROVISION OF TITLE 7, CHAPTER 9, REGARDING THE CLEANING OF REAL PROPERTY AND SECTION 1-12-015 OF THE FARMINGTON CITY MUNICIPAL CODE REGARDING CIVIL PENALTIES AND ENFORCEMENT PROCEDURES.**

WHEREAS, the City Council on October 19, 2010 adopted amendments to Title 7, Chapter 9, regarding the Cleaning of Real Property and enacted Section 1-12-015 of the Farmington City Municipal Code regarding criminal enforcement procedures; and

WHEREAS, pursuant to the provisions of Section 7-9-016, the City is authorized to appoint various City Inspectors for purposes of enforcing the provisions of Title 7, Chapter 9; and

WHEREAS, the City Council desires to appoint additional City positions to act as City Inspectors under and pursuant to the provisions of Section 7-9-016 as more particularly provided herein; and

WHEREAS, the term "Enforcement Official" is not limited to code enforcement officers, zoning officers, police officers and building inspection officials pursuant to the definition set forth in section 1-15-050 (b);

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Appointment.** In addition to those positions listed in Section 7-9-016 and appointed by Resolution No. 2010-44, and the definition of "Enforcement Official" in section 1-15-050 (b), the following City position is hereby appointed to act as an authorized City Inspector for purposes of enforcing the provisions of Title 7, Chapter 9, regarding the Cleaning of Real Property and the provisions of Chapter 1-15 regarding Civil Enforcement:

Public Works Inspector

**Section 2. Severability.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS \_\_\_\_ DAY OF June, 2011.**

**FARMINGTON CITY**

ATTEST:

\_\_\_\_\_  
Holly Gadd  
City Recorder

By: \_\_\_\_\_  
Scott C. Harbertson  
Mayor

Month of May 2011	BUILDING ACTIVITY REPORT - JULY 2010 THRU JUNE 2011				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
<b>NEW CONSTRUCTION *****</b>					
SINGLE FAMILY	8	8	\$1,775,000.00	99	99
DUPLEX					
MULTIPLE DWELLING					
OTHER RESIDENTIAL	7	7	\$679,000.00	16	16
<b>SUB-TOTAL</b>	<b>15</b>	<b>15</b>	<b>\$2,454,000.00</b>	<b>115</b>	<b>115</b>
<b>REMODELS / ALTERATION / ADDITIONS *****</b>					
BASEMENT FINISH	2		\$7,230.00	44	
CARPORT/GARAGE	1		\$35,000.00	5	
ADDITIONS/REMODELS	0		\$0.00	10	
SWIMMING POOLS/SPAS	1		\$90,000.00	6	
OTHER (solar panels, A/C, shed, furnace)	8		\$42,254.00	77	
<b>SUB-TOTAL</b>	<b>12</b>		<b>\$174,484.00</b>	<b>142</b>	
<b>NON-RESIDENTIAL - NEW CONSTRUCTION *****</b>					
COMMERCIAL	0		\$0.00	13	
PUBLIC/INSTITUTIONAL	0		\$0.00	1	
CHURCHES					
OTHERS				1	
<b>SUB-TOTAL</b>	<b>0</b>		<b>\$0.00</b>	<b>15</b>	
<b>REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****</b>					
COMMERCIAL/INDUSTRIAL	1		\$400,000.00	12	
OFFICE				3	
PUBLIC/INSTITUTIONAL					
CHURCHES	1		\$200,000.00	1	
OTHER				3	
<b>SUB-TOTAL</b>	<b>2</b>		<b>\$600,000.00</b>	<b>19</b>	
<b>MISCELLANEOUS - NON-RESIDENTIAL *****</b>					
Signs, Communication Tower	5		\$86,800.00	21	
<b>SUB-TOTAL</b>	<b>5</b>		<b>\$86,800.00</b>	<b>21</b>	
<b>TOTALS</b>	<b>34</b>	<b>15</b>	<b>\$3,315,284.00</b>	<b>312</b>	<b>115</b>

## CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

### **SUBJECT: City Manager Report**

1. Upcoming Agenda Items
2. 900/1000 North Project Update
3. Verizon Lease
4. CRS Fees (Haws)
5. County Parking/UTA Passes
6. "To Do" List

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## Upcoming Agenda Items

### June 21, 2011 - Staff Reports Due: June 10<sup>th</sup>

#### Action Items:

- Approval of Minutes of Previous Meetings

#### Summary Action Items:

- Adopting the fiscal year 2012 Budget Ending June 30, 2012
- Resolution adopting MBA Budget
- Resolution adopting RDA Budget
- Ratification of Approvals of Construction & Storm Water Bond Logs
- Approval of Disbursement Lists

#### Discussion Items:

- Discussion regarding proposed Zoning Ordinance amendments 4, 8 and 10
- Planning Commission Report
- Mayor & City Council Reports



# FARMINGTON CITY

SCOTT C. HARBERTSON  
MAYOR

JOHN BILTON  
RICK DUTSON  
CORY R. RITZ  
JIM TALBOT  
SID YOUNG  
CITY COUNCIL

DAVE MILLHEIM  
CITY MANAGER

## MEMO

To: Farmington Residents along 900 / 1000 North

From: Dave Millheim, City Manager

Date: June 1, 2011

**SUBJECT: PROJECT UPDATE FOR 900-1000 NORTH FOR PUBLIC IMPROVEMENTS TO WATER LINES AND CURB AND GUTTER**

Thank you all for your patience. I wanted give you all a project update and pass on some good news. First the good news, our concrete bids came in significantly lower than anticipated so instead of \$20/LF, the price is \$13/LF. This lowers all of your costs for your respective portions by approximately 1/3. We have taken the liberty of modifying your improvement agreements to reflect the lower bid number as we assume no one will have an issue with a smaller contribution. We ask that you all get your deposits in to the City by June 15<sup>th</sup>. Please make the checks payable to "Farmington City" and note on the check memo "900/1000 North Curb and gutter deposit."

We will shortly be mailing out copies of the modified agreements to reflect the lower amounts and the monthly payments. Thanks to those who have already made their deposits.

Attached you will find attached two maps showing the scope of the construction. The red line represents where new curb and gutter will be going down for those who have elected to participate. There are also on the maps construction notes related to tying in existing curb and gutter and grade modifications. The water line portions, new hydrants and lateral connections are, for the most part, finished. The remaining construction will proceed in three phases as follows: 1) finish grading, 2) pouring of new curb and gutter, and 3) laying of new asphalt.

The only uncertainly is the weather and we are attempting to time this work such that we work around the potential flooding headaches we are currently facing. Much of this work will be performed by City crews to keep our costs down. Their first priority for the next few weeks is dealing with the almost daily headaches caused by the weather.

During construction, please call Public Works Office at 801-451-2624 should you have any questions.

Cc: Mayor and City Council  
Walt Hokanson, Pubic Works Director  
Tammy North, CRS Engineers

## CRS Breakdown of the Invoice for Haws Company

### Fall of 2009- January 2010

**\$4,599.50**

- Preliminary meetings with Haws on development plan
- Discussion on the need for a waterline loop to serve the development including looking into different alignments and costs.
- Development Review Committee meetings and other meetings with the City and Haws group
- Discussion on secondary water service

### January 2010- March 2010

**\$5,819.00**

- Review of storm drain master plan as it relates to new development, modify storm drain model to analyze new flows
- Review of Park Lane Village plans
- Review of Park Lane Village Plat
- Review of sewer service with Sewer District
- Attend DRC and other meetings with developer and City
- Misc. coordination on things such as lights, fence, landscaping, power

### March 2010- April 2010

**\$3,590.75**

- Review of Park Lane Commons plans
- Review of Park Lane Commons plat
- Meetings with City and developer on issues, DRC meeting
- Preliminary preparation of a bond for Park Lane Commons
- Review of issues with the fire chief

### April 2010- September 2010

**\$3,280.38**

- Review of Park Lane Village Plans
- Review of Park Lane Village Plat
- Preliminary bond estimate on Park Lane Village
- Review of pedestrian and bike easements
- Fire flow information for sprinkler contractors
- Coordination on the Park Lane Village agreement
- Misc. meetings with developer and City

**September 2010- April 2011**

**\$3,934.00**

- Park Lane Commons pre-construction meeting
- Storm Drain conflict with Weber Basin
- Bond on Letterhead for funding purposes
- Shut down on Construction and subsequent meetings
- Park Lane Commons plat Check
- Coordination on Station Parkway closeout, signal
- Red Barn signage

\*Haws Company might not understand that billing includes review for Park Lane Village (Ernie Wilmore apartments)

\*\*Cost for looking at waterline alignment for a looped system might be questionable because in the end, the City agreed to an alignment where they could use impact fees to help offset the developers cost. (Total cost is \$591.50 and was done the end of December, first part of January)

## CITY COUNCIL AGENDA

For Council Meeting:  
June 7, 2011

**SUBJECT: Mayor Harbertson & City Council Reports**

1. Wasatch Integrated Waste Rate History.
2. Coordinate Shoot Dates with Police Department.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

## Rate History

Effective Date	Tipping Fee	Bulk Yard Fee	Residential 1st Can	2nd Can	C&D	Green Waste	Clean Fill	Approximate Annual Impact	Description
7/1/1988	\$25.00								
7/1/1989	\$35.00								Res. rate raised to match current commercial rate of \$35 per ton
4/1/1990	\$50.00								Implementation of \$12 res. only punch cards (6 loads per card)*
5/1/1990	\$59.00								Raise tipping fee
7/1/1993	\$59.00								Implementation of Household Use Fee
7/1/1995	\$62.00		\$10.00	\$3.00					Clarification of Household Use Fee
7/1/1996	\$25.00	\$2.00	\$10.00	\$3.00					Implementation of \$5 Flat Fee
3/30/2001	\$25.00	\$2.00	\$10.00	\$3.00		\$5.00	n/a		deregulation of C&D
5/1/2002	\$25.00	\$2.00	\$10.00	\$3.00		n/a	n/a		greenwaste and cleanfill/saleable product/single axle
2/1/2003	\$25.00	\$2.00	\$10.00	\$3.00		\$10.00	\$10.00	(250,000)	CD \$100 defined/coolant removal fee added
11/5/2003	\$25.00	\$2.00	\$10.00	\$3.00		\$10.00	\$10.00	(2,500,000)	per res. can reduction/coolant removal fee added
7/1/2004	\$28.00	n/a	\$9.00	\$4.00		\$10.00	\$10.00	(803,000)	per res. can reduction/elimination of bulk yard fee/\$300 mobile home flat fee
1/1/2006	\$28.00	n/a	\$8.00	\$4.00		\$10.00	\$10.00	(401,500)	per res. can reduction
7/1/2006	\$28.00	n/a	\$7.50	\$4.00		\$10.00	\$10.00	(1,600,000)	per res. can reduction
1/1/2007	\$28.00	n/a	\$5.25	\$5.25		\$10.00	\$10.00	(5,714,500)	

\* w/o punch card fees: \$10 sm load, \$20 lg load, \$30 ten wheel vehicle or larger

## Residential Waste Fees within Wasatch Integrated Waste Management District

CITY FEES	Hauler	1st Can		2nd Can		Curbside GW\$	Recycling Can\$	# 1st cans	# 2nd cans	#GW cans
		1st Can	2nd Can	Total	Total					
<i>District Fees</i>		\$5.25	\$5.25	\$10.50				73,629	23,436	
Davis County (unincorporated)	Privately Contracted-Fees Vary							4775	108	
Centerville	Ace Disp	\$10.91	\$8.50	\$19.41	\$5.50	\$3.50	3994	775	865	
Clearfield	Waste Mgmt	\$15.25	\$7.00	\$22.25			5753	2008		
Clinton	Rob Waste	\$13.10	\$9.50	\$22.60			5769	2282		
Farmington <sup>1</sup>	Rob Waste	\$12.50	\$9.75	\$22.25		\$3.85	5064	1477		
Fruit Heights	Rob Waste	\$14.55	\$8.30	\$22.85	\$6.00		1421	533	531	
Kaysville <sup>1</sup>	Rob Waste	\$11.50	\$8.00	\$19.50		\$3.85	7312	2963		
Layton <sup>1</sup>	Waste Mgmt	\$10.10	\$7.65	\$17.75			16574	4611		
Morgan City	Rob Waste	\$14.00	\$14.00	\$28.00			1030	72		
Morgan County	Rob Waste	\$15.00	\$13.00	\$28.00			1726	146		
North Salt Lake City	Waste Mgmt	\$12.50	\$8.50	\$21.00		\$3.75	3735	991		
South Weber City	Rob Waste	\$13.00	\$6.25	\$19.25			1667	671		
Sunset	Econo Waste	\$15.60	\$8.00	\$23.60			1565	628		
Syracuse	Rob Waste	\$11.00	\$7.20	\$18.20	\$6.50		6446	3605		
West Bountiful	Waste Mgmt	\$10.00	\$10.00	\$20.00		\$5.00	1523	651		
West Point	Econo Waste	\$11.00	\$8.00	\$19.00	\$6.00		2696	1287		
Woods Cross <sup>1</sup>	Waste Mgmt	\$12.50	\$7.25	\$19.75	\$6.00		2579	628		
<b>DISTRICT AVERAGE</b>	<b>Weighted Average</b>	<b>\$11.96</b>	<b>\$8.06</b>	<b>\$20.02</b>						

<sup>1</sup>Recycle can included in first can cost

NON-DISTRICT FEES		Hauler	1st Can	2nd Can	2 Can \$ total	1st Can+ curb	Curbside GW	Phone	Pop.	Curbside Recyc.
Bountiful	city hauls		\$6.00	\$3.00	\$9.00	\$9.05		298-6140	41,301	yes
Brigham City	city hauls		\$9.20	\$7.66	\$16.86		\$4.13	(435) 734-2001	17,411	no
Draper*	contracted hauler		\$15.00	\$10.00	\$2.50	\$15.00		576-6500	25,220	yes
Farr West	Econo Waste (billed through)		\$7.00	\$7.00	\$14.00			731-4187	3,094	no
Harrisville	Waste Mngmt (billed through)		\$13.00	\$4.75	\$17.75			782-9648	3,645	no
Hooper	ind contract hauling							732-1064	3,926	no
Marriott-Slaterville	(billed through Bona Vista)		\$12.00	\$3.75	\$15.75			627-1919	1,425	no
North Ogden*			\$22.60	\$12.30	\$34.90	\$22.60		782-7211	15,026	yes
Ogden*	city hauls <sup>1</sup>		\$17.14	\$15.25	\$32.39	\$17.14		629-8271	77,226	yes
Orem	contracted hauler		\$10.30	\$9.50	\$19.80	\$13.35		229-7015	84,324	yes
Plain City	contracted hauler (billed through)		\$8.50	\$8.50	\$17.00	\$11.65		731-4908	3,489	no
Pleasantview	Econo Waste		\$9.50	\$9.50	\$19.00			782-8529	5,632	no
Provo	city hauls		\$12.50	\$12.50	\$25.00	\$17.50		852-6100	105,166	yes
Riverdale	contracted hauler-Robin		\$9.50	\$4.40	\$13.90			394-5541	7,656	no
Roy	contracted hauler-Waste		\$13.00	\$7.60	\$20.60	\$19.00		774-1000	32,885	yes
St. George	Red Rock Waste 628-2821		\$9.90	\$0.00	\$9.90	\$17.25		(439) 634-5800	49,663	no
Salt Lake City**	city hauls		\$17.25	\$17.25	\$34.50	\$17.25		535-6970	181,743	yes
Salt Lake County (unincorporated)*	county		\$11.00	\$15.00	\$26.00	\$11.00		(385) 468-6328	898,307	yes
Sandy*	contracted hauler		\$12.50	\$5.00	\$17.50	\$12.50		568-7100	88,418	yes
South Ogden	contracted hauler (WMM)		\$10.75	\$10.75	\$21.50	\$14.20		622-2700	14,377	yes
Tooele	contracted hauler		\$11.00	\$5.50	\$16.50			(435) 843-2100	22,502	no
Tremonton	contracted hauler		\$8.55	\$6.00	\$14.55				5,592	no
Uintah	contracted hauler (WMM)		\$14.00	\$7.00	\$21.00			479-4130	1,127	no
Washington Terrace	contracted hauler		\$14.88	\$6.81	\$21.69			393-8681	8,551	no
West Haven	ind contract hauling							731-4519	3,976	no
West Jordan**	contracted hauler		\$13.26	\$10.20	\$23.46	\$13.26		569-5100	68,336	yes
West Valley	contracted hauler		\$10.00	\$6.45	\$16.45			966-3600	108,896	no
Willard	contracted hauler		\$8.00	\$8.00	\$16.00			(435) 734-9861	1,630	no
NON-DISTRICT AVERAGE INCLUDING CURBSIDE			\$11.78	\$8.22	\$19.13	\$14.88				

\* curbside recycling included in first can cost

\*\* curbside recycling and GW included in first can cost

<sup>1</sup> Lg 1st Can-\$17.14; Lg 2nd Can-\$15.25; Sm 1st Can \$13.83; Sm 2nd Can \$11.56