

FARMINGTON CITY COUNCIL MEETING

August 7, 2018

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Planner Eric Anderson, City Recorder Holly Gadd

Excused: Dave Millheim joined that meeting at approximately 7:30 p.m.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:00 p.m.

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

The invocation was offered by **Mayor Jim Talbot** and the Pledge of Allegiance was led by **Cory Ritz**.

Motion:

Doug Anderson moved to consider the Summary Action list ahead of New Business. **Cory Ritz** seconded the motion which was approved unanimously.

SUMMARY ACTION:

1. Approval of Minutes from July 17, 2018
2. Mountain View Subdivision Final PUD Master Plan
3. Resolution Advocating all Secondary Water Suppliers to Require Meters
4. Resolution Approving the Form of the Lease/Purchase Agreement with Zions Bank (Airpacks & Streetsweeper)
5. Out of State Conference Request

Rebecca Wayment moved, with a second from **Doug Anderson**, to approve summary action item 1 through 5 as contained in the staff report.

The motion was approved unanimously.

NEW BUSINESS:

City Council Vacancy Interviews

Mayor **Jim Talbot** introduced the process for filling the City Council Vacancy created by the resignation of **Brigham Mellor**. **Brigham Mellor** was hired by the City to be the new Economic Development Director. **Jim Talbot** praised the applicants and thanked them for applying for the position. He noted that four seats are up for election in November with filing deadlines in June of

2019. Twenty individuals applied for the vacancy and four withdrew prior to the meeting. The candidates were given three minutes to address the Council.

Jeanie Allen, 511 South 450 East, reviewed her record of service and experience with legislative issues. She noted that every issue before the City Council is an important one and that she will be committed and responsive. She said that she would read the packets, ask questions and listen to all sides and act on what is best for all of Farmington. She always does her best at everything she does and her service to the City would be no different. She said that being a good leader is sometimes about being a good follower and learning from those with experience.

John Anderson, 442 South 10 West, said he has a great love for Farmington and outlined his service with the Historic Preservation Committee. He is experienced in balancing economic development with preservation of historic sites. He said he has developed good relationships with Staff, City Council and Planning Commission, Davis County, and citizens. He said he has the time and energy to serve.

Heather Barnum and Delia Bayna withdrew their applications prior to the meeting.

Shawn Beus, 1727 Clark Lane, works for Davis County and has a passion for local government. He said he has a similar working experience and background as **Brigham Mellor**. He said he looked forward to working on property rights issues. He described himself as a tenacious collaborator. He is seeking a Masters of Human Resources and would like to lend his talents to the City, if chosen.

Aaron Biesinger, 864 W Country Lane, he said that he wants to find the best ways to solve problems and related that to his work as an engineer. He solves things by getting into the details. He has lived in Farmington since 2004 and wants to continue making Farmington a great place to live. He addressed continued growth and said he works with developers and contractors and will be able to communicate with them.

Rick Cline, 545 West 1400 North, reviewed his work and education background. He has experience managing a \$1M budget, and has served on various Boards. He wants to serve the residents and local businesses to make decisions for the betterment of Farmington, not just those with the loudest voices.

Lincoln Bryce Crowley, 1743 W Spring Meadow Lane, outlined his involvement at Council and Planning Commission meetings. He wants to be a part of making the community better. He is a local business owner, a recent resident for four years and previously grew up in Farmington. He said he is a passionate straight-shooter and not a politician. He wants to find solutions. He appreciated the resolution related to water meters. He said that he has been involved in trying to understand recent issues and wants to be more involved.

Richard Dutson, 2083 Summerwood Drive, previously served 8 years on the City Council. He talked about how his experience will help with the development of the Business Park. He suggested Tax Increment Financing to establish infrastructure in the Business Park. He said he is a collaborator, and that his professional connections will be helpful moving forward.

Paulynn Hacking withdrew her application prior to the meeting.

Michael Hepworth, 1703 W Spring Meadow Lane, identified himself as a Farmington native and said that the City means a lot to him and his family. He was complimentary of the work the Council has done. He is an attorney, a partner with real estate developers and a real estate broker. This experience will help as Farmington continues to develop. He has skills as a negotiator and deals fairly with people.

Wes Holmes, 39 West 620 South, said that he is a long-time resident of Farmington and would now like to give back as he is retired. He said that he does not have an agenda, and likes to observe, study and contemplate. He wants to preserve the “Farmington way of life.” He reviewed some of his volunteer experience. He said his time is flexible and will be committed to doing the job as best as he can and will not shrink from tough decisions.

Jon Hunter, 1752 Ramsgate Road, said that he built a home in Spring Creek in 2008 but now lives in the Somerset area. He has grown to love the City. He said that it is unlike him to apply for a position. He said that the Mayor and the City Council have become “enemies” to citizens and that people are not feeling heard. He said that the Council could do a better job of communicating with residents. He suggested recording meetings and making them available for those unable to attend, and was supportive of an open-data initiative. He wants to be part of the solution and wants to represent the citizens of Farmington.

Joseph Jardine, 1099 South 200 East, said that he did not want to push an agenda or to add things to his resume, but saw that he was qualified to serve and wanted to step up. He said he works well with groups and asks good questions. He said he does not have to be in the spotlight, but steps up when he sees that something is important. He presented himself as a citizen. His packet had brief replies, because he likes to get directly to the point.

Alex Leeman, 1861 West 800 North, said that he has served in the Planning Commission and as his term is coming to an end he wanted to continue his service to the City. He said that he is always in attendance and prepared for policy decisions. He said disagreements are a good thing as they force a body to look at all sides of the issue. He is able to disagree in a constructive way. The goal is to keep Farmington a wonderful place to live, and wants the City to continue to grow in a deliberate and measured manner. He has experience representing clients in land use issues. He wants to leave his mark on Farmington after living in and enjoying the City for many years.

Tarra McFadden, 1673 Country Bend Road, highlighted her time spent as the Recording Secretary observing and studying the actions of the Council. She said that she has studied the issues to understand the decisions being made. She noted her educational background and work experience working in State and County government. She has experience managing a \$7M grant program for housing that requires building consensus, making strategic decisions and prioritizing community needs. She said she is level-headed and wants to balance immediate needs with long-term planning. She enjoys raising her family in Farmington and would be able to jump in to the Council position with understanding and enthusiasm.

Clayton Quarles was not in attendance and Wendy Rasmussen withdrew her application prior to the meeting.

Lorenzo Semadeni, 247 East 600 South, said that he has previously served on the City Council, Planning Commission, Davis County Planning Commission and the Benchland Water District Board. He highlighted his educational background and reviewed his work as a hospital administrator and for the State of Utah. He noted his missionary service with his church. He said that his motto is “Lift Where You Stand” and believes involvement in government improves the community.

Jonathan Shurtliff, 891 Country Lane, he said that he loves Davis County and has lived in Farmington for 7 years. He identified himself as an active voice about issues that have come up that impact him or his neighbors. He has a strong beliefs related to the rights of property owners, and said that those who are here now have as many rights as those that are coming. He emphasized the importance of making sure the Master Plan is up to date and accurate. He said that communication is important as new development arrives. He enjoys serving his family, community, neighbors and those that are lonely or less fortunate. He committed to serving the City of Farmington well.

The Council were instructed to vote for their top three choices among the candidates. Their number one choice would be assigned a score of three points, number two choice two points, and their number three choice would receive one point. **Holly Gadd** collected the ballots and calculated the scores for each of the candidates.

At 8:20 p.m., Jim Talbot called for a 15 minute break to allow time for the votes to be calculated.

At 8:35 p.m., the Council meeting reconvened.

The scores from the Council ballots were presented. **Alex Leeman** received 8 points, Joseph Jardine 6 points, Shawn Beus 3 points, Michael Hepworth, Tarra McFadden and Jonathan Shurtliff 2 points, and Jeanie Allen 1 point.

Motion:

Rebecca Wayment moved that the Council appoint **Alex Leeman** the new City Councilmember based on receiving the highest number of votes and the interviews conducted. **Doug Anderson** seconded the motion.

Rebecca Wayment, Doug Anderson and **Brett Anderson** voted in favor of the motion. **Cory Ritz** voted against the motion.

The motion passes with a majority vote.

Alex Leeman expressed his appreciation and said he looks forward to continuing playing a part in the City.

Dave Millheim said that **Alex Leeman** will be sworn in on August 21, 2018. **Jim Talbot** said that he and **David Petersen** would work to fill the opening on the Planning Commission.

Jim Talbot thanked the Council for a good process in reviewing candidates for the vacancy.

GOVERNING BODY REPORTS:

City Manager Report

Dave Millheim presented an update on the City Manager recruitment and said that he is fielding phone calls and applications are starting to come in. He noted that some are qualified and some are not but that he anticipates close to 100 applications. He asked the Council to consider how involved they want to be in screening resumes. **Jim Talbot** asked all Councilmembers to be as involved as possible to screen properly and get a quality candidate.

The job posting was distributed to all Utah City Managers, the International City Managers Association and Jobs Available (a Western United States job site).

Dave Millheim reminded the Council that **Holly Gadd, Keith Johnson, Neil Miller, and Ray White** and will be at the URMMA conference from August 8-10. They will be available by phone and email.

Dave Millheim said that the City received a proposal from a property owner in West Farmington. The subject property is outside the West Davis Corridor. He said that there are many challenges associated with the application and the staff will not recommend approval of the application. The applicant plans to move forward with the project. The sewer district asked the City to weigh-in. He suggested that the Council needs to look carefully at projects impacted by the WDC.

Dave Millheim referenced the resolution passed related to water conservation efforts. He said that most residents have been conscientious and responsible. He said that some residents left their water on intentionally and impacted the whole community. He shared that the City uses 3M gallons of culinary water a day, and Benchland uses 30M gallons a day for outside irrigation. It is not reasonable to use culinary water for landscape needs. **Brett Anderson** asked if there are ways to track usage to find those that are over using. **Dave Millheim** said that the City does track usage.

Dave Millheim said that it has come to the attention of City staff that a resident has used more than one million gallons of water over a two month period. That is half of the amount that the new water tank will hold. After investigating further, it was discovered that the home had cross connected the secondary with the culinary. When the secondary water was shut off, it created a pressure vacuum and the million gallons of City water went into Weber Basin's system. Weber Basin also investigated because they thought there was a faulty meter. **Jim Talbot** asked if Weber Basin would give the City a credit for the water pushed into their system. **Dave Millheim** said he would follow-up with Weber Basin about that possibility.

The resident's water bill was more than \$2800. The resident says that he did not cross connect the systems, and cannot afford the water bill. **Dave Millheim** said that in some circumstances (water line break, faulty construction, etc.) the City will forgive unanticipated water costs.

Brett Anderson asked if water rates are set at appropriate levels and if the City monitors water use in real-time. **Dave Millheim** said that they can watch pressure fluctuations and big uses due to line breaks.

Dave Millheim said that he does not feel comfortable forgiving the full amount. Although the resident says that he did not know the systems were crossed, he has had to physically turn a valve at the beginning and end of the season to get water to his yard. The cross connection has been corrected so the problem will not be repeated.

Cory Ritz said that the resident is responsible for the bill, less any credit received from Weber Basin, **Doug Anderson** and **Brett Anderson** agreed. **Jim Talbot** suggested having the resident come before the Council to state his case.

Jim Talbot said that he has seen residents be responsive to the restrictions to conserve water.

Doug Anderson said that Weber Basin is offering smart watering systems that are responsive to weather data.

Dave Millheim said that he would talk to Weber Basin and then try and work something out with the resident.

Dave Millheim asked Councilmembers to note that on October 2 the work session will be a ribbon cutting and grand opening of the new water tank.

Mayor Talbot & City Council Reports

Councilmember Cory Ritz

Cory Ritz noted that in the DRC report related to the water metering resolution, "next week the Council will be passing a resolution that says two things..." He said that it was presumptive and should have said that the Council was being presented with a resolution or considering a resolution.

Cory Ritz said he met with **Rebecca Wayment** and staff related to the sidewalks and the TIGER Grant. The project is more expensive than planned, because the contract did not allow for inflation. Sidewalk segments have been prioritized, but some pieces will have to wait. Staff have found additional funds to finish various sidewalk segments. The immediate areas will be done in time for the school to open.

Councilmember Doug Anderson

Doug Anderson asked about the stop sign at 1525 West and Glovers Lane. It used to be a blinking light, and suggested having that again for the new traffic to the High School.

Councilmember Brett Anderson

Brett Anderson has had neighbors ask about fill dirt. **Dave Millheim** said that residents can connect with **Neil Miller** if interested in fill dirt. **Dave Millheim** clarified that the fill dirt is for the benefit of local residents and will not go to commercial entities.

Councilmember Rebecca Wayment

Rebecca Wayment asked about an update to the fireworks restriction line. **Dave Millheim** said that the Fire Chief will bring recommendations to the Council in February.

Rebecca Wayment congratulated the Parks and Recreation staff for the successful Woodland Park play that was well attended and enjoyed. **Neil Miller** said that 65 parents and children were involved in the production.

Rebecca Wayment asked if the City could put out a back to school message to encourage drivers to watch for pedestrians. **Dave Millheim** said that a notification would be in the upcoming newsletter. **Dave Millheim** said that they put traffic counters in strategic locations in April/May and will put those out again in late September after traffic patterns to the new high school are established. The City will continue to monitor traffic concerns.

Councilmember Elect Alex Leeman

No updates to report.

Mayor Jim Talbot

Jim Talbot said that he will not be in attendance at the August 21 meeting.

He said that the City has received the money from the University of Utah for the roundabout. He has talked with the sculptor and has received specifications for the bases for the horses. The roundabout landscaping will be done before winter, and one horse will come in the spring and another in the fall.

ADJOURNMENT

Motion:

At 9:30 p.m., **Rebecca Wayment** moved to adjourn the meeting.

Holly Gadd, Recorder

Posted 08/22/2018