

FARMINGTON CITY - CITY COUNCIL MINUTES
AUGUST 20, 2019

WORK SESSION

Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Cory Ritz, Rebecca Wayment, Assistant City Manager Keith Johnson (former), City Recorder Holly Gadd, Community Development Director Dave Petersen, Finance Director Greg Davis, and Economic Development Director Brigham Mellor.

LOT SMITH STATUE

The Council reviewed information regarding a statute of Lot Smith, proposed next to City Museum at the northeast corner of 100 North Main Street. **Val Halford**, an advocate for the statue effort introduced **Cathy Smith** and **Rhonda Lawrence** both decedents and/or friends of the extended Smith family. **Rhonda Lawrence** presented a power point which provided a life history of Lot Smith from his birth, involvement in the Mormon Battalion, the Utah War, the Civil War, his accomplishments related to Davis County and Farmington, and his untimely death in Arizona. Mrs. Lawrence stated that Lot Smith had faults like most people (he was known for his hot temper, for example), but all evidence supports he was a man of integrity and did a great deal for the community.

Mayor Jim Talbot asked for comments and discussion from the Council and staff. City Manager **Shane Pace** stated that we cannot judge those like Harry Truman and Abraham Lincoln for all that they did although there were casualties in regard to the wars that they were overseeing. He felt we should recognize Lot Smith and approve the Smith family request and decide the best location for the statue. Most City Council members agreed with Mr. Pace. **Alex Leeman** expressed mixed feelings on the subject but was in favor of the statue, he suggested that it include a plaque to provide information on his life and accomplishments, and perhaps a display related to Lot Smith's background and history should go in the museum as well.

REGULAR SESSION

*Present: Mayor Jim Talbot, City Manager Shane Pace, City Councilmembers Brett Anderson, Doug Anderson, Alex Leeman, Cory Ritz, Rebecca Wayment, Assistant City Manager Keith Johnson (former), City Recorder Holly Gadd, Community Development Director Dave Petersen, Finance Director Greg Davis, and Economic Development Director Brigham Mellor. Invocation by **Alex Leeman**, Pledge of Allegiance led by **Doug Anderson**.*

Presentation of "Award of Financial Reporting Achievement" to Keith Johnson

Jim Clayton from the Utah Government Finance Association presented an "Award of Financial Reporting Achievement" and plaque to Keith Johnson for the fiscal year 2019.

Resolution of Appreciation to Keith Johnson

Mayor Jim Talbot presented and read a Resolution of Appreciation to Keith Johnson for City Council consideration. **Alex Leeman** made a motion to approve the resolution, **Doug Anderson** seconded the motion and all were in favor. **Keith Johnson** stated how thankful he was to work for Farmington City for the last 20 years.

NEW BUSINESS

Plat Amendment and Waiver of Open Space Agreement – Farmington Creek Estates Phase 3 PUD

Brett Anderson lives in the neighborhood and excused himself from this item. **Dave Petersen** gave background and said the requested boundary adjustment will result in a loss of open space required for the PUD (Planned Unit Development) and any waiver of open space requires commensurate compensation. The recommended cost for the waiver is \$1,840.00, or 65 cents/acre, which Mr. Petersen said is consistent with amounts approved by the City Council in the past.

Doug Anderson made a motion to approve the petition to amend the Farmington Creek Estates Phase III PUD subdivision plat as requested, and approve a reduction of open space, or waiver, by authorizing the Mayor to sign the enclosed agreement to receive comparable compensation to warrant the waiver, which process is consistent with City ordinances—and thereafter reduce the size of the drainage easement thereon as directed by the City Engineer. **Rebecca Wayment** seconded the motion. The vote was unanimous in the affirmative.

Reimbursement and Pioneering Agreement Extension Request

The City received a written request from Ivory Homes to amend a reimbursement agreement for 475 West Street by extending the term of the agreement. **Shane Pace** stated that 10 years is a reasonable time frame for agreements such as this.

Brett Anderson made motion to approve the First Amendment to Public Improvements Extension and Reimbursement Agreement which will lengthen the term of the agreement from March 21, 2022 to March 21, 2027 with the finding *that the City will receive on-going benefits from the improvements* (notation added). **Cory Ritz** seconds the motion. All were in favor.

Communications Plan Contract with Love Communications

Brigham Mellor stated a market plan, to help with branding, among other things, is a necessary tool to develop the business park [north of Cabela's]. City staff met with multiple ad agencies and recommends Love Communication. This company is a successful Utah-based PR, marketing, and advertising firm and has done work with such clients as RC Willey, Arctic Circle, Standard Optical, and other well-known Utah businesses. They also work with Visit Salt Lake, Visit Utah, and tourism locations in the area. Love Communications is excited to work in with Farmington City. Past municipal clients include Ogden, Salt Lake, Murray, Sandy, Utah office of Tourism, Kearns, and many other similar entities in the state. Phase one involves a 6 to 12-month process. **Brigham Mellor** hopes to have the market tools needed by Spring 2020. As further noted by **Shane Pace**, these agreements are open ended and more of a “how we go” type contract. Love Communications has a great reputation. **Alex Leeman** wants to make sure that this is a marketing plan for Farmington City only.

Doug Anderson made a motion to approve the contract with Love Communications, **Brett Anderson** seconded the motion. All were in favor.

SUMMARY ACTION

Minute Motion Approving Summary Action List

1. Approval of Minutes from August 6, 2019
2. Utah Public Treasures' Investment Fund (PTIF)

Rebecca Wayment made a motion to approve the summary action list, **Doug Anderson** seconded the motion. All were in favor.

Minute motion adjourning to the Municipal Building Authority (MBA) meeting.

Alex Leeman made a motion to adjourn and convene an MBA meeting. **Cory Ritz** seconded the motion. All were in favor.

Municipal Building Authority (MBA) Meeting

Roll call: all members were present.

Election: It was proposed that the authority elect **Mayor H. James Talbot** as its Chair and **City Manager Shane Pace** as secretary. **Brett Anderson** made a motion to approve the proposal and **Doug Anderson** seconded the motion. All were in favor

CONSIDERATION OF DEED CONVEYANCE TO DAVIS SCHOOL DISTRICT.

Parcel numbers 070300002 and 070300003.

Dave Petersen stated that the MBA issued a bond in the 1990s enabling the DSD (Davis School District) to build the Kendall Administration building at the southwest corner of 100 East and 100 North Streets. Upon its completion the lease payments by the DSD retired the bond principal and debt and thereafter School District took ownership of the building and parking lots. However, the MBA neglected to quit claim two of the affected parcels to the DSD upon transfer of the same. The proposed action will rectify this discrepancy.

Alex Leeman made motion to convey the subject parcels to the DSD and authorize the Chair to execute the deeds accordingly, **Doug Anderson** seconded the motion. All were in favor.

Rebecca Wayment made a motion to adjourn the MBA meeting and reconvene the City Council Meeting. **Doug Anderson** seconded the motion. All were in favor.

GOVERNING BODY REPORTS

City Manager Report by Shane Pace.

- 1. Fire Monthly Activity Report for June.** Please contact City Manager **Shane Pace** or Chief **Guido Smith** with any questions.
- 2. Minutes of the DRC meeting:** Development Review Committee (DRC) meetings are not public, but provide time for staff to review the status of development issues and applications. **Shane Pace** suggested that we do not take minutes for these meeting, but rather just a report of assignments.
- 3. American Legion.** **Shane Pace** met with the American Legion and worked out a deal related to prior issues. **Mr. Pace** said they arranged a time whereby the American Legion will meet at the Community Center on Mondays. The City is not charging them for use of the building, therefore we've requested a letter where they will describe to us how their organization will benefit the community. For example, concerns have arisen about the Boys Scouts of America (BSA) because

the LDS Church plans to end its sponsorship of Scouting on January 1, 2020. It is common for American Legion to sponsor Scouts outside of Utah. Shane Pace views their use of the community center as temporary and suggested that we review this in one year and not give them keys to the building. In the past Farmington doesn't get a lot of support from the American Legion since we do not do big celebrations for Veterans day or Memorial Day. **Mayor Jim Talbot** is happy to give support and is okay that they will not have a key.

4. **Dave Petersen and Shane Pace** met with the Arrington's – owners of property north of the Residence at Farmington Hills subdivision. The Arrington's have been trying to develop their property for years, but the land elevations are too high to provide culinary water to their site. They asked if Farmington City is interested in purchasing the property. **Mr. Pace** said the only value in buying this property is to prevent any development, and it is 22 acres. The Council expressed no interest in this request. **Mr. Pace** said the Council could re-visit this proposal in the future if they wanted to.
5. **Reminder:** Thursday 1 PM staff retirement party for **Keith Johnson**. 2 PM for open house.

Regarding the **Lot Smith** statute, a good location is need for its placement. The museum maybe the best option. **Dave Petersen** suggested using the City's Site Plan and Architectural Review Committee (SPARC) to help in this effort.

Cory Ritz made a motion directing staff to find a good spot for the statue, **Rebecca Wayment** seconded the motion. All were in favor.

Mayor Jim Talbot gave an update on the ball fields. The Parks Department will complete the fence soon then they will to plant grass and do sprinklers in the next two weeks. Station Park Fields will be the name of the fields.

Update on the Arena: it's moving along well. Not much detail yet, but the City met with Center Cal and the Miller Group. The parties would like this to be a good community facility. The Mayor thinks other cities have realized that Farmington is where it will likely be and have backed off from pursuing this use with the Miller Group.

Mayor Talbot and City Council Report

Motion to go into a closed session for the purpose of property acquisition made by **Cory Ritz** and second by **Doug Anderson**.

Motion to go out of closed session made by **Cory Ritz** and second by **Doug Anderson**.

Doug Anderson made a motion to **ADJOURN** the meeting, and **Rebecca Wayment** seconded the motion.