

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 work session will be to answer any questions the City Council may have on agenda items. 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, May 1, 2018, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PUBLIC HEARINGS:

7:05 Bangerter Agriculture Preservation Area Request

NEW BUSINESS:

7:40 Resolution Adopting the Tentative Budget for Fiscal Year 2018/2019 and Setting the Public Hearing for June 19, 2018

7:45 Bond Resolution for the 650 West Park

SUMMARY ACTION:

(Items listed are considered routine in nature and will be voted on in mass unless pulled for separate discussion)

7:55 Minute Motion Approving Summary Action List

1. Approval of Minutes from April 17, 2018

GOVERNING BODY REPORTS:

8:00 City Manager Report

1. Fire Monthly Activity Report for March

8:05 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session for property acquisition.

DATED this 27th day of April, 2018.

FARMINGTON CITY CORPORATION

By: 
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.

Posted 04/27/2018

CITY COUNCIL AGENDA

For Council Meeting:
May 1, 2018

S U B J E C T: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that City Councilmember Brigham Mellor give the invocation to the meeting and it is requested that Mayor Jim Talbot 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:
May 1, 2018

PUBLIC HEARING: Bangerter Agriculture Preservation Area Request

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See enclosed staff report prepared by David Petersen, Community Development Director.

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

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
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 1, 2018

SUBJECT: **BANGERTER AGRICULTURE PRESERVATION AREA REQUEST**

RECOMMENDATION

1. Hold a public hearing and receive public comment; and
2. Approve one of the alternative motions set forth below:
 - A. Move that the City Council follow the recommendation of the Planning Commission and approve the Bangerter application for an Agriculture Protection Area (APA).

Finding. It meets the evaluation criteria set forth in the Bangerter petition (which petition references state code), and it is consistent with Farmington City's long history of causing the protection of open space.

- OR -

- B. Move that the City Council deny the Bangerter application for an Agriculture Protection Area (APA).

Finding. If an APA is created, the City gives up its constitutional police power to change its zoning regulations affecting land within an APA unless the City receives written approval for the change from all landowners within the APA affected by the change (see attached Section 17-41-402 of the state code).

BACKGROUND

Petition

Farmington City received a petition from Chas. W. Bangerter & Son, Inc., January 16, 2018, to designate 22.37 acres of property as referenced above as an Agriculture Protection Area (APA)

in accordance with Section 17-41 of the state code. Although Farmington has successfully caused the preservation of hundreds of acres of property (for agriculture, open space, recreation, and other purposes) via its conservation, TDR, and planned unit development ordinances, this may be the first such APA application specifically considered by the City. The enclosed petition includes the following:

Letter addressed to Mayor Jim Talbot and Farmington City Council
Agriculture Protection Area Application

1. Boundaries of the land proposed to become part of the APA;
2. Limits on the types of agriculture production to be allowed within the agriculture protection area;
3. Names of owners of record of the land proposed to be included within the agriculture protection area; and
4. Identification of parcel(s); tax parcel number; number of acres.

Supporting Materials and Information

- I History of Bangerter Farms
- II History of Designated APA Land
- III Qualities, Characteristics, and Process for Creating and Maintaining Viable Farmland for Growing Produce
 - A. Location
 - B. Irrigation System and Water
 - C. Land Leveling
 - D. Fertility of Soil
 - E. Improvements
- IV Evaluation of Proposed APA Land
 - (1) whether or not the land is currently being used for agriculture production;
 - (2) whether or not the land is zoned for agriculture use;
 - (3) whether or not the land is viable for agriculture production;
 - (4) the extent and nature of existing or proposed farm improvements; and
 - (5) anticipated trends in agriculture and technological conditions.

Conclusion

Vicinity Map

Davis County Agriculture Protection Advisory Board

As part of the APA designation/creation process, state law dictates that Farmington City must receive a recommendation from the County's Agriculture Protection Advisory Board. On April 9, 2018, the Supervisor Representatives of the Davis Conservation District acting as the County Agriculture Protection Advisory Board, as appointed by the Davis County Commission, passed a motion recommending the subject property for "ag protection".

Information enclosed for City Council review includes the following:

1. Davis County Staff Report, April 3, 2018, to Davis County Agriculture Advisory Board (Re: Agriculture Protection Applications); and
2. Minutes of the April 9, 2018 Davis Conservation District (DSD) Meeting.

WDC/UDOT Issues

Last fall, the Federal Highway Administration (FHWA) approved UDOT's (Utah Department of Transportation) Environmental Impact Statement (EIS) for the West Davis Corridor (WDC) and issued a Record of Decision (ROD) for the same. The approved alignment for WDC displaces a City park at the northeast corner of 1100 West and Glover's Lane, and as such, UDOT must mitigate and replace the park at another location. The EIS identified the Bangerter property as the location for the new park. Months later the Bangerter family submitted its petition for an APA at this site.

Planning Commission Information

Enclosed is a transcription of the Planning Commission discussion held during their regular session prior to their vote regarding the Bangerter application on April 19, 2018 (it also includes a transcription of the Commission's vote).

SUPPLEMENTARY INFORMATION

1. Vicinity Map
2. Bangerter Petition, January 16, 2018
3. Davis County Staff Report to Davis County Agriculture Advisory Board, April 3, 2018
4. Davis Conservation District (DSD) meeting minutes, April 9, 2018
5. Section 17-41-402, State Code
6. Transcribed text of Planning Commission discussion and vote, April 19, 2018

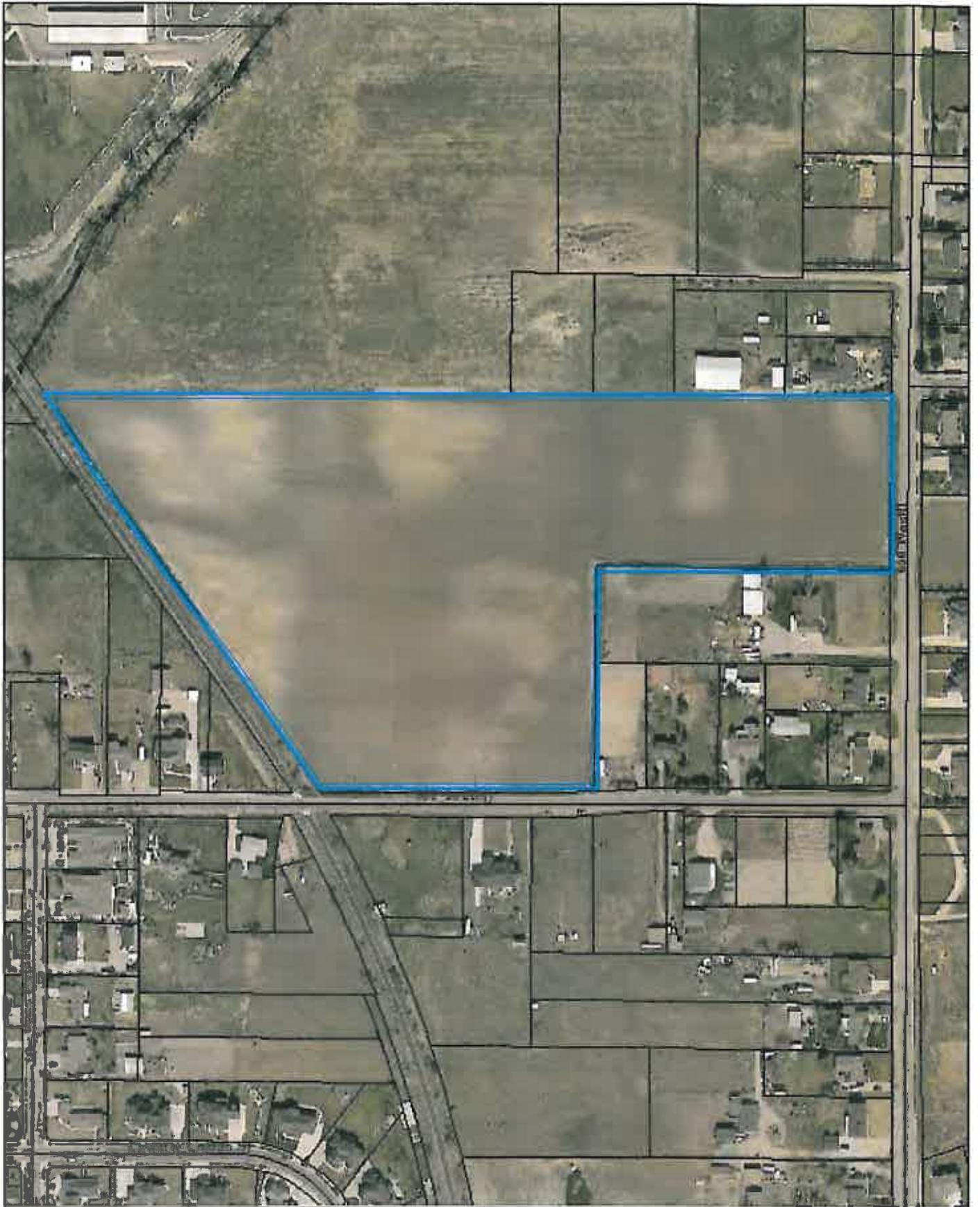
Respectively Submitted

Review and Concur

David Petersen
Community Development Director

Dave Millheim
City Manager

Farmington City

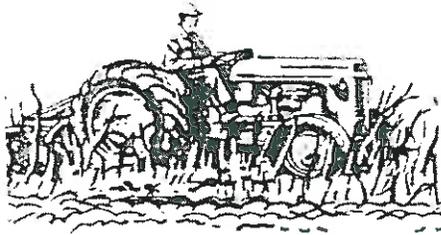




RECEIVED

1/16/18

Handwritten signature/initials



CHAS. W. BANGERTER & SON, INC.
1304 North 400 East
Bountiful, Utah 84010
(801)295-3056
(801)631-1374

PETITION: DESIGNATION AND APPROVAL OF AGRICULTURAL PROTECTION AREA WITHIN THE BOUNDARIES OF FARMINGTON MUNICIPALITY pursuant to UCA 17-41-202 et seq.

January 16, 2018

Mayor Jim Talbot
Farmington City Council
City Hall
160 S. Main
Farmington, UT 84024

Dear Mayor Talbot and City Council Members:

Farmington has been known as a farming community since its inception in 1852, and for more than a century has been an agricultural center, renowned for in raising livestock, grain, alfalfa, orchard crops, fruits and vegetables. Land in Farmington (and throughout Davis County) has sustained many family farm operations, and continues to do so for a substantial number of farmers who make a living working the land, managing their crops, and distributing produce and farm goods to local markets, restaurants, businesses, and homes in Farmington and elsewhere.

As urbanization of the corridor between the mountains and the Great Salt Lake has taken place in Davis County, there has also come the inevitable entrance of infrastructure, freeways/transportation upgrades, subdivisions, home building, and the expansion of commerce. Farmington has not been immune from these changes. In fact, the development of billion-dollar projects is anticipated to expand urbanization in this farming community as never before. Nonetheless, residents of Farmington – whose name enshrines farming as central to its identity – pride themselves on this town retaining its rural feel and small-town atmosphere. Tragically, some older family farms have gone by the wayside in the wake of a push for development and

residential homes in the Farmington area, which have overtaken the rich and fertile arable soil for which Farmington is famous. Actual **farm** land in **Farmington** is becoming more and more scarce.

The Chas. W. Bangerter & Son family farms have been an active grower of produce in Farmington and surrounding Davis County since 1902. We hire local employees every growing season. We pay out wages in excess of \$400,000 per year, which is a boon to the local economy. Bangerter Farms harvests and delivers the equivalent of two semi loads of fresh vegetables per day to local warehouses during our peak growing season. Our local production of high quality vegetables means that the cost, pollution and inconvenience of importing the equivalent amount of those vegetables from outside the state is avoided.

The Bangerter family farms has been affected by urbanization and development in different ways, including having a large portion of their family land “taken” for creation of the Legacy Parkway and Legacy Bike Trail. From what we have been able to gather, plans are afoot to “take” even more of Bangerter Farms’ farm land, including a substantial portion of two lots in unincorporated Davis County, which currently produce a large percentage of Bangerter produce, for the planned new West Davis Corridor. Each foot of farm land lost will be gone forever as crop-producing acreage. The preservation of the remaining areas of farm land in Davis County is vital.

For this reason, the Bangerter family now implores this panel to protect their rich history and family business by utilizing existing laws to protect a 22.37 acre lot of farmland – a precious asset of Farmington City – by approving and formally designating an Agricultural Protection Area within the boundaries of Farmington City Municipality, as outlined below. Protection of this plot of land will not only support the local economy and preserve Farmington’s legacy of farming, but will also protect our family’s ability to remain a sustainable business for many generations to come.

The legislature of the State of Utah has set forth statutory protection for sustainable farmland, specifically to protect agricultural operations from encroachment of urban development. After inquiry with Farmington City, we have been informed that, at present, Farmington City does not have formal procedure in place for designation of Agricultural Protection Areas pursuant to the mandates of UCA 17-41-202 *et seq.* (hereinafter referred to as “APA”). We were instead instructed to address this matter by way of letter to Mayor Talbot and the Farmington City Council, the legislative body of incorporated Farmington City. We are doing so here. Please accept this communication as formal petition for designation and approval of Agricultural Protection Area within the boundaries of Farmington Municipality.

SUMMARY

Designation and approval is sought for creation of an Agricultural Protection Area, or an amendment to an existing Agricultural Protection Area within the incorporated boundaries of the City of Farmington. Said designation shall identify specific parcel(s) of property within the City of Farmington, for a period of twenty (20) years, upon which a review is required under the statute for continued designation under the APA.

Creation of an Agricultural Protection Area is crucial to promote and encourage viability, development, sustainable local business, community employment, and ongoing continuity of agriculture within the City of Farmington. Designation of an Agricultural Protection Area shall afford the landowners and farmers within the designated areas the highest priority use status, as envisioned by the Utah State Legislature.

Protection of farmland is a necessity for the city of Farmington, its citizens, and its local businesses. Designation under the APA allows farmland owners to protect the integrity of viable farmland from nonfarm encroachment and to minimize or eliminate detrimental impact on agriculture and local businesses.

AGRICULTURE PROTECTION AREA APPLICATION

1. BOUNDARIES OF THE LAND PROPOSED TO BECOME PART OF THE AGRICULTURAL PROTECTION AREA

Please see attached boundary map with proposed APA designation area highlighted.
(Attached hereto as Exhibit A)

2. LIMITS ON THE TYPES OF AGRICULTURE PRODUCTION TO BE ALLOWED WITHIN THE AGRICULTURAL PROTECTION AREA

There should be no limitation to the type of agricultural production allowed within the proposed Agricultural Protection Area. Currently, the farm production for Bangerter Farms includes beans, beets, sweet corn, peas, radishes, summer & winter squash, eggplant, jalapeno and other peppers, pumpkins, tomatoes, melons, cucumbers, green onions, bell peppers and other crops. This production may expand, based upon the needs and requests of the local population, local businesses, and local grocers who benefit from Bangerter Farms' production.

3. NAMES OF OWNERS OF RECORD OF THE LAND PROPOSED TO BE INCLUDED WITHIN THE AGRICULTURAL PROTECTION AREA

Applicant Information

Property Owner: Alan B. Bangerter and Diane F. Bangerter as Trustees of the Bangerter Family Trust

Address: 1290 North 400 East, Bountiful, UT 84010

Phone: 801-631-1374

E-mail Address: alanbangerter@comcast.net

Applicant/Authorized Agent: Randall K Edwards and Jeanne D Marshall

Address: 188 North 100 West, Bountiful, UT 84010

Phone: 801-328-0300 Facsimile: 801-328-4822

E-mail Address: randall@randallkedwards.com, jeanne.d.marshall@gmail.com

4. IDENTIFICATION OF PARCEL(S); TAX PARCEL NUMBER; NUMBER OF ACRES

PARCEL ADDRESS	PARCEL TAX ID NUMBER	ACREAGE
<p>Plot faces both 650 West and 500 South, Farmington</p> <p>Legal Description:</p> <p>BEG AT A PT WH IS N 231 FT ALG 1/4 SEC LINE FR SE COR OF SW 1/4 OF SEC-24-T3N-R1W, SLM; & RUN TH N 367.10 FT; TH N 89°59'34" W 1791.83 FT TO E'LY R/W LINE OF D&RG RR; TH S 34°37' E 736.11 FT ALG E'LY R/W LINE OF SD RR TO P.C. OF 5533.395 FOOT RAD CURVE TO RIGHT WITH A CENTRAL ANGLE OF 1°40'; TH ALG ARC OF SD CURVE 160.96 FT (LC BEARS S 33°47' E 160.95 FT) TO THE PT OF SD CURVE & P.C. OF A 2816.825 FOOT RAD CURVE TO RIGHT WITH A CENTRAL ANGLE OF 2°55'20"; TH ALG ARC OF SD CURVE 126.56 FT; TH LEAVING THE RR R/W; & RUN TH N 89°55'05" E 581.33 FT ALG THE N LINE OF A LANE; TH N 479.13 FT, M/L; TH S 89°30' E 619.74 FT TO THE POB. CONT. 22.370 ACRES</p>	08-076-0010	22.37

SUPPORTING MATERIALS AND INFORMATION

I. HISTORY OF BANGERTER FARMS

Bangerter farms has been in production in our family for six generations in Davis County. We are proud of our heritage, and continue to actively cultivate and farm our lands for the benefit of our family and community. We are truly a family business and intend to remain a viable and active part of our community for generations to come.

Nicklas Bangerter, my great grand-father, and a renowned farmer in Davis County, purchased some of the Bangerter family's current farm acreage in 1902. Nicklas owned the first grain thresher and one of the first automobiles in the area. In 1906, Nicklas' son, Orson N. Bangerter, my grand-father, married and build a home on some of that farm property. Orson started farming the land. Orson raised 12 children (10 boys) on the farm and was an active farmer and crop producer until his death in 1946. He called his operation Orson N. Bangerter and Sons.

My father, Charles W. Bangerter, was born on the family farm in 1918 and worked the farm continually for more than 80 years, until his death in 1999. "Charley" worked with his father, and then took over the farm when Orson died. Charley raised six children on the farm. He named his operation Chas. W. Bangerter and Sons. I, Alan Bangerter, was born in 1951, and soon thereafter began learning the ropes of my family legacy. I farmed with my father my entire life, and we worked together diligently to expand our acreage, especially when we saw the urbanization and growth in the area. South Davis County is our home, and is land-locked from growth. Once developers began moving into the area, we realized we needed to do everything we could to protect not only our legacy and way of life, but also our ability to farm and maintain the ability to make a living wage and care for our growing families.

We incorporated our family farm business in 1973 and started Chas. W. Bangerter & Son, Inc., our current company. Of my six children, three are currently still working the farm lands with me. We are all partners in the current operation (Charles, Nicklas, and Bryce). These three children have 10 children between them, who, like past generations, all work the same farming property. Our families work full-time and are supported by our farming operation.

II. HISTORY OF DESIGNATED APA LAND

My father and I began purchasing Farmington property in 1972. We first obtained nine acres just south of the State Street overpass. Within a few years, we were able to purchase 21 more acres extending south from the first field – west of Interstate 15 and the railroad tracks; a total of 30 acres. It was our intent to expand the family business in Davis County but, given the encroachment of urban development, good farmable property was becoming scarce. In 1988, we were able to purchase 46 acres from the Smoot family that was located further west in Farmington, just below 1100 West, between 500 South and 900 South. To our dismay, however, in 2000, we heard about the construction project for Legacy Parkway and were informed that the construction of the new roadway would require the "taking" of the first 30 acres of that rich and

fertile farmland. We were then forced to begin the search for increasingly scarce farm land. Negotiations with UDOT for the land did not provide acre-for-acre exchange for the property taken. Thus, when we lost our first 30 acres for Legacy Parkway, we were only able to find this 22.37 acre lot to replace it.

We can scarcely afford to lose more land, especially in light of the time, effort, money and sweat we have invested in making the small acreage we have productive. The designation of this property as an Agricultural Protected Area is in the best interest of this community, and specifically for the ongoing productivity and viability of our small family farm.

III. QUALITIES, CHARACTERISTICS, AND PROCESS FOR CREATING AND MAINTAINING VIABLE FARMLAND FOR GROWING PRODUCE

A. Location

As mentioned above, we run a small family operation that provides produce for local businesses, which include the following:

- Mountain States Produce (Ogden, Utah) distributes Bangerter Farm produce to all Smith's Food & Drug Stores in Utah.
- Associated Food Stores, delivered to and distributed from its distribution center in Farr West, Utah.
- Hartley's Produce (Salt Lake City, Utah)
 - Utah WalMart Stores; and
 - Sysco Intermountain (restaurant supplier in Utah)
- Muir Copper Canyon Farms (Salt Lake City, Utah)
- A&Z Produce (North Salt Lake, Utah)
- Albertson's Safeway Distribution Center (North Salt Lake, Utah)
- Winder Dairy (West Valley City, Utah)
- Eagle Eye Produce (Layton, Utah)
- KP Distribution LLC (Riverton, Utah)
- Craig Roberts Produce (Centerville, Utah)
- Bangerter Farm Vegetable Stand (Bountiful, Utah)
- Salt Lake Farmer's Market (Salt Lake City, Utah)
- Bountiful Farmer's Market (Bountiful, Utah)
- Mandarin (Bountiful, Utah) and other local restaurants

In order to maintain our family business, it is imperative we keep all of our properties within a 10 mile radius. Otherwise, it is not economically feasible keeping the business running and profitable. In this regard, it is worth mentioning that in addition to our family, we hire over 100 local teenagers per season to help farm the land. This has been our continuing practice for over 70 years. In order to maintain our farming operation, we must not only move heavy equipment from field to field, but also move employees.

B. Irrigation System and Water

It is necessary that there be water rights allocated to and associated with each plot of land we farm. In this area, most water rights are distributed through Weber Basin Water or one of its affiliates. The 22.37 acres of land in Farmington subject to this petition is provided water rights through Weber Basin Water.

In order to remediate the 22.37 acres after we purchased the parcel in May, 2001, we had to install a water delivery system. This was done at substantial time and expense to our family operation. In order to do so, we had to go through the process of having pipes installed underground throughout the property with corresponding faucet attachments above-ground. From these faucets, we then ditch-irrigate each crop using delivery hoses that are attached to precision "gated pipe" to best control the water through these faucets. Over-watering is a cause for poor production; therefore, an adequate watering system is essential to apply the optimal amount of water. We utilize this watering-system for several purposes, one of which is ensuring water is directed where needed, and second is to facilitate tight control of water use for each furrow and crop. This watering system and method is also in place to conserve precious water resources.

C. Land Leveling

In order to grow sustainable crops and to facilitate the irrigation system, the farm land must be laser leveled with proper slope so that the water will flow correctly and efficiently. If there is too little slope, the water may not reach the bottom of the crop, causing loss of production. If there is too much slope, the water will run through the ditch too fast without proper soaking, also causing loss of production. Proper slope ensures the crops obtain optimum soaking during the watering period.

D. Fertility of the Soil

It takes many years to build up a piece of land to ensure it will grow and produce at optimum capacity. This is not an instantaneous process, but requires years and years of investment and working the land. The subject property had previously been used for growing hay and grasses. Because of this, the land had to be restored in order to re-build the fertility of the soil. In order to do so, we do annual soil testing and analysis of the soil. The soil in West Farmington tends to be high in alkali, which is not naturally conducive to growing vegetables. Therefore, we have taken a two-pronged approach to restoring the soil. We use irrigation to "wash out" the alkali and then add forms of sulfur and sulfate fertilizers, using both organic manures and chemical fertilizers to cultivate the soil, build the fertility, and maintain the proper pH of the soil so that it will grow abundant vegetables of high quality. Our efforts in this regard have paid off; the soil is now at optimum productivity for vegetables.

In addition, because of the former use of this land, we also had to remedy and control the weeds in the soil as well as the carry-over weed seed growing on the land. The adequate control of weeds is a large part of maintaining farmland and is part of our family's business formula for producing the highest quality vegetables in Davis County. It has taken years of constant hand weeding, hoeing, and cultivation in order to keep the current growth of weeds at an acceptable minimum.

E. Improvements

As with most plots of land used in farming vegetables, there are certain other improvements that must be done aside from the watering system, leveling, fertilization, and elimination of weeds. Given previous use and damage done to land by former owners, often, there is no way to grow a crop. As a farming family, we must assess the land, often including removal of canals, trees, shrubs, and roadways. As part of the farming process and improvements to the land, we must designate roads to and from the fields where we will produce the vegetables to harvest, pack the vegetables, and then transport it from the fields. There is substantial planning that goes into each plot of land owned by our family farm. In addition, because our operations are "Food Safety Certified", there exists a need to keep out human and animal traffic. We are also required to utilize signage that helps to control outside influence that may be cause for food safety concern.

IV. **EVALUATION OF PROPOSED APA LAND**

Under Utah Code Ann. 17-41-305, the criteria to be applied in evaluating a proposal for the creation of an Agriculture Protection Area is as follows:

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area or industrial protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:

- (1) whether or not the land is currently being used for agriculture production;
- (2) whether or not the land is zoned for agriculture use;
- (3) whether or not the land is viable for agriculture production;
- (4) the extent and nature of existing or proposed farm improvements; and
- (5) anticipated trends in agricultural and technological conditions.

As outlined above, when these criteria are applied to the Bangerter Farms property, it is clear that it meets all the requisites for designation of an Agriculture Protection Area. Our farm land:

- Is currently being used for agricultural production;
- Is zoned for agricultural use;
- Is viable for agricultural production – and is producing currently;
- Has had major improvements done to it in order to make it a viable and producing plot for Bangerter Farms;
- Is a scarce commodity and resource and should be protected at all costs by Farmington City Municipality. Given the growth of the community and continued development of the area, agricultural land is being depleted at record pace.

CONCLUSION

We look forward to working with you in bringing about the Agriculture Protection Area for the land described above. We are proud to be part of the Farmington community, continuing to carry out the rich and important tradition of farming here. We will, of course, provide any further help and support you need in order to make this vital designation.

Sincerely,

Chas. Bangerter & Sons, Inc.



By Alan Bangerter, President

Farmington City Street Map



	Centerlines
	Fire Break Road
	Railroad
	Great Salt Lake
	City Boundary
	Existing

KAYSVILLE

FRUIT HEIGHTS

CENTERVILLE





Planning Department

Davis County Courthouse - P.O. Box 618 - Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

Barry Burton
Director

STAFF REPORT

Date: April 3, 2018
To: Davis County Agriculture Advisory Board
From: Jeff Oyler, Planning Manager
Re: Agriculture Protection Applications

We have received four applications for agriculture protection areas. The applications were submitted by Alan Bangerter. The Bangerter family has been farming in the county since 1902. They grow vegetables which are sold to local stores and restaurants. They pay out \$400,000 plus in wages each year. These are farmers actively engaged in farming and want to continue to do so. See attached petition for further background.

By state code the Ag Advisory Board is required to make a recommendation to the County Commission on these applications. The Ag Board is charged with the following:

- 1- Determine whether or not the land is currently being used for agriculture production.
- 2- Determine whether or not the land is zoned for agriculture use.
- 3- Determine the extent and nature of existing or proposed farm improvements.
- 4- What are the anticipated trends in agricultural technological conditions.
- 5- Recommend any modifications to the land proposed in the ag protection area.
- 6- Analyze and evaluate any objections to the proposal.
- 7- Make a recommendation to the County Commission.

Farmington – 2 parcels

The first property is located at approximately 630 South 1100 West in Farmington. It is one parcel containing 43.72 acres, tax id #08-081-0066. The property is zoned AE/A-1, which is agricultural zoning. "The purpose of the zone is to promote and preserve open space and areas where families may engage in food production and keep limited numbers of animals and fowl". The general plan encourages agriculture production where it makes sense. It also states that parcels of 5 acres or larger are necessary for viable production.

The West Davis Highway will impact approximately 5.5 acres along the southern border of this parcel. Staff recommends granting agriculture protection on approximately 38.17 acres, but withholding the approximate 5.5 acres from agriculture protection. We propose that at the time an official agreement is reached between UDOT and the property owner, that this approval be amended to include the exact amount of property to be withheld. No objections were submitted from any neighboring property owners.



Planning Department

Davis County Courthouse - P.O. Box 618 - Farmington Utah 84025
Telephone: (801) 451-3279 - Fax: (801) 451-3281

Barry Burton
Director

The second parcel is located at approximately 400 South 650 West in Farmington. It is one parcel containing 22 acres, tax id #08-076-0010. The property is zoned AE and is located in Farmington City limits.

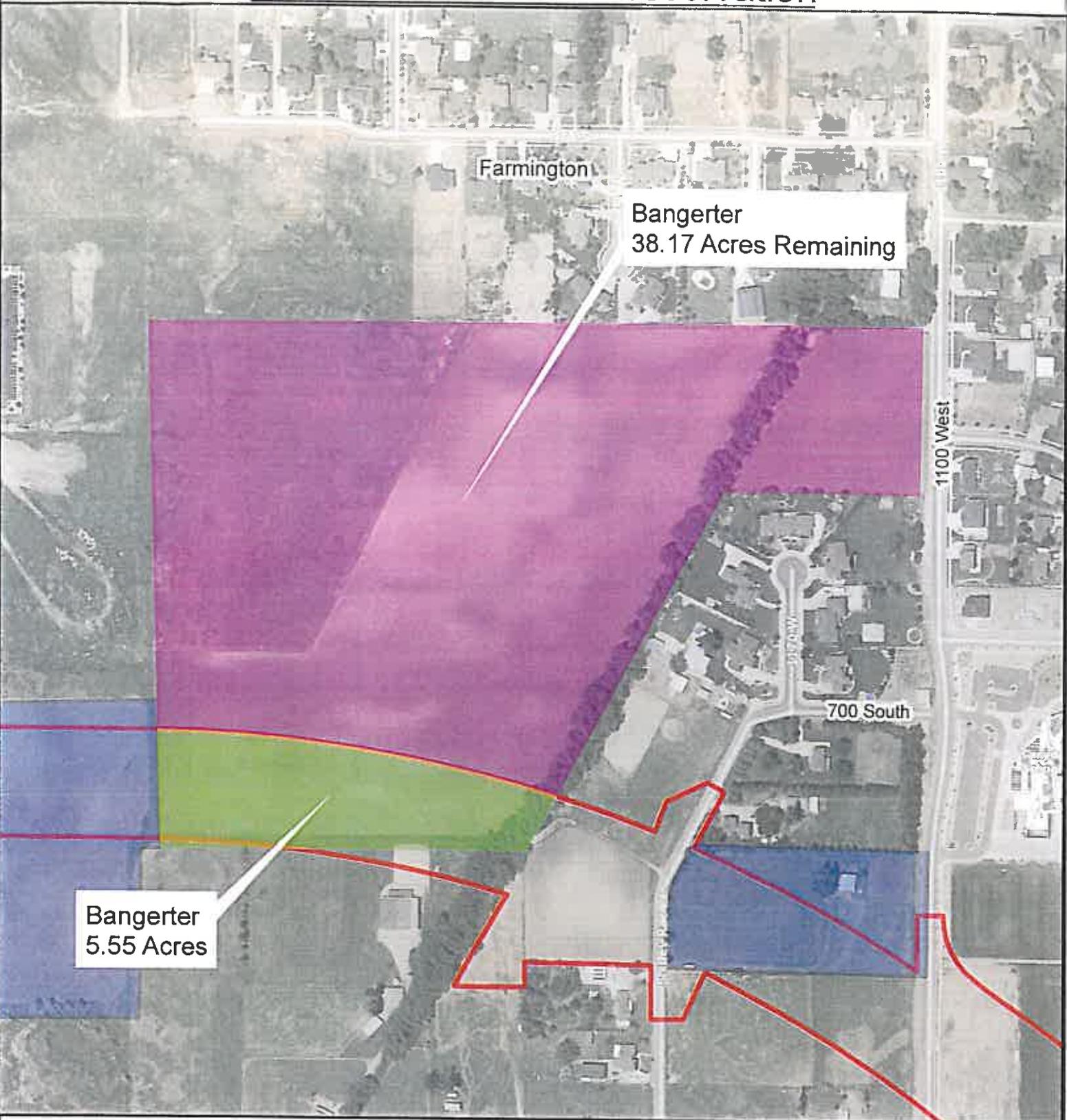
Bountiful – 3 parcels

All properties are located at approximately 1304 North 400 East, Bountiful. There is one contiguous parcel containing just over 20 acres. 7.6 of those acres are located in the unincorporated county and the other roughly 12.5 acres are located in Bountiful. The tax id #'s 02-070-0102, 02-070-0103, 02-070-0077. The unincorporated property is zoned A-1, the rest of the property is zoned R-4.

Recommendations

Staff believes all the criteria set out by state law have been met with these applications. (1) The properties are clearly being used for agricultural production. (2) Most but not all of the land is zoned for agriculture. (3) The only modification we as staff are recommending is withholding 5.5 acres for the West Davis Highway. (4) We have not received any objections, but have received numerous letters, emails, and phone calls supporting the ag protection. Staff supports the notion that active agricultural production should continue unimpeded.

West Davis Corridor Preservation



Bangerter CloseUp

Approx. 581 S 1100 W, Farmington UT
Tax IDs: 08-081-0066



Map Legend

- Bangerter
- Remaining
- UDOT Owned Parcels
- West Davis Corridor Alignment



Created by: Horrocks Engineers

MINUTES
DAVIS CONSERVATION DISTRICT (DCD) MEETING
Regular Meeting, April 9, 2018
Location, Kaysville Botanical Center, UT

ATTENDANCE:

Appointed Davis Conservation District
Supervisor Representatives
DeVan Packs, *Supervisor*
Jake Jacobson, *Supervisor, Chairman*
Nile Carlson, *Supervisor, Vice Chair*
Tyson Roberts, *Supervisor/Treasurer*

Conservation Partners
Jenny Jo Cox, *Natural Resource
Conservation Services (NRCS)*
Shawn Olsen, *Utah State
University (USU) 4H
Extension Agent*
Chet Fitzgerald, *NRCS*

Department of Agriculture and Food (UDAF):
Loralie Cox, *Resource Coordinator*

Conservation District Employees
Nikki Mortensen, *District Clerk*

District Members Absent:
Rulon Fowers, *Supervisor*
Joe Hill, *Associate Member*

Members of the Public
Jeff Oyler, *Davis County Planning Commission*
Charles Bangerter, *Bangerter Farm*
Alan Bagerter, *Bangerter Farm*
Jeanne Marshal, *Attorney for the Bangerters*
David Petersen, *Farmington City*
Eric Anderson, *Farmington City*
Chad Wilkinson, *Bountiful City*
Sterling Brown, *Utah Farm Bureau Fed.*

SUMMARY OF DISTRICT ACTION

- | | |
|--|-----------------|
| 1. <u>Ag. Protection Advisory Board Discussion</u> | <u>Page 2-4</u> |
| 2. <u>Minute Review</u> | <u>Page 4</u> |
| 3. <u>Financials</u> | <u>Page 4</u> |

- | | |
|-------------------------------------|-----------------|
| 4. <u>NRCS</u> | <u>Page 4</u> |
| 5. <u>USU</u> | <u>Page 4</u> |
| 6. <u>UDAF</u> | <u>Page 4-5</u> |
| 7. <u>Calendar of Future Events</u> | <u>Page 5</u> |

DAVIS CD MEETING - CALL TO ORDER

Davis Conservation District (DCD) Chair/Supervisor Jake Jacobson called the meeting to order at 12:04 pm.

AG. PROTECTION ADVISORY BOARD DISCUSSION

Davis County Planner, Jeff Oyler, reviewed the Staff Report from Davis County Planning Department with members present. The report addressed four ag. protection applications, but all parcels of land in question were owned by the Alan Bangerter farm. Jeff summarized the Bangerter farm's history as well as current processes. There have been no known objections to the Bangerter Farm's proposal submitted to the Davis County Planning Department. There have however, been several favorable submissions supporting the Bangerter Farm's ag protection application. Jeff reviewed the seven requirements necessary for the farm to receive the Ag. Protection Advisory Board's recommendation for protection under the Ag. Protection Act. The parcels of land are in separate cities and therefore will be reviewed in both Bountiful and Farmington for approval. An approximate, 5.5 acres of approximately 43.72 acres of property in Farmington, taxid#08-081-0066, is being impacted by the West Davis Highway. It has been proposed that this strip of land, approximately 5.5 acres, be withheld from the ag. protection application. A second parcel in Farmington, tax id #08-076-0010, is applying for ag. protection. There are three parcels in Bountiful, tax id#'s 02-070-0102, 02-070-0103, 02-070-0077, applying for ag. protection as well. The Advisory Board questioned the exclusion of the Farmington 5.5 acres from the application. Jeff explained that Utah Department of Transportation (UDOT) would most likely obtain the property through Eminent Domain if the acreage were included. It also may increase the approval potential for the other parcels to exclude the 5.5 acres. Davis County supports both the West Davis Highway and Agriculture. The commission may find approval easier if they could support both issues with their decision. Nile discussed an unofficial proposal that cut directly through the Bangerter property early on in the Highway's planning. The proposal was never discussed with the Bangerter farm. DeVan informed attendees that property was procured from Pack's farm as well as Bangerter's by UDOT for Legacy Highway. Tyson asked for a breakdown of unincorporated parcels into Davis County as well as incorporated. Davis County will have final approval on unincorporated parcels and Bountiful and Farmington cities will have final approval of the incorporated parcels. Tyson discussed the ag. protection easement on his farm. He asked how much weight the Ag. Advisory Board's

recommendation would actually carry. Jeff explained that ag. protection easements are relatively uncommon in Davis, but when one comes before the commission it is most often approved.

Chad Wilkinson from the Bountiful city planning department informed the Board there were no objections to the Bangerter farm application. He expected the recommended approvals for the parcels in Bountiful.

Farmington's Community Development Director, David Petersen, recounted Farmington's continued effort to protect open space and agriculture in Farmington. He discussed the succession of decisions which led to the current situation involving the city and Bangerter farm. Field Stone Homes purchased property in West Farmington which under city mandate required open space. Farmington city encouraged Field Stone Homes to put a park rather than homes next to a portion of land that ran along the West Davis Highway. In UDOT's revision of the highway they determined that the park would need to be eliminated to make room for the road. UDOT is legally obligated to replace the eliminated park with another; equally comparable and within the city limits. The suggested location for the park is in a section of Bangerter's farm.

Jeff informed the Advisory Board that the Davis County's Planning Commission intends to approve the Bangerter farm Ag. Protection Application.

Alan Bagerter discussed the generational succession of his farm. He would like to continue farming and pass that opportunity to his posterity. The farm supplies large warehouses in the state of Utah. If they lose acreage the Bangerter's will have to find acreage somewhere else to keep their production levels up and maintain contracts. The property in Farmington would be a devastating loss. DeVan noted the inequality between laws that protect ag. land and laws that protect parks and recreational property. Farm land is important to the community. Alan pointed out that there are communities trying to bring back farming and yet there is no action to protect the existing farms. Shawn feels the Bangerter farm meets all criteria requirements listed on the planning department's Staff Report. **DeVan motioned to recommend tax id#'s 08-081-006, 08-076-0010, 02-070-0102, 02-070-0103, 02-070-0077, for ag. protection easement approval, Nile second the motion. Tyson amended the motion to include after UDOT purchases what they need of the approximately 5.5 acre strip in Farmington, the remainder will be absorbed back into the farm, Nile second the motion, motion passed.** There will be a new tax number for the 5.5 parcel before it goes to the commissions for final approval. Alan emphasized that ag land cannot be recovered once lost. He would like to see his property continue in this legacy. Alan feels a strong support from the community which has been encouraging. Tyson wondered when the Bangerter's application would be reviewed. Farmington Planning Commission meets on April, 19th and the City council will review their affected areas on May 5. Bountiful Planning Commission meets April 17th and Bountiful City reviews on May 22.

Davis County Planning Commission will review the application on May 1st.

Shawn wondered if there were other properties in Farmington that could be utilized for a park. DeVan feels that the issue is more about location than available land options. Jake wondered if DeVan would represent the Board's opinion at the Farmington City review. DeVan is going to make his best effort to attend.

MINUTE REVIEW

The Davis Conservation District (DCD) Board read over the minutes from March, Nile motioned to accept, DeVan second the motion, motion passed.

FINANCIALS

An invoice was received in the amount of \$100 for the Soil Health Workshop. **Devan motion to pay the full amount, Nile second the motion, motion passed.**

Nikki will bring a proposed budget for next month's meeting, and the Board will review the scope of work.

NRCS

Chet Fitzgerald introduced himself as the area manager in the Ogden NRCS office. He announced Craig McKnight resignation and advised the board to direct any question to Jenny Jo until Craig's position could be filled. NRCS is currently working on contracts and hopes to be finished up by the first part of July.

USU EXTENSION

The Board discussed Water Fair and Ag. Field Day assignments.

UDAF

Loralie went over the new legislation in House Bill 130 and Senate Bill 170. She also discussed projections for population growth in Utah in the next 25 years. Development will happen primarily in the South.

Nile asked about the vote on the 11th for the UACD Board election. Each District needs to have a Supervisor available to vote. Jake said he would make arrangements to represent DCD's vote. The DCD Board needs to come up with some on the ground projects. DeVan wondered if the Board could purchase and release puncture vine weavles for several years within the County. Loralie said that would be something to consider. She will contact Brandon and discuss it as a need in the community. DeVan also proposed a 3 month calendar that promotes Ag and

Conservation Districts. Loralie will check to see if that would qualify as a project. The Board agreed, it would be a better option for next year. Nikki will make an agenda item to discuss projects at next month's meeting.

CALENDAR OF FUTURE EVENTS

1. Davis CD monthly meeting: May 24 at 9:00am at the Kaysville Botanical Center

ADJOURNMENT: Meeting adjourned at 2:01 pm.

17-41-402 Limitations on local regulations.

- (1) A political subdivision within which an agriculture protection area or industrial protection area is created or with a mining protection area within its boundary shall encourage the continuity, development, and viability of agriculture, industrial, or mining use, respectively, within the area by not enacting a local law, ordinance, or regulation that would unreasonably restrict a farm structure or farm practice or, in the case of an industrial protection area, an industrial use of the land within the area or, in the case of a mining protection area, a mining use within the protection area unless the law, ordinance, or regulation bears a direct relationship to public health or safety.
- (2) A political subdivision may not change the zoning designation of or a zoning regulation affecting land within an agriculture protection area unless the political subdivision receives written approval for the change from all the landowners within the agriculture protection area affected by the change.
- (3) Except as provided by Section 19-4-113, a political subdivision may not change the zoning designation of or a zoning regulation affecting land within an industrial protection area unless the political subdivision receives written approval for the change from all the landowners within the industrial protection area affected by the change.
- (4) A political subdivision may not change the zoning designation of or a zoning regulation affecting land within a mining protection area unless the political subdivision receives written approval for the change from each mine operator within the area.

Amended by Chapter 376, 2009 General Session

Starts at 6:15

Dave Petersen: The background information first contains the petition from Chas W Bangerter & Sons Inc. with several elements to it including a letter addressed to Mayor Talbot, the agriculture protection area application itself, supporting materials, and talks about the qualities, characteristics and process for creating and maintaining a viable farm land for growing produce and the evaluation of the produced APA land which the application references state code there and then a conclusion & vicinity map. As part of the process, they submitted their application on January 16th. They had to receive a recommendation from the Davis County Agricultural protection advisory board; which occurred on April 9th and they gave a positive recommendation and so we put the staff report from the county planner in your packet to read and we also put the minutes in that agenda.

Going down to the suggested alternative motions, we put in two:

1.) Move the planning commission recommend the city council approve the Bangerter application for an agricultural protection area. It meets the evaluation, it meets the criteria set forth in the Bangerter petition, which references state code, and it is consistent with Farmington's long history of protecting open space. Over the last 20 years the city has really protected a lot of open space permanently by conservation easement and other means. For example, in Farmington Ranches which covers some 719 acres; 405 of which is protected – over half. The city has done that with a number of our properties. That's why we have such an expansive trail network too. We have a large open space network. The city has been working on that for about 25 years. As such, we feel this motion is consistent with those past actions of the city.

2.) There's also a recommendation for denial and a motion to consider denial, finding that where an APA is created it gives up the city's constitutional police power to change its zoning regulations, affecting land within an APA unless the city receives written approval for the change from all land owners within the APA affected by the change and we put that section in state code, it also gives up the ability to change *the property is zoned agricultural Estate, and if somebody that lives in the agricultural estate zone wants to propose a text change, they would have to get approval, not only from the city but also written approval from the owners of this APA area. The city attorney said that's pretty ownerous. There are ways we can work around that and we'd be happy to answer any question you have on the matter.

10:22

Alex Leeman: Thank you Dave. So that everybody understands that we have two alternative motions in our planning commission packet – we have asked staff on items that are not obvious to give us choices. That doesn't necessarily mean that they recommend approval or denial. The purpose is to give us two alternatives that we can consider.

The Bangerter's are here tonight. We would ask that you come forward about your proposal. Please state your name and address for the record, then begin.

Alan Bangerter: Thank you, I am Alan Bangerter. I reside at 1290 North 400 East, Bountiful. I spend about half my time in Farmington. There are some legal issues here that I'd like my attorney to address, but first, why we did this. Most of you have read the application – in which there is a lot of history. My

grandfather settled in the Bountiful Centerville area in the 1890's and started the property. He bought the property that we farm in Bountiful. In 1902 he moved to the piece *in Farmington*. My Dad built a home there, I built a home there and two of my sons have built homes there, so they're the fifth generation. I believe that of the three sons that work for and are supported by the farm, they all want to continue the farm and some of my grandchildren will want to continue.

Because of the nature of the produce business, you have to have a certain amount of produce to be able to stay in business because we supply a lot of big warehouses. We supply Smith's Foods, Associated Foods – there is a list here so I don't need to enumerate. A lot of the local warehouses cut off the California supply because we are able to keep their seasonal supply of various types of produce. We have to supply a large amount in order for the warehouses to hold off their California supply for us. We own 90 acres. Because of double cropping, we currently plant about 110. We rent a few little pieces of ground to help supplement that. We can't lose any ground and stay in business.

If we lose ground I don't know how to tell one of my sons, "Sorry, you're out of the business." and I tell my grandkids "Sorry you guys have got to move." – I just don't think that's viable.

We've never sold a piece of property that we've owned. A 30 acre piece was taken by UDOT in the early 2000's. With the money we got from that we were able to buy the 22.3 acres that is being discussed in Farmington City. It has turned into a very valuable piece of vegetable growing property for us. The bottom line is we want to stay in business.

I know there is opportunity for it to become a soccer field. There are also other alternatives I understand. We want our ground protected so that we can continue farming. So it can't be taken. We don't care what zoning our property is as long as we can continue to farm it. The APA will help us because those around us know that it is a farming operation. We don't have animals which eliminates some of the potential threats of neighbors smelling animals. We've been completely surrounded in Bountiful and we know how to treat our neighbors. I'll now address any concerns or things I may have missed.

16:45

Kent Hinkley: Is your property in Bountiful APA?

Alan Bangerter: Yes, we're in the process of putting all our property, some 40+ acres. The County Advisory Committee, County Commission, and Bountiful Planning Commission approved it last Tuesday night. The last step is on May 1st when 3 county commissioners and the Farmington City Council will vote and on the 22nd of May the Bountiful City Council will vote. It would be beneficial to have your recommendation to the city council.

I want to continue farming, my boys want to continue farming, and my grandkids want to continue farming. It would be a travesty for that to discontinue. We can't lose the piece in question. If there were any land available, we would be purchasing more land. We're making a living and as our grandkids get older they can help. Once the ground is covered with a ground, or a home, or a park, or anything else you cannot recover it to grow vegetables on. Are there questions?

Alex Leeman: We're happy to hear from your attorney. He's your agent.

Randal Edwards (Bangerter Attorney): My name is Randall Edwards. I practice law in Bountiful. My address is 188 N. 100 West. I've known the Bangerter's for 25 years. I appreciate that you have given us the consideration that you have with this application. The packet is well put together. I feel you have a good idea of the issue here. I would like to point out a couple of things here. As we look at the code section here referencing code 17-41-402, as we look at subsection 2 there, I tend to disagree with how M. Godfrey, your city attorney has interpreted this. I have great respect for Mr. Godfrey. He and I worked together at the Salt Lake City Attorney's office many years ago. I spoke with him yesterday. I believe that as it states "A political subdivision may not change the zoning designation or regulation affecting land within an agricultural protection area" – it refers only to that land that is in the agricultural protected area, which would be the 22.73 acres here. You could not change that zoning without written permission. It would not affect everybody within that AE zone. If somebody wants a 15' setback, you don't need my client's permission to do that under a strict reading of this statute.

Mr. Godfrey and I talked about alternatives and if that really became an issue which would be something in the future, there could be a new zoning designation for everything outside of the APA anyway. You could call it AE plus, AE gold standard --whatever you wanted to do, but I don't even think that would be necessary because I believe that a strict reading of the statute indicates that it is only land that is within the APA, only those 22 acres that would be affected by this zone. In any case I think that if you were to base a decision on the zoning issue based on the idea that my client would somehow have veto power over land blocks away I don't believe that would be well taken. **22:00 minutes.** As my client pointed out, we have applied for this APA in Bountiful and also the county. I think you are aware that it was recommended by the Davis Conservation District that it be approved. Bountiful indicated night before last that their planning commission has approved. The county has indicated that they will approve it. We know that this will not stop UDOT if it wants to take a portion for the soccer fields. That is a separate issue that will occur later. We have every confidence based on correspondence with UDOT that such issue will result in my client's favor as well. Are there questions?

Alex Leeman: Thank you for those comments. I want to give an overview about the process and standards being applied as we consider this agenda item. First, as you have heard discussed, this is a multi-step process. We are not the final step, but the middle. The Planning Commission makes recommendations to the City Council. The City Council is the legislative body, and the ultimate decision maker. Tonight's hearing is not a public hearing but as the item progresses to the city council, it is a public hearing and if members of the public want to comments; that is the opportunity to do that. I say this because I think there has been a lot of interest in this item. **24:15 minutes**

This item is new for us as we've never had an application under the APA act before. I think the County Advisory Board was re-created for this application. In terms of the standard there are five criteria in the code that we must consider:

- Whether or not the land is currently being used for agricultural production,
- Whether it is zoned for agricultural use,
- Whether it is viable for agricultural production,
- The nature of the existing or proposed farm improvements,
- The anticipated trends in agricultural and technological conditions.

Something interesting in the code is that it tells us to apply those criteria, it doesn't really tell us how to apply it. I think if the 5 criteria are satisfied, then we should approve the application.

If approved, under state law, this kind of property is protected more so than it would normally be. It requires that cities to consider land use decisions that insure the continuity and viability of agriculture. It limits the city and county ability to condemn property and exercise eminent domain unless they jump additional hurdles. It requires UDOT to consider alternatives and make reasonable efforts to minimize affect – but ultimately they can do what they want. We bring that up because we have received a lot of comments from the public about passing this in order to stop UDOT from taking this farm. Ultimately UDOT can do what they want. We hope they don't but in the case that we do, we don't want people to be upset with the city and say we did not follow the law. Unfortunately, UDOT has some exemptions from the law.

Moving to our deliberation, I say a lot when we have applications that I can't see why we would not approve something like this. We sometimes have people come in front of us wanting us to preserve someone else's farm. As the public we don't really have the right to preserve someone else's farm but to have a land owner come up to us wanting to save his own farm, I say that's great and I can't think of a good reason why not to approve this. I do understand the issue that's raised by our city attorney, but if those circumstances came about, there are certainly ways we could handle it. That being said, I would probably vote to approve. Discuss what you think.

Connie Deianni: I have one comment. I know there has been a lot of conversation and emails as well as news coverage and folks involved and interested in protecting farmland in Farmington; particularly the Bangerter farm and I have really appreciated all your comments and emails. I think I can speak somewhat for the planning commission that at times it is one after the other, I see that as thank you for caring and being involved and speaking up. That's the democratic process so I applaud you for speaking up and being involved. I hope you'll come back to future meetings and stay involved.

Kent Hinkley: I have one comment if I could. In the agricultural section of the general plan it says words to the effect of: Cities should encourage the continuation of farming operations and consider changes to the city ordinances to encourage farming. I think this is an example of what was intended by the general plan.

Roger Child: I've got a comment as well. If a property owner would like to continue using his property for agricultural use, I support protecting property owners and so I have no problem with this request here. However as a point of education I've had over 20 years of working with agricultural land under APA zones and many times, cities do not have to size sewer or water lines or stub streets into property as a protection of your agricultural zone. As such, decades down the road when someone wants to give up the agricultural zone of the property and want to develop it, they are faced with the issue of limited drainage, water lines, etc. to the properties and that can get expensive. So please understand as a city when we see an APA, we will protect that agricultural activity by perhaps skipping past utilities that would make it developable later on. Sometimes it is good to understand that side as well.

Rulon Homer: I moved to West Farmington in 1977 and Alan was about the only neighbor that I had. My children will not eat corn unless I grow it in my garden. I must confess something – I learned to grow that corn by watching Alan. He has been a wonderful neighbor and he truly is a farmer. All the letters and emails that we have received indicate that he is a man of stature and is a man that is trustworthy

and does wonderful things in the community. I support Alan 100% and would love to see him and his family farm out there as long as they want to.

CLAPPING

Bret Gallacher: I would like to make a motion.

Alex Leeman: Happy to hear it

Bret Gallacher: I move that the planning commission recommend that the city council approve the Bangarter application for an agricultural protection area, finding it meets the criteria set forth in the petition which references state code and it is consistent with Farmington City's long history of allowing the protection of open space.

Connie Deianni: I'll second it

Alex Leeman: All in favor? *I – The motion carries

CITY COUNCIL AGENDA

For Council Meeting:
May 1, 2018

S U B J E C T: Resolution Adopting the Tentative Budget for Fiscal Year 2018/2019 and Setting the Public Hearing for June 19, 2018

ACTION TO BE CONSIDERED:

Approve the enclosed resolution adopting the tentative budget for fiscal year 2018 to 2019 and set the public hearing for June 19, 2018.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson, Assistant City Manager.

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

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: April 18, 2018

Subject: **APPROVE THE ENCLOSED RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2018-2019.**

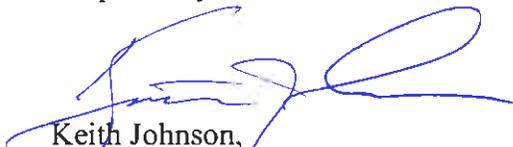
RECOMMENDATIONS

Approve the enclosed resolution adopting the tentative budget for fiscal year 2018 to 2019.

BACKGROUND

For the FY 2019 budget, there is no tax increase in this budget and the overall increase in operational expenditures is 4.1% from FY 2018. Revenues level off as the growth in sales tax is offset by the reduction in building permits. Still the ending fund balance will be around \$1,363,000 or 13.8% of revenues. The City continues to be able to meet the ongoing needs and services of the City.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,



Dave Millheim,
City Manager

RESOLUTION NO. 2018-

**A RESOLUTION ADOPTING THE FARMINGTON CITY TENTATIVE
BUDGET FOR FISCAL YEAR 2018-2019**

WHEREAS, pursuant to State law, a tentative budget has been delivered to the Farmington City Council for consideration; and

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

Section 1. Adoption of Tentative Budget. The Farmington City Council hereby adopts the tentative budget for Fiscal Year 2018-2019 which is attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Setting of a public hearing for final adoption. The Farmington City Council hereby directs staff to provide notice of a public hearing for June 19, 2018, after which hearing the City Council will consider adoption of the final budget on said date.

Section 3. 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 1st DAY OF MAY, 2018.**

ATTEST:

FARMINGTON CITY

Holly Gadd
City Recorder

By: _____
H. James Talbot
Mayor

FARMINGTON CITY CORPORATION
 Approved Budget
 Fiscal Year Ending 6-30-2019

	Proposed Budget
<u>General Fund Revenues:</u>	
Property Tax	1,990,000
Registered Vehicle Fees	210,000
Sales Tax	5,000,000
Franchise Tax/Fee	1,490,000
Transient Room Tax	55,000
License /permits	536,500
Federal /State Grants	23,000
Public Safety	107,000
Development Fees	62,000
Cemetery Fees	34,000
Shared Court Revenue	170,000
Interest	40,200
Miscellaneous	181,000
Economic Development	0
Sub-total	9,898,700
Local Transportation Sales Tax	360,000
Class C funds	850,000
Interest	2,000
Sub Total	1,212,000
Appropriated Class C Balance	4,000
Total Road funds	1,216,000
Transfer from other funds	0
Appropriated Fund Balance	790,665
Total Revenue	11,905,365
<u>General Fund Expenditures:</u>	
Legislative	143,500
Administrative	922,825
Engineering	174,939
Planning / Zoning	676,997
Police	2,803,470
Fire	1,287,788
Emergency Preparedness	2,500
Inspection	462,037
Streets	799,542
General Government Buildings	452,486
Parks / Cemetery	1,011,464
General Recreation	603,317
Economic Development	200,000
Miscellaneous	41,000
Transfer to Capital Funds	1,107,500
Sub-total	10,689,365
General Street Maintenance	266,000
Overlays / chip & seals	950,000
Street Projects	
Sub Total	1,216,000
Fund Balance increase	0
Total Expenditures	11,905,365

		2018-19
		Recommend
Account Number	Account Title	Budget
GENERAL FUND		
TAXES		
10-310-100	PROPERTY TAX - CURRENT YEAR	1,950,000
10-310-200	PRIOR YEARS TAXES - DELINQUENT	40,000
10-310-250	REGISTERED VEHICLE FEES	210,000
10-310-300	SALES TAX	5,000,000
10-310-400	FRANCHISE TAX	210,000
10-310-410	FRANCHISE FEE	130,000
10-310-415	ENERGY SALES & USE TAX	1,150,000
10-310-500	TRANSIENT ROOM TAX	55,000
Total TAXES		8,745,000
LICENSES & PERMITS		
10-320-100	BUSINESS LICENSE	65,000
10-320-110	PERMITS	500
10-320-210	BUILDING PERMITS	450,000
10-320-220	STATE BLDG INSPECTION FEE	1,000
10-320-230	EXCAVATION PERMITS	20,000
Total LICENSES & PERMITS		536,500
GRANTS		
10-330-580	LIQUOR LAW ALLOTMENT	23,000
Total GRANTS		23,000
PUBLIC SAFETY		
10-331-900	COUNTY FIRE ALLOTMENT	3,000
10-331-925	LAGOON SECURITY REIMBURSEMENTS	80,000
10-331-928	MISC CONTRACT SECURITY	4,000
10-331-930	SCHOOL DISTRICT CONTRIBUTION	20,000
Total PUBLIC SAFETY		107,000
CHARGES FOR SERVICES		
10-340-301	DEVELOPMENT ENGINEERING DRAW	10,000
10-340-320	REZONE APPLICATION FEES	1,000
10-340-330	SUBDIVISION PLAT REVIEW FEES	10,000
10-340-340	SITE PLAN REVIEW FEES	5,000
10-340-350	DEVELOPMENTAL INSPECTION FEES	35,000
10-340-370	CONDITIONAL USE PERMITS	1,000
Total CHARGES FOR SERVICES		62,000
CEMETERY		
10-341-820	SALE OF BURIAL RIGHTS	4,000
10-341-830	OPENING & CLOSING OF LOTS	25,000
10-341-840	MARKER FEES	4,000
10-341-860	PERPETUAL FUND TRANSFER	1,000
Total CEMETERY		34,000
FINES & FORFEITURES		
10-350-965	SHARED COURT REVENUES	170,000

Account Number	Account Title	2018-19 Recommend Budget
Total FINES & FORFEITURES		170,000
INTEREST		
10-360-100	INTEREST - GENERAL	40,000
10-360-130	INTEREST - LIQUOR LAW	200
Total INTEREST		40,200
MISCELLANEOUS REVENUE		
10-361-220	PROPERTY RENTALS/LEASE	30,000
10-361-230	MUNICIPAL BUILDING RENTALS	54,000
10-361-232	COMMUNITY CENTER RENTAL	50,000
10-361-235	PARK BOWERY RENTALS	10,000
10-361-400	SALE OF FIXED ASSETS & PROPERT	10,000
10-361-410	NEWSLETTER ADVERTISING	10,000
10-361-470	SIDEWALK REPLACEMENT PROJECTS	10,000
10-361-930	SUNDRY REVENUES	5,000
10-361-950	TRAILS COMMITTEE PROCEEDS	2,000
Total MISCELLANEOUS REVENUE		181,000
FUND BALANCE APPROPRIATION		
10-399-999	FUND BALANCE APPROPRIATION	790,665
Total FUND BALANCE APPROPRIATION		790,665
LEGISLATIVE DEPARTMENT		
10-410-100	SALARIES & WAGES	69,000
10-410-130	EMPLOYEE BENEFITS	6,000
10-410-230	TRAINING/TRAVEL	22,000
10-410-300	OFFICE SUPPLIES/POSTAGE ALLOCA	38,000
10-410-450	SERVICE AWARDS	500
10-410-506	COMMUNITY SERVICE	3,500
10-410-510	COMMUNITY RECOGNITION	1,000
10-410-530	YOUTH CITY COUNCIL	3,500
Total LEGISLATIVE DEPARTMENT		143,500
ADMINISTRATIVE DEPARTMENT		
10-440-100	SALARIES & WAGES	380,573
10-440-120	WAGES - OVERTIME	2,000
10-440-130	EMPLOYEES BENEFITS	190,252
10-440-210	BOOKS, SUBSCRIPTIONS & MEMBERS	19,000
10-440-220	PUBLIC NOTICES	3,000
10-440-230	TRAINING/TRAVEL	18,000
10-440-240	OFFICE SUPPLIES	50,000
10-440-250	EQUIPMENT/SUPPLIES/MAINTENANCE	90,000
10-440-260	POSTAGE	10,000
10-440-270	VEHICLE MAINTENANCE	310,000
10-440-300	OFFICE SUPPLIES/POSTAGE ALLOCA	24,000
10-440-370	PROFESSIONAL AND TECHNICAL	80,000
10-440-372	PUBLIC INFORMATION	2,500
10-440-380	ORDINANCE RECODIFICATION	2,000
10-440-419	INSURANCE	160,000
10-440-420	INS DEDUCTABLE EXPENSE	30,000

Account Number	Account Title	2018-19 Recommend Budget
10-440-500	VEHICLE MAINTENANCE ALLOCATION	3,000
10-440-540	EQUIPMENT	8,500
10-440-800	OFFICE SUPP/POSTAGE ALLOC TO D	150,000-
10-440-810	VEHICLE MAINT ALLOC TO DEPTS	310,000-
Total ADMINISTRATIVE DEPARTMENT		922,825
ENGINEERING DEPARTMENT		
10-480-100	SALARIES & WAGES	92,319
10-480-120	WAGES - OVERTIME	1,000
10-480-130	EMPLOYEE BENEFITS	45,020
10-480-210	BOOKS, SUBSCRIPTIONS & MEMBERS	1,500
10-480-230	TRAINING/TRAVEL	5,000
10-480-240	SPECIALIZED PRINTING/SUPPLIES	100
10-480-250	EQUIPMENT/MAINTENANCE/SUPPLIES	3,000
10-480-300	OFFICE SUPPLIES/POSTAGE ALLOCA	3,000
10-480-370	PROFESSIONAL AND TECHNICAL	3,000
10-480-375	TRAFFIC STUDIES	12,000
10-480-500	VEHICLE MAINTENANCE ALLOCATION	4,000
10-480-540	EQUIPMENT	5,000
Total ENGINEERING DEPARTMENT		174,939
PLANNING & ZONING DEPARTMENT		
10-500-100	SALARIES & WAGES	341,599
10-500-111	DEVELOPMENTAL WAGES	20,000
10-500-112	WAGES - ZONING OFFICER	5,000
10-500-120	WAGES - OVERTIME	5,000
10-500-130	EMPLOYEES BENEFITS	186,898
10-500-200	PLANNING COMMISSION EXPENSE	6,000
10-500-210	BOOKS, SUBSCRIPTIONS & MEMBERS	3,000
10-500-230	TRAINING/TRAVEL	6,000
10-500-240	SPECIALIZED PRINTING/SUPPLIES	1,000
10-500-250	EQUIPMENT/SUPPLIES/MAINTENANCE	13,000
10-500-300	OFFICE SUPPLIES/POSTAGE ALLOCA	24,000
10-500-370	PROFESSIONAL AND TECHNICAL	60,000
10-500-371	SPARC PROFESSIONAL FEE	1,000
10-500-500	VEHICLE MAINTENANCE ALLOCATION	3,000
10-500-540	EQUIPMENT	1,500
Total PLANNING & ZONING DEPARTMENT		676,997
LIQUOR LAW DUI POLICE PATROL		
10-510-120	WAGES OVERTIME	8,000
10-510-130	EMPLOYEE BENEFITS	2,000
10-510-540	EQUIPMENT	15,000
Total LIQUOR LAW DUI POLICE PATROL		25,000
POLICE DEPARTMENT		
10-520-100	SALARIES & WAGES	1,407,044
10-520-111	LAGOON SECURITY	80,000
10-520-120	WAGES - OVERTIME	25,000
10-520-121	SHIFT COVERAGE - OVERTIME	15,000
10-520-122	PARK PATROL - OVERTIME	5,000
10-520-130	EMPLOYEES BENEFITS	804,726

Account Number	Account Title	2018-19
		Recommend Budget
10-520-210	BOOKS, SUBSCRIPTIONS & MEMBERS	11,000
10-520-230	TRAINING/TRAVEL	14,000
10-520-240	SPECIALIZED PRINTING/SUPPLIES	10,000
10-520-250	EQUIPMENT/SUPPLIES/MAINTENANCE	89,000
10-520-300	OFFICE SUPPLIES/POSTAGE ALLOCA	16,000
10-520-370	PROFESSIONAL AND TECHNICAL	2,000
10-520-380	PROSECUTION / DEFENSE SERVICES	72,000
10-520-400	DISPATCH SERVICES	46,000
10-520-420	SPEC PUBLIC SAFETY SUPPLIES/SE	45,000
10-520-450	RESTR NARCOTIC ENFORCEMENT EX	20,000
10-520-500	VEHICLE MAINTENANCE ALLOCATION	25,000
10-520-510	VEHICLE FUEL ALLOCATION	40,000
10-520-540	EQUIPMENT	10,700
10-520-700	ANIMAL CONTROL	61,000
Total POLICE DEPARTMENT		2,778,470
FIRE DEPARTMENT		
10-530-100	SALARIES & WAGES	545,907
10-530-111	WAGES - STATION SHIFTS	340,000
10-530-120	WAGES - OVERTIME	10,000
10-530-130	EMPLOYEES BENEFITS	246,881
10-530-210	BOOKS, SUBSCRIPTIONS & MEMBERS	8,000
10-530-230	TRAINING/TRAVEL	7,000
10-530-240	SPECIALIZED PRINTING/SUPPLIES	4,500
10-530-250	EQUIPMENT/SUPPLIES/MAINTENANCE	42,000
10-530-300	OFFICE SUPPLIES/POSTAGE ALLOCA	7,500
10-530-400	DISPATCH SERVICES	35,000
10-530-500	VEHICLE MAINTENANCE ALLOCATION	24,000
10-530-510	VEHICLE FUEL ALLOCATION	11,000
10-530-540	EQUIPMENT	6,000
Total FIRE DEPARTMENT		1,287,788
EMERGENCY PREPAREDNESS DEPT.		
10-540-230	TRAINING/TRAVEL EXPENSE	500
10-540-250	EQUIP/SUPP/MAINT	2,000
Total EMERGENCY PREPAREDNESS DEPT		2,500
INSPECTION DEPARTMENT		
10-560-100	SALARIES & WAGES	201,637
10-560-120	WAGES - OVERTIME	7,000
10-560-130	EMPLOYEE BENEFITS	116,500
10-560-210	BOOKS, SUBSCRIPTIONS & MEMBERS	3,200
10-560-230	TRAINING/TRAVEL	9,000
10-560-240	SPECIALIZED PRINTING/SUPPLIES	1,500
10-560-250	EQUIPMENT/MAINTENANCE/SUPPLIES	12,000
10-560-300	OFFICE SUPPLIES/POSTAGE ALLOCA	3,500
10-560-370	PROFESSIONAL AND TECHNICAL	100,000
10-560-500	VEHICLE MAINTENANCE ALLOCATION	7,000
10-560-540	EQUIPMENT	700
Total INSPECTION DEPARTMENT		462,037

Account Number	Account Title	2018-19 Recommend Budget
STREETS DEPARTMENT		
10-600-100	SALARIES AND WAGES	303,811
10-600-101	SEASONAL SALARIES & WAGES	12,000
10-600-120	WAGES - OVERTIME	12,000
10-600-125	WAGES - SNOW REMOVAL OVERTIME	25,000
10-600-130	EMPLOYEES BENEFITS	171,981
10-600-210	BOOKS, SUBSCRIPTIONS & MEMBERS	250
10-600-230	TRAINING/TRAVEL	6,000
10-600-250	EQUIPMENT/SUPPLIES/MAINTENANCE	55,000
10-600-270	STREET LIGHTING	50,000
10-600-275	REPLACE STREET LIGHTS	40,000
10-600-450	SIDEWALK REPAIRS	40,000
10-600-500	VEHICLE MAINTENANCE ALLOCATION	80,000
10-600-540	EQUIPMENT	3,500
Total STREETS DEPARTMENT		799,542
GENERAL BUILDINGS DEPARTMENT		
10-610-100	WAGES - SHOP	123,383
10-610-120	WAGES - OVERTIME	9,000
10-610-130	EMPLOYEES BENEFITS	71,703
10-610-210	BOOKS, SUBSCRIPTIONS & MEMBER	300
10-610-230	TRAINING/TRAVEL	1,000
10-610-300	BLDGS/GRNDS/SUPP - CITY COMPLE	48,000
10-610-310	BLDGS/GRNDS/SUPP - SHOP	40,000
10-610-320	BLDGS/GRNDS/SUPP - MUSEUM	6,000
10-610-330	BLDGS/GRNDS/SUPP - FIRE	12,000
10-610-331	BLDGS/GRNDS/SUPP - POLICE STAT	28,000
10-610-335	BLDGS/GRNDS/SUPP - COMM CENTER	28,000
10-610-340	UTILITIES - CITY COMPLEX	57,000
10-610-341	UTILITIES - SHOP	58,000
10-610-342	UTILITIES - MUSEUM	4,000
10-610-343	UTILITIES - FIRE	24,000
10-610-344	UTILITIES - COMMUNITY CENTER	25,000
10-610-345	UTILITIES - POLICE STATION	33,000
10-610-500	CAPITAL OUTLAY BLDGS/ CITY COM	16,500
10-610-510	CAPITAL OUTLAY BLDGS/SHOP	13,000
10-610-530	CAPITAL OUTLAY BLDGS/PUBLIC SA	6,400
10-610-540	CAPITAL OUTLAY BLDGS / COMM CE	4,000
10-610-550	CAPITAL OUTLAY BLDGS /FIRE STA	4,200
10-610-600	CHRISTMAS LIGHTING FOR BLDINGS	20,000
10-610-850	OVERHEAD ALLOCATION TO W/S/G F	180,000
Total GENERAL BUILDINGS DEPARTMENT		452,486
PARKS & CEMETERY DEPARTMENT		
10-640-100	SALARIES AND WAGES	360,336
10-640-101	SEASONAL SALARIES & WAGES	140,000
10-640-120	WAGES - OVERTIME	20,000
10-640-130	EMPLOYEES BENEFITS	223,928
10-640-210	BOOKS, SUBSCRIPTIONS & MEMBERS	200
10-640-230	TRAINING/TRAVEL	6,000
10-640-250	EQUIPMENT/SUPPLIES/MAINTENANCE	125,000
10-640-300	OFFICE SUPPLIES/POSTAGE ALLOCA	3,000
10-640-380	MISCELLANEOUS SERVICES	44,000
10-640-390	LEGACY TRAIL CONTRACT	5,000

Account Number	Account Title	2018-19 Recommend Budget
10-640-420	SPECIAL PROJECTS	15,000
10-640-500	VEHICLE MAINTENANCE ALLOCATION	55,000
10-640-520	TRAILS COMMITTEE PROJECTS	4,000
10-640-540	EQUIPMENT	10,000
Total PARKS & CEMETERY DEPARTMENT		1,011,464
GENERAL RECREATION DEPARTMENT		
10-660-100	SALARIES & WAGES	330,904
10-660-120	WAGES - OVERTIME	15,000
10-660-130	EMPLOYEES BENEFITS	189,413
10-660-230	TRAINING/TRAVEL	6,000
10-660-250	EQUIPMENT/SUPPLIES/MAINTENANCE	20,000
10-660-300	OFFICE SUPPLIES/POSTAGE ALLOCA	17,000
10-660-375	ADVERTISING / PUBLIC RELATIONS	7,000
10-660-386	SPECIAL EVENTS/CULTURAL ARTS	7,000
10-660-390	GYM RENTAL	3,000
10-660-510	VEHICLE MAINTENANCE ALLOCATION	6,000
10-660-540	EQUIPMENT	2,000
Total GENERAL RECREATION DEPARTMENT		603,317
MISCELLANEOUS		
10-670-120	WAGES/OVERTIME-FEST BD SUPPORT	10,000
10-670-130	EMPL BEN - FEST BD SUPPORT	6,000
10-670-550	EMPLOYEE ASSISTANCE PLAN	5,000
10-670-560	CONTINGENCY/COUNCIL APPROVAL	20,000
10-670-600	ECONOMIC DEVELOPMENT	200,000
10-670-990	TRANSFER TO OTHER FUNDS	1,107,500
Total MISCELLANEOUS		1,348,500
GENERAL FUND Revenue Total		10,689,365
GENERAL FUND Expenditure Total		10,689,365
Net Total GENERAL FUND		00

Account Number	Account Title	2018-19 Recommend Budget
CLASS C ROADS / LOCAL HWY		
TAXES		
11-310-350	LOCAL TRANSPORTATION SALES TAX	360,000
Total TAXES		360,000
GRANTS		
11-330-600	CLASS C ROADS	850,000
Total GRANTS		850,000
INTEREST		
11-360-120	INTEREST - CLASS C ROADS	2,000
Total INTEREST		2,000
FUND BALANCE APPROPRIATION		
11-399-999	FUND BALANCE APPROPRIATION	4,000
Total FUND BALANCE APPROPRIATION		4,000
MAINTENANCE OF STREETS		
11-600-370	PROFESSIONAL & TECH CLASS C	1,000
11-600-390	TREE TRIM CLASS C	30,000
11-600-441	SNOW REMOVAL SUPPLIES/CLASS C	40,000
11-600-460	SPECIAL HWY SUPPLIES/CLASS C	55,000
11-600-530	STREET IMPROVEMENTS/CLASS C RO	140,000
Total MAINTENANCE OF STREETS		266,000
STREET OVERLAYS / PROJECTS		
11-650-800	CLASS C OVERLAYS	950,000
Total STREET OVERLAYS / PROJECTS		950,000
CLASS C ROADS / LOCAL HWY Revenue Total		1,216,000
CLASS C ROADS / LOCAL HWY Expenditure Total		1,216,000
Net Total CLASS C ROADS / LOCAL HWY		00

Account Number	Account Title	2018-19 Recommend Budget
FARMINGTON RDA FUND		
TAXES		
20-310-100	PROPERTY TAX - CITY PORTION	75,000
20-310-150	TAX INCREMENT - OTHER ENTITIES	105,000
Total TAXES		180,000
INTEREST		
20-360-100	INTEREST	3,500
Total INTEREST		3,500
FUND BALANCE APPROPRIATION		
20-399-999	FUND BALANCE APPROPRIATION	8,700
Total FUND BALANCE APPROPRIATION		8,700
EXPENDITURES		
20-400-100	BOARD SALARIES	3,600
20-400-111	ADMINISTRATIVE SALARIES	2,000
20-400-130	PAYROLL TAXES	2,100
20-400-370	PROFESSIONAL/TECHNICAL RDA #1	3,000
20-400-419	INSURANCE	1,500
Total EXPENDITURES		12,200
NON-ADMINISTRATIVE EXPENSES		
20-401-810	BOND PRINCIPAL RETIREMENT	157,000
20-401-820	BOND INTEREST	21,000
20-401-964	BOND ISSUANCE COSTS/RESERVES	2,000
Total NON-ADMINISTRATIVE EXPENSES		180,000
FARMINGTON RDA FUND Revenue Total		192,200
FARMINGTON RDA FUND Expenditure Total		192,200
Net Total FARMINGTON RDA FUND		00

Account Number	Account Title	2018-19 Recommend Budget
FARMINGTON STATION PARK RDA		
TAXES		
22-310-100	PROPERTY TAX - CITY PORTION	575,000
22-310-150	TAX INCREMENT - OTHER ENTITIES	3,025,000
	Total TAXES	3,600,000
INTEREST		
22-360-100	INTEREST	40,000
	Total INTEREST	40,000
CAPITAL PROJECTS		
22-470-965	DEVELOPER REIMBURSEMENT	2,880,000
	Total CAPITAL PROJECTS	2,880,000
FUND BALANCE INCREASE		
22-999-999	FUND BALANCE INCREASE	760,000
	Total FUND BALANCE INCREASE	760,000
	FARMINGTON STATION PARK RDA Revenue Total	3,640,000
	FARMINGTON STATION PARK RDA Expenditure Total	3,640,000
	Net Total FARMINGTON STATION PARK RDA	00

Account Number	Account Title	2018-19 Recommend Budget
POLICE SALES TAX BOND 2009		
INTEREST		
31-360-100	INTEREST	3,000
Total INTEREST		3,000
CONTRIBUTIONS & TRANSFERS		
31-390-910	TRANSFERS FROM OTHER FUNDS	50,000
Total CONTRIBUTIONS & TRANSFERS		50,000
FUND BALANCE APPROPRIATION		
31-399-999	FUND BALANCE APPROPRIATION	23,000
Total FUND BALANCE APPROPRIATION		23,000
EXPENDITURES		
31-400-610	RETIREMENT OF BONDS	58,000
31-400-620	INTEREST ON BONDS	16,000
31-400-640	AGENTS FEE	2,000
Total EXPENDITURES		76,000
POLICE SALES TAX BOND 2009 Revenue Total		76,000
POLICE SALES TAX BOND 2009 Expenditure Total		76,000
Net Total POLICE SALES TAX BOND 2009		00

Account Number	Account Title	2018-19 Recommend Budget
2007, 2009 BLDGS G.O. BOND		
TAXES		
34-310-100	GENERAL PROPERTY TAX - CURRENT	421,800
34-310-200	DELINQUENT PRIOR YEARS TAXES	8,000
	Total TAXES	429,800
INTEREST		
34-360-100	INTEREST	1,200
	Total INTEREST	1,200
EXPENDITURES		
34-400-610	RETIREMENT OF BONDS	381,000
34-400-620	INTEREST ON BONDS	47,000
34-400-640	AGENTS FEE	3,000
	Total EXPENDITURES	431,000
	2007, 2009 BLDGS G O BOND Revenue Total	431,000
	2007, 2009 BLDGS G O BOND Expenditure Total	431,000
	Net Total 2007, 2009 BLDGS G O BOND	00

Account Number	Account Title	2018-19 Recommend Budget
2015 G.O. PARK BOND		
TAXES		
35-310-100	GENERAL PROPERTY TAX - CURRENT	403,500
35-310-200	DELINQUENT PRIOR YEARS TAXES	8,000
	Total TAXES	411,500
INTEREST		
35-360-100	INTEREST	1,000
	Total INTEREST	1,000
EXPENDITURES		
35-400-610	RETIREMENT OF BONDS	270,000
35-400-620	INTEREST ON BONDS	141,000
35-400-640	AGENTS FEE	1,500
	Total EXPENDITURES	412,500
	2015 G O PARK BOND Revenue Total	412,500
	2015 G O PARK BOND Expenditure Total	412,500
	Net Total 2015 G O PARK BOND	00

Account Number	Account Title	2018-19 Recommend Budget
GOVT BUILDINGS IMPROV/OTHER		
IMPACT FEES		
37-351-180	POLICE IMPACT FEES	70,000
Total IMPACT FEES		70,000
INTEREST		
37-360-100	INTEREST	1,000
37-360-200	HISTORIC MUSEUM INTEREST	200
37-360-250	POLICE CAPITAL FACILITIES INT	1,000
Total INTEREST		2,200
MISCELLANEOUS REVENUE		
37-361-220	PROPERTY RENTAL/LEASE	9,000
Total MISCELLANEOUS REVENUE		9,000
CONTRIBUTIONS & TRANSFERS		
37-390-350	HISTORIC MUSEUM DONATIONS	100
37-390-355	HISTORIC AFGHAN SALES	100
37-390-360	HISTORIC PILLOW SALES	100
37-390-380	HISTORIC MISC SALES	100
37-390-900	GENERAL FUND TRANSFER	65,000
Total CONTRIBUTIONS & TRANSFERS		65,400
EXPENDITURES		
37-400-990	TRANSFER TO OTHER FUNDS	50,000
Total EXPENDITURES		50,000
CITY COMPLEX		
37-620-260	190 S MAIN HOME - MAINTENANCE	2,000
37-620-410	CITY COMPLEX IMPROVEMENTS	65,000
Total CITY COMPLEX		67,000
FUND BALANCE INCREASE		
37-999-999	FUND BALANCE INCREASE	29,600
Total FUND BALANCE INCREASE		29,600
GOVT BUILDINGS IMPROV/OTHER Revenue Total		146,600
GOVT BUILDINGS IMPROV/OTHER Expenditure Total		146,600
Net Total GOVT BUILDINGS IMPROV/OTHER		00

Account Number	Account Title	2018-19 Recommend Budget
CAPITAL STREET IMPROVEMENTS		
IMPACT FEES		
38-351-180	TRANSPORTATION IMPACT FEES	700,000
Total IMPACT FEES		700,000
INTEREST		
38-360-100	INTEREST	40,000
Total INTEREST		40,000
CONTRIBUTIONS & TRANSFERS		
38-390-345	DEVELOPER SLURRY SEAL	20,000
38-390-346	DEVELOPER SIGNS	5,000
38-390-349	DEVELOPER DECORATIVE STR LIGHT	30,000
38-390-501	UDOT CONTRIBUTION	138,000
38-390-600	CONTRIBUTIONS	100,000
38-390-900	GENERAL FUND TRANSFER	128,000
Total CONTRIBUTIONS & TRANSFERS		421,000
EXPENDITURES		
38-400-250	SUBDIVISION SIGN & SLURRY SEAL	89,000
38-400-310	SHUTTLE BUS	68,000
38-400-320	PEDESTRIAN SIGNAL	138,000
38-400-349	DECORATIVE LIGHTING	40,000
38-400-410	SPEED SIGNAGE	00
38-400-420	CHRISTMAS DECORATIONS	5,000
38-400-430	CLARK LN 1100 W ROUNDABOUT	150,000
38-400-610	STREET LIGHT BOND PMT	55,000
Total EXPENDITURES		545,000
IMPACT FEE PROJECTS		
38-720-373	BUSINESS PARK ROADWAY DESIGN	60,000
38-720-450	LAND ACQUISITION / R O W	200,000
38-720-905	STATION PARKWAY	130,000
Total IMPACT FEE PROJECTS		390,000
FUND BALANCE INCREASE		
38-999-999	FUND BALANCE INCREASE	226,000
Total FUND BALANCE INCREASE		226,000
CAPITAL STREET IMPROVEMENTS Revenue Total:		1,161,000
CAPITAL STREET IMPROVEMENTS Expenditure Total:		1,161,000
Net Total CAPITAL STREET IMPROVEMENTS		00

Account Number	Account Title	2018-19 Recommend Budget
CAPITAL EQUIPMENT FUND		
INTEREST		
39-360-100	INTEREST	1,000
	Total INTEREST	1,000
MISCELLANEOUS REVENUE		
39-361-400	SALE OF FIXED ASSETS	23,000
	Total MISCELLANEOUS REVENUE	23,000
LOAN & BOND PROCEEDS		
39-380-700	EQUIPMENT LEASE PROCEEDS	170,000
	Total LOAN & BOND PROCEEDS	170,000
CONTRIBUTIONS & TRANSFERS		
39-390-900	TRANSFER - GENERAL FUND	616,500
	Total CONTRIBUTIONS & TRANSFERS	616,500
ADMINISTRATIVE EXPENDITURES		
39-661-520	INSPECTION VEHICLE	36,000
39-661-521	INSPECTION EQUIPMENT	00
	Total ADMINISTRATIVE EXPENDITURES	36,000
POLICE EXPENDITURES		
39-662-510	POLICE EQUIPMENT LEASE PMTS	105,000
39-662-512	POLICE VEHICLE EQUIPMENT	51,000
39-662-514	POLICE EQUIPMENT	77,000
	Total POLICE EXPENDITURES	233,000
FIRE EXPENDITURES		
39-664-510	FIRE EQUIPMENT LEASE PAYMENTS	89,000
39-664-512	FIRE DEPT VEHICLES	23,000
39-664-520	FIRE EQUIPMENT	170,000
	Total FIRE EXPENDITURES	282,000
PUBLIC WORKS EXPENDITURES		
39-665-510	EQUIPMENT LEASE	92,000
39-665-512	PUBLIC WORKS VEHICLE EQUIPMENT	3,000
39-665-515	PUBLIC WORKS EQUIPMENT	44,500
	Total PUBLIC WORKS EXPENDITURES	139,500
PARKS AND REC EXPENDITURES		
39-667-512	PARKS AND REC VEHICLES	38,000
39-667-514	PARKS AND REC EQUIPMENT	62,000
	Total PARKS AND REC EXPENDITURES	100,000

Account Number	Account Title	2018-19 Recommend Budget
FUND BALANCE INCREASE		
39-999-999	FUND BALANCE INCREASE	20,000
Total FUND BALANCE INCREASE		20,000
CAPITAL EQUIPMENT FUND Revenue Total		810,500
CAPITAL EQUIPMENT FUND Expenditure Total		810,500
Net Total CAPITAL EQUIPMENT FUND		00

Account Number	Account Title	2018-19 Recommend Budget
PARK IMPROVEMENT FUND		
IMPACT FEES		
42-351-180	PARK IMPROVEMENT IMPACT FEES	1,400,000
	Total IMPACT FEES	1,400,000
INTEREST		
42-360-100	INTEREST	1,000
	Total INTEREST	1,000
MISCELLANEOUS REVENUE		
42-361-220	RENTAL NORTH MAIN BRICK HOUSE	10,000
	Total MISCELLANEOUS REVENUE	10,000
LOAN & BOND PROCEEDS		
42-380-510	DEBT PROCEEDS	900,000
	Total LOAN & BOND PROCEEDS	900,000
CONTRIBUTIONS & TRANSFERS		
42-390-900	GENERAL FUND TRANSFER	172,000
42-390-990	TRANSFERS/OTHER FUNDS	16,000
	Total CONTRIBUTIONS & TRANSFERS	188,000
FUND BALANCE APPROPRIATION		
42-399-999	FUND BALANCE APPROPRIATION	47,216
	Total FUND BALANCE APPROPRIATION	47,216
EXPENDITURES		
42-400-400	TRAILS COMMITTEE PROJECTS	2,000
42-400-800	IRRIGATION TELEMETRY	20,000
	Total EXPENDITURES	22,000
LOANS & TRANSFERS		
42-405-610	BOND PAYMENTS	189,216
	Total LOANS & TRANSFERS	189,216
FESTIVAL BOARD ENHANCEMENTS		
42-710-411	FESTIVAL DAYS BOOTHS	00
	Total FESTIVAL BOARD ENHANCEMENTS	00
CHERRY HILL NEIGHBORHOOD PARK		
42-890-250	BRICK HOUSE MAINTENANCE	2,000
	Total CHERRY HILL NEIGHBORHOOD PARK	2,000
CEMETERY		
42-895-410	GENERAL IMPROVEMENTS	16,000

Account Number	Account Title	2018-19 Recommend Budget
	Total CEMETERY	16,000
MISCELLANEOUS TRAILS		
42-896-400	MISC TRAIL IMPACT PROJECTS	10,000
42-896-410	GENERAL IMPROVEMENTS	82,000
	Total MISCELLANEOUS TRAILS	92,000
SHEPARD PARK		
42-900-410	SHEPARD PARK IMPROVEMENTS	00
	Total SHEPARD PARK	00
MOON NEIGHBORHOOD PARK		
42-930-410	MOON PARK	70,000
	Total MOON NEIGHBORHOOD PARK	70,000
650 WEST PARK		
42-980-370	PROFESSIONAL AND TECHNICAL	5,000
42-980-400	CITY CONSTRUCTION WORK	100,000
42-980-410	GENERAL PARK IMPROVEMENTS	2,000,000
42-980-450	LAND ACQUISITION	50,000
	Total 650 WEST PARK	2,155,000
	PARK IMPROVEMENT FUND Revenue Total	2,548,216
	PARK IMPROVEMENT FUND Expenditure Total	2,548,216
	Net Total PARK IMPROVEMENT FUND	00

Account Number	Account Title	2018-19 Recommend Budget
CAPITAL FIRE FUND		
IMPACT FEES		
43-351-180	FIRE FACILITY IMPACT FEES	20,000
43-351-190	FIRE EQUIPMENT IMPACT FEE	50,000
	Total IMPACT FEES	70,000
INTEREST		
43-360-100	INTEREST	8,000
	Total INTEREST	8,000
EXPENDITURES		
43-400-540	EQUIPMENT ANNUAL LEASE PMTS	57,400
	Total EXPENDITURES	57,400
FUND BALANCE INCREASE		
43-999-999	FUND BALANCE INCREASE	20,600
	Total FUND BALANCE INCREASE	20,600
	CAPITAL FIRE FUND Revenue Total:	78,000
	CAPITAL FIRE FUND Expenditure Total:	78,000
	Net Total CAPITAL FIRE FUND	.00

Account Number	Account Title	2018-19 Recommend Budget
CEMETERY PERPETUAL FUND		
REVENUE		
48-305-100	SALE OF BURIAL RIGHTS	5,000
48-305-200	RAISED MARKER FEES	1,000
Total REVENUE		6,000
INTEREST		
48-360-100	INTEREST	2,000
Total INTEREST		2,000
FUND BALANCE APPROPRIATION		
48-399-999	FUND BALANCE APPROPRIATION	9,000
Total FUND BALANCE APPROPRIATION		9,000
EXPENDITURES		
48-400-981	TRANSFER/CEMETERY CAPITAL FUND	16,000
48-400-990	TRANSFER TO GENERAL FUND REVEN	1,000
Total EXPENDITURES		17,000
CEMETERY PERPETUAL FUND Revenue Total		17,000
CEMETERY PERPETUAL FUND Expenditure Total		17,000
Net Total CEMETERY PERPETUAL FUND		00

Account Number	Account Title	2018-19 Recommend Budget
WATER FUND		
IMPACT FEES		
51-351-190	WATER DEVELOPMENT FEES	240,000
Total IMPACT FEES		240,000
INTEREST		
51-360-100	INTEREST EARNINGS	15,000
51-360-120	INTEREST - WATER DEVELOPEMENT	10,000
Total INTEREST		25,000
MISCELLANEOUS REVENUE		
51-361-810	DELINQUENT CHARGES	1,000
51-361-900	MISCELLANEOUS REVENUE	5,000
Total MISCELLANEOUS REVENUE		6,000
ENTERPRISE REVENUE		
51-370-100	RESIDENTIAL WATER OVERAGE	285,000
51-370-110	RESIDENTIAL WATER MINIMUM	1,240,000
51-370-120	COMMERCIAL WATER MINIMUM	345,000
51-370-130	COMMERCIAL WATER OVERAGE	215,000
51-370-170	WATER CONNECTION FEES	40,000
Total ENTERPRISE REVENUE		2,125,000
EXPENDITURES		
51-400-100	BILLING SALARIES	171,723
51-400-101	SEASONAL SALARIES & WAGES	10,000
51-400-111	PUMPING WAGES - WATER	369,007
51-400-120	WAGES - OVERTIME	30,000
51-400-130	EMPLOYEES BENEFITS	298,699
51-400-210	BOOKS, SUBSCRIPTIONS & MEMBERS	2,000
51-400-230	TRAINING/TRAVEL	7,500
51-400-240	SPECIALIZED PRINTING/SUPPLIES	9,000
51-400-250	EQUIPMENT/SUPPLIES & MAINTENAN	320,000
51-400-260	POSTAGE - BILLINGS	9,000
51-400-290	PUMPING/DISTRIBUTION EXPENSE	110,000
51-400-300	OFFICE SUPPLIES/POSTAGE ALLOCA	19,000
51-400-370	PROFESSIONAL AND TECHNICAL	45,000
51-400-410	INSURANCE	72,000
51-400-450	WEBER BASIN WATER PURCHASE	97,000
51-400-461	FLORIDATION	13,000
51-400-500	VEHICLE MAINTENANCE ALLOCATION	50,000
51-400-600	BUILDING O/H EXPENSE ALLOCATIO	90,000
51-400-885	DEPRECIATION	570,000
Total EXPENDITURES		2,292,929
NON-OPERATING EXPENDITURES		
51-402-502	MISCELLANEOUS CONSTRUCTION PRO	50,000
51-402-540	CAPITAL OUTLAY - EQUIPMENT	54,500

Account Number	Account Title	2018-19 Recommend Budget
Total NON-OPERATING EXPENDITURES		104,500
MISC. OPERATION CAPITAL PROJ.		
51-700-973	WATER METER REPLACEMENT	15,000
Total MISC. OPERATION CAPITAL PROJ.		15,000
MISC. IMPACT FEE PROJECTS		
51-701-975	IMPACT FEE STUDY	10,000
Total MISC. IMPACT FEE PROJECTS		10,000
FUTURE NEEDS PROJECTS		
51-702-500	ENGINEERING	20,000
Total FUTURE NEEDS PROJECTS		20,000
WELL IMPROVEMENTS		
51-760-370	PROFESSIONAL AND TECHNICAL	40,000
51-760-372	PUMPHOUSE ENGINEERING	70,000
51-760-980	WELL	100,000
Total WELL IMPROVEMENTS		210,000
TELEMETRY SYSTEM		
51-762-970	TELEMETRY SYSTEM COSTS	24,000
Total TELEMETRY SYSTEM		24,000
RESERVOIRS		
51-770-370	PROFESSIONAL AND TECHNICAL	10,000
51-770-965	REPLACE SPENCER RESERVOIR	100,000
Total RESERVOIRS		110,000
WATER FUND Revenue Total		2,396,000
WATER FUND Expenditure Total		2,786,429
Net Total WATER FUND		390,429-

Account Number	Account Title	2018-19 Recommend Budget
SEWER FUND		
C.D.S.D. FEES		
52-352-920	C D S D CONNECTION FEES	200,000
52-352-960	FUNDS TRANSMITTED TO C D S D	200,000
Total C D S D FEES		.00
INTEREST		
52-360-100	INTEREST EARNINGS	7,000
Total INTEREST		7,000
ENTERPRISE REVENUE		
52-370-310	SEWER SERVICE CHARGES - RESIDE	1,660,000
52-370-320	SEWER SERVICE CHARGES - COMMER	175,000
Total ENTERPRISE REVENUE		1,835,000
EXPENDITURES		
52-400-100	BILLING WAGES	48,506
52-400-120	WAGES - OVERTIME	500
52-400-130	EMPLOYEES BENEFITS	24,639
52-400-240	SPECIALIZED PRINTING/SUPPLIES	9,000
52-400-250	EQUIPMENT/SUPPLIES & MAINTENAN	2,000
52-400-260	POSTAGE - BILLINGS	9,000
52-400-300	OFFICE SUPPLIES/POSTAGE ALLOCA	8,000
52-400-370	PROFESSIONAL AND TECHNICAL	6,000
52-400-390	CENTRAL DAVIS SEWER DISTRICT	1,675,000
52-400-500	VEHICLE MAINTENANCE ALLOCATION	6,000
52-400-600	BUILDING O/H EXPENSE ALLOCATIO	26,000
52-400-885	DEPRECIATION	4,000
Total EXPENDITURES		1,818,645
SEWER FUND Revenue Total		1,842,000
SEWER FUND Expenditure Total		1,818,645
Net Total SEWER FUND		23,355

Account Number	Account Title	2018-19 Recommend Budget
GARBAGE FUND		
INTEREST		
53-360-100	INTEREST EARNINGS	7,000
Total INTEREST		7,000
ENTERPRISE REVENUE		
53-370-600	RECYCLING SERVICE CHARGES	205,000
53-370-700	GARBAGE PICKUP CHARGES	930,000
53-370-740	SECOND CAN	195,000
Total ENTERPRISE REVENUE		1,330,000
EXPENDITURES		
53-400-100	SALARIES AND WAGES	75,881
53-400-120	WAGES - OVERTIME	3,000
53-400-130	EMPLOYEES BENEFITS	39,549
53-400-240	SPECIALIZED PRINTING	9,000
53-400-250	EQUIPMENT/SUPPLIES & MAINTENAN	2,500
53-400-260	POSTAGE - BILLINGS	8,500
53-400-300	OFFICE SUPPLIES/POSTAGE ALLOCA	8,000
53-400-370	PROFESSIONAL AND TECHNICAL	5,000
53-400-380	SPRING CLEANUP	45,000
53-400-440	WASTE COLLECTION HAULER	520,000
53-400-450	DAVIS CO ENERGY RECOVERY DISTR	505,000
53-400-500	VEHICLE MAINTENANCE ALLOCATION	10,000
53-400-600	BUILDING O/H EXPENSE ALLOCATIO	26,000
53-400-885	DEPRECIATION	60,000
Total EXPENDITURES		1,317,430
NON-OPERATING EXPENDITURES		
53-402-550	GARBAGE CAN PURCHASE	51,000
53-402-560	RECYCLE CAN PURCHASE	30,000
Total NON-OPERATING EXPENDITURES		81,000
GARBAGE FUND Revenue Total:		1,337,000
GARBAGE FUND Expenditure Total:		1,398,430
Net Total GARBAGE FUND		61,430-

Account Number	Account Title	2018-19 Recommend Budget
STORM WATER UTILITY FUND		
IMPACT FEES		
54-351-180	STORM WATER IMPACT FEE - EAST	11,000
54-351-190	STORM WATER IMPACT FEE - WEST	76,000
Total IMPACT FEES		87,000
INTEREST		
54-360-100	INTEREST EARNINGS	7,000
54-360-110	IMPACT FEE INTEREST - EAST	7,000
54-360-120	IMPACT FEE INTEREST - WEST	20,000
Total INTEREST		34,000
MISCELLANEOUS REVENUE		
54-361-400	SALE OF ASSETS	110,000
Total MISCELLANEOUS REVENUE		110,000
ENTERPRISE REVENUE		
54-370-210	STORM WATER PERMIT FEES	5,000
54-370-270	CONSTRUCTION CLEANING FEE	35,000
54-370-700	STORM WATER SERVICE CHARGES	500,000
54-370-710	COMMERCIAL STORM WATER CHARGES	280,000
Total ENTERPRISE REVENUE		820,000
EXPENDITURES		
54-400-100	SALARIES AND WAGES	209,644
54-400-120	WAGES - OVERTIME	2,000
54-400-130	EMPLOYEES BENEFITS	120,365
54-400-210	BOOKS, SUBSCRIPTIONS & MEMBERS	4,000
54-400-230	TRAINING/TRAVEL	4,000
54-400-240	SPECIALIZED PRINTING/POSTAGE	9,000
54-400-250	EQUIPMENT/SUPPLIES & MAINTENAN	15,000
54-400-260	POSTAGE - BILLINGS	8,500
54-400-280	PERMIT & COUNTY FEES	5,000
54-400-300	OFFICE SUPPLIES/POSTAGE ALLOCA	8,000
54-400-370	PROFESSIONAL AND TECHNICAL	10,000
54-400-380	STREET SWEEPING	10,000
54-400-410	LIABILITY INSURANCE	15,000
54-400-440	STORM SEWER CLEANING	35,000
54-400-500	VEHICLE MAINTENANCE ALLOCATION	20,000
54-400-600	BUILDING O/H EXPENSE ALLOCATIO	35,000
54-400-885	DEPRECIATION	330,000
Total EXPENDITURES		840,509
NON-OPERATING EXPENDITURES		
54-402-540	CAPITAL OUTLAY - EQUIPMENT	278,500
54-402-600	MISC IMPROVEMENT PROJECTS	30,000
54-402-650	CAPITAL REPLACEMENT PROJECTS	50,000
Total NON-OPERATING EXPENDITURES		358,500

Account Number	Account Title	2018-19 Recommend Budget
LOANS & TRANSFERS		
54-405-900	DEVELOPER REIMBURSEMENTS -WEST	140,000
Total LOANS & TRANSFERS		140,000
IMPACT FEE PROJECTS		
54-701-370	PROFESSIONAL & TECHNICAL EAST	5,000
54-701-371	PROFESSIONAL & TECHNICAL WEST	20,000
54-701-500	WEST FARMINGTON PROJECTS	500,000
54-701-501	EAST FARMINGTON PROJECTS	100,000
Total IMPACT FEE PROJECTS		625,000
STORM WATER UTILITY FUND Revenue Total		1,051,000
STORM WATER UTILITY FUND Expenditure Total		1,964,009
Net Total STORM WATER UTILITY FUND		913,009-

Account Number	Account Title	2018-19 Recommend Budget
AMBULANCE SERVICE		
INTEREST		
55-360-100	INTEREST EARNINGS	5,000
Total INTEREST		5,000
MISCELLANEOUS REVENUE		
55-361-900	MISCELLANEOUS REVENUE	1,000
Total MISCELLANEOUS REVENUE		1,000
ENTERPRISE REVENUE		
55-370-700	AMBULANCE SERVICE CHARGES	650,000
55-370-710	SPECIAL EVENTS STANDBY	10,000
Total ENTERPRISE REVENUE		660,000
MISCELLANEOUS REVENUE		
55-375-300	LESS MEDICARE ADJUSTMENTS	210,000-
55-375-320	PARAMEDIC FEES	30,000-
Total MISCELLANEOUS REVENUE		240,000-
EXPENDITURES		
55-400-100	SALARIES AND WAGES	80,000
55-400-113	SPECIAL EVENT WAGES	6,000
55-400-120	WAGES - OVERTIME	2,000
55-400-130	EMPLOYEES BENEFITS	30,000
55-400-230	TRAINING/TRAVEL	5,000
55-400-240	SPECIALIZED PRINTING	1,500
55-400-250	EQUIPMENT/SUPPLIES & MAINTENAN	15,000
55-400-262	BILLINGS COLLECTION EXPENSE	28,000
55-400-300	OFFICE SUPPLIES/POSTAGE ALLOCA	4,000
55-400-370	PROFESSIONAL AND TECHNICAL	8,000
55-400-420	EMS/MEDICAL SUPPLIES	19,000
55-400-425	EMT UNIFORMS	11,500
55-400-500	VEHICLE MAINTENANCE ALLOCATION	6,000
55-400-510	VEHICLE FUEL ALLOCATION	4,000
55-400-600	ALLOWANCE UNCOLLECTABLE ACCTS	120,000
55-400-885	DEPRECIATION	60,000
Total EXPENDITURES		400,000
NON-OPERATING EXPENDITURES		
55-402-540	CAPITAL OUTLAY - EQUIPMENT	36,000
Total NON-OPERATING EXPENDITURES		36,000
AMBULANCE SERVICE Revenue Total		426,000
AMBULANCE SERVICE Expenditure Total		436,000
Net Total AMBULANCE SERVICE		10,000-

Account Number	Account Title	2018-19 Recommend Budget
TRANSPORTATION UTILITY FUND		
INTEREST		
56-360-100	INTEREST EARNINGS	1,000
Total INTEREST		1,000
ENTERPRISE REVENUE		
56-370-600	RESIDENTIAL TRANSPORTATION FEE	250,000
56-370-700	COMMERCIAL TRANSPORTATION FEES	400,000
Total ENTERPRISE REVENUE		650,000
NON-OPERATING EXPENDITURES		
56-402-600	SLURRY SEALS	58,000
56-402-700	STREET PROJECTS	137,000
56-402-800	STREET OVERLAYS/ CHIP & SEALS	457,596
Total NON-OPERATING EXPENDITURES		652,596
TRANSPORTATION UTILITY FUND Revenue Total		651,000
TRANSPORTATION UTILITY FUND Expenditure Total		652,596
Net Total TRANSPORTATION UTILITY FUND		1,596-

Account Number	Account Title	2018-19 Recommend Budget
RECREATION FUND		
GENERAL ADMINISTRATION REVENUE		
60-362-120	INTEREST INCOME	3,000
60-362-350	GENERAL FUND OPERATING TRANSFE	605,317
Total GENERAL ADMINISTRATION REVENUE		608,317
SOCCER REVENUE		
60-363-110	FUND RAISERS/DONATIONS	2,500
60-363-320	SIGN UP FEES	65,000
60-363-340	UNIFORMS	2,000
Total SOCCER REVENUE		69,500
YOUTH SOFTBALL REVENUE		
60-364-320	SIGN UP FEES	12,000
Total YOUTH SOFTBALL REVENUE		12,000
LITTLE LEAGUE FOOTBALL REVENUE		
60-365-110	FUND RAISERS/DONATIONS	4,500
60-365-120	FLAG FOOTBALL DONATIONS	1,100
60-365-320	SIGN UP FEES	26,000
60-365-350	FLAG FOOTBALL SIGN UP FEES	41,000
60-365-400	CHEERLEADING PROGRAM	1,500
60-365-600	CONCESSIONS	500
Total LITTLE LEAGUE FOOTBALL REVENUE		74,600
YOUTH BASKETBALL REVENUE		
60-366-320	SIGN UP FEES	80,000
60-366-550	GENERAL FUND SUPPORT	3,000
Total YOUTH BASKETBALL REVENUE		83,000
MISCELLANEOUS PROGRAMS REVENUE		
60-367-115	OUTDOOR PICKLEBALL COURTS	2,500
60-367-140	CONCERTS	14,000
60-367-480	MUSIC	5,500
60-367-490	MUSIC AND ME	13,000
60-367-500	ARTS & CRAFTS	5,500
60-367-510	ARCHERY	5,500
60-367-570	ADULT BASKETBALL	6,000
60-367-610	SKI & SNOWBOARD PROGRAM	37,500
60-367-620	SUPER SPORT	9,000
60-367-630	LEGO CAMP	17,500
60-367-640	TRACK AND FIELD	900
Total MISCELLANEOUS PROGRAMS REVENUE		116,900
TENNIS REVENUE		
60-368-320	SIGN UP FEES	16,000
60-368-330	COURT RESERVATIONS	2,500

Account Number	Account Title	2018-19 Recommend Budget
Total TENNIS REVENUE		18,500
BASEBALL REVENUE		
60-369-110	FUND RAISERS/DONATIONS	2,500
60-369-220	FIELD RENTALS	2,000
60-369-320	SIGN UP FEES	65,000
Total BASEBALL REVENUE		69,500
VOLLEYBALL		
60-370-220	ADULT LEAGUE	6,000
60-370-310	CLINIC	500
60-370-320	SIGN UP FEES	20,000
Total VOLLEYBALL		26,500
GYMNASIUM REVENUE		
60-388-300	ADMISSIONS - REGULAR	17,000
60-388-310	ADMISSIONS - FAMILY PASSES	3,500
60-388-315	ADMISSIONS - INDIVIDUAL PASSES	4,000
60-388-320	ADMISSIONS - PUNCH PASSES	35,000
60-388-350	PICKLEBALL	5,000
60-388-400	GYM RENTALS	50,000
60-388-900	GENERAL FUND TRANSFER	126,000
Total GYMNASIUM REVENUE		240,500
SWIMMING POOL REVENUE		
60-389-300	ADMISSIONS - REGULAR	55,000
60-389-310	ADMISSIONS - FAMILY PASSES	35,000
60-389-315	ADMISSIONS - INDIVIDUAL PASSES	2,000
60-389-320	ADMISSIONS - PUNCH PASSES	14,000
60-389-330	ADMISSIONS - DISCOUNT NIGHTS	2,500
60-389-340	SWIMMING LESSONS/CLASSES	88,000
60-389-400	POOL RENTALS	28,000
60-389-600	CONCESSIONS	23,000
Total SWIMMING POOL REVENUE		247,500
GENERAL ADMIN. EXPENDITURES		
60-810-100	SALARIES & WAGES	330,904
60-810-120	WAGES - OVERTIME	15,000
60-810-130	EMPLOYEE BENEFITS	189,413
60-810-230	TRAINING/TRAVEL	6,000
60-810-250	EQUIP/SUPP/MAINTENANCE	20,000
60-810-300	OFFICE SUPPLIES/POSTAGE ALLOCA	17,000
60-810-375	ADVERTISING / PUBLIC RELATIONS	7,000
60-810-382	SOFTWARE /INSTALL/TRAINING	9,000
60-810-384	SPECIAL EVENTS / ARTS CONTRACT	7,000
60-810-390	GYM RENTAL	3,000
60-810-510	VEHICLE MAINTENANCE ALLOCATION	6,000
60-810-540	EQUIPMENT	2,000
60-810-885	DEPRECIATION EXPENSE	3,000

Account Number	Account Title	2018-19 Recommend Budget
Total GENERAL ADMIN EXPENDITURES		615,317
SOCCER EXPENDITURES		
60-820-100	SALARIES & WAGES	20,000
60-820-120	WAGES - OVERTIME	800
60-820-130	EMPLOYEE BENEFITS	11,000
60-820-250	EQUIP/SUPP/MAINTENANCE	8,000
60-820-310	ADVERTISING	300
60-820-500	UNIFORMS	12,000
60-820-520	GAME OFFICIALS	12,000
60-820-570	TROPHIES	4,500
Total SOCCER EXPENDITURES		68,600
BASEBALL EXPENDITURES		
60-840-100	SALARIES & WAGES	1,000
60-840-130	EMPLOYEE BENEFITS	700
60-840-250	EQUIP/SUPP/MAINTENANCE	15,000
60-840-270	SITE SUPERVISOR	1,000
60-840-310	ADVERTISING	500
60-840-500	UNIFORMS	20,000
60-840-520	GAME OFFICIALS	25,000
60-840-570	TROPHIES	2,000
60-840-610	AFFILIATION FEES	2,700
Total BASEBALL EXPENDITURES		67,900
YOUTH SOFTBALL EXPENDITURES		
60-850-130	EMPLOYEE BENEFITS	500
60-850-250	EQUIP/SUPP/MAINTENANCE	4,500
60-850-500	UNIFORMS	4,000
60-850-520	GAME OFFICIALS	2,000
60-850-530	AFFILIATION FEES	600
60-850-570	AWARDS/TROPHIES	300
Total YOUTH SOFTBALL EXPENDITURES		11,900
FOOTBALL EXPENDITURES		
60-860-110	FLAG FOOTBALL SALARIES	12,000
60-860-130	EMPLOYEE BENEFITS	500
60-860-250	EQUIP/SUPP/MAINTENANCE	12,000
60-860-300	FLAG F EQUIP/SUPP/MAINTENANCE	1,300
60-860-320	FLAG FOOTBALL UNIFORMS	19,500
60-860-330	FLAG FOOTBALL GAME OFFICIALS	4,000
60-860-340	FLAG FOOTBALL TROPHIES	1,200
60-860-400	CHEERLEADING PROGRAM	1,200
60-860-500	UNIFORMS	11,000
60-860-520	GAME OFFICIALS	5,000
60-860-530	SCOREKEEPERS/ WEIGHT MASTER	2,500
60-860-610	AFFILIATION FEES	650
60-860-650	COACHES CLINIC EXPENSE	600
Total FOOTBALL EXPENDITURES		71,450

Account Number	Account Title	2018-19 Recommend Budget
YOUTH BASKETBALL EXPENDITURES		
60-870-130	EMPLOYEE BENEFITS	2,500
60-870-250	EQUIP/SUPP/MAINTENANCE	3,000
60-870-520	GAME OFFICIALS	25,000
60-870-540	SITE SUPERVISORS	5,000
60-870-570	TROPHIES	2,000
60-870-610	AFFILIATION FEES	30,000
Total YOUTH BASKETBALL EXPENDITURES		67,500
MISC. PROGRAMS EXPENDITURES		
60-880-115	OUTDOOR PICKLEBALL COURTS	1,500
60-880-130	EMPL BEN - FEST BD SUPPORT	600
60-880-140	CONCERTS	12,000
60-880-480	MUSIC	4,300
60-880-495	MUSIC AND ME	5,000
60-880-500	ARTS & CRAFTS	5,000
60-880-510	ARCHERY	4,000
60-880-570	ADULT BASKETBALL	4,000
60-880-610	SKI & SNOWBOARD PROGRAM	36,000
60-880-620	SUPER SPORT	7,000
60-880-630	LEGO CAMP	16,000
60-880-640	TRACK AND FIELD	800
Total MISC PROGRAMS EXPENDITURES		96,200
VOLLEYBALL		
60-885-100	SALARIES & WAGES	5,000
60-885-130	EMPLOYEE BENEFITS	1,000
60-885-250	EQUIP/SUPP/MAINTENANCE	3,000
60-885-500	UNIFORMS	8,000
60-885-520	GAME OFFICIALS	7,500
Total VOLLEYBALL		24,500
TENNIS EXPENDITURES		
60-890-130	EMPLOYEE BENEFITS	500
60-890-510	EQUIPMENT AND SUPPLIES	4,000
60-890-520	INSTRUCTORS	9,500
Total TENNIS EXPENDITURES		14,000
GYMNASIUM EXPENDITURES		
60-893-100	SALARIES & WAGES	110,000
60-893-130	EMPLOYEE BENEFITS	12,000
60-893-230	TRAINING/TRAVEL	1,500
60-893-300	OFFICE SUPPLIES/POSTAGE ALLOCA	5,000
60-893-310	ADVERTISING	2,000
60-893-350	PICKLEBALL	2,000
60-893-380	MISCELLANEOUS SERVICES	10,000
60-893-425	ADMIN EQUIP/SUPP/MAINTENANCE	8,000
60-893-510	GYM EQUIP/SUPPLIES MAINTENANCE	5,000
60-893-540	GYM EQUIPMENT	15,000
60-893-628	UTILITIES	55,000
60-893-860	CAPITAL FACILITIES MAINTENANCE	15,000

Account Number	Account Title	2018-19 Recommend Budget
Total GYMNASIUM EXPENDITURES		240,500
SWIMMING POOL EXPENDITURES		
60-894-100	SALARIES & WAGES	154,000
60-894-120	WAGES - OVERTIME	1,000
60-894-130	EMPLOYEE BENEFITS	20,000
60-894-230	TRAINING/TRAVEL	2,000
60-894-300	OFFICE SUPPLIES/POSTAGE ALLOCA	1,500
60-894-310	ADVERTISING	1,000
60-894-380	MISCELLANEOUS SERVICES	2,500
60-894-425	ADMIN EQUIP/SUPP/MAINTENANCE	8,000
60-894-454	ADMIN EQUIPMENT	1,200
60-894-510	CONCESSIONS - FOOD	16,000
60-894-525	CONCES EQUIP/SUPP/MAINTENANCE	1,000
60-894-530	CONCESSION EQUIPMENT	6,000
60-894-540	POOL EQUIPMENT/MACHINERY	13,000
60-894-624	AQUATIC TREATMENT	22,000
60-894-628	UTILITIES	21,000
60-894-860	CAPITAL FACILITIES MAINTENANCE	5,000
60-894-885	DEPRECIATION EXPENSE	8,000
Total SWIMMING POOL EXPENDITURES		283,200
RECREATION FUND Revenue Total		1,566,917
RECREATION FUND Expenditure Total		1,561,067
Net Total RECREATION FUND		5,850

Account Number	Account Title	2018-19 Recommend Budget
SPECIAL EVENTS FUND		
FESTIVAL DAYS REVENUES		
67-371-100	BREAKFAST-TICKET SALES	2,000
67-371-210	CONCESSIONS ENTRANCE FEES	6,500
67-371-220	CONCESSION SALES	200
67-371-299	T-SHIRTS	250
67-371-400	PARADE-ENTRANCE FEES	1,400
67-371-610	DONATIONS	8,200
67-371-700	FESTIVAL DAYS-FUN RUN REGISTER	10,000
67-371-710	RECREATION-PICKLEBALL	750
67-371-730	RECREATION-TENNIS REGISTER	600
67-371-750	BASKETBALL TOURNAMENT	700
67-371-760	MOTORCYCLE RIDE	3,500
67-371-810	SPECIAL EVENTS-DONATIONS	7,000
Total FESTIVAL DAYS REVENUES		41,100
PERFORMING ARTS REVENUES		
67-374-505	CONCESSIONS	3,000
67-374-509	T-SHIRTS / SWEATSHIRTS	1,200
67-374-530	PERFORMARTS PLAY TICKET SALES	16,000
67-374-540	PERFORMARTS-DIN THTR	4,500
67-374-550	PERFORMARTS FUND RAISER/ADS	4,000
67-374-570	CONTRIBUTIONS GENERAL FUND	4,000
67-374-590	PARTICIPATION FEES	3,000
67-374-595	PARTICIPATION DEPOSITS	3,000
Total PERFORMING ARTS REVENUES		38,700
FESTIVAL DAYS EXPENDITURES		
67-450-100	BREAKFAST-PAPER GOODS	600
67-450-110	BREAKFAST-MISCELLANEOUS	4,000
67-450-210	CONCESSIONS-MISCELLANEOUS	200
67-450-305	SOUND SYSTEM	2,000
67-450-410	PARADE-MISCELLANEOUS	600
67-450-420	CONCERT / ENTERTAINMENT	6,000
67-450-611	PUB/RELATIONS / ADVERTISING	1,500
67-450-701	FESTIVAL DAYS T-SHIRTS	5,000
67-450-702	FESTIVAL DAYS- FUN RUN EXP	5,500
67-450-703	BASKETBALL TOURNAMENT	100
67-450-705	TENNIS TOURNAMENT	200
67-450-710	PICKLEBALL TOURNAMENT	200
67-450-711	GENERAL MISCELLANEOUS	5,000
67-450-801	FESTIVAL DAYS- MOTORCYCLE RIDE	5,000
67-450-810	SPECIAL EVENTS-MISCELLANEOUS	15,500
Total FESTIVAL DAYS EXPENDITURES		51,400
SCHOLARSHIP PAGEANT EXPEND.		
67-453-301	QUEEN SCHOLARSHIPS	6,000
Total SCHOLARSHIP PAGEANT EXPEND		6,000
PERFORMING ARTS EXPENDITURES		
67-454-250	EQUIPMENT/SUPPLIES/MAINTENANCE	32,000

Account Number	Account Title	2018-19 Recommend Budget
67-454-501	PERFORMARTS PLAY COPYRIGHT	6,500
67-454-502	PERFORMARTS FOOD EXPENSE	5,000
67-454-503	PERFORMARTS-SUPPLIES	2,000
67-454-504	PERFORMARTS-PRINTING/ADVERT	500
67-454-505	PERFORMARTS-SCENERY & PROPS	4,000
67-454-507	PERFORMARTS-SOUND & LIGHTING	2,000
67-454-508	PERFORMARTS COSTUMES	3,000
67-454-509	T-SHIRTS / PICTURES	2,000
67-454-511	PERFORMARTS-MISCELLANEOUS	3,000
67-454-512	CONCESSION EXPENSE	3,000
	Total PERFORMING ARTS EXPENDITURES	<u>63,000</u>
	SPECIAL EVENTS FUND Revenue Total	<u>79,800</u>
	SPECIAL EVENTS FUND Expenditure Total	<u>120,400</u>
	Net Total SPECIAL EVENTS FUND	<u>40,600-</u>

CITY COUNCIL AGENDA

For Council Meeting:
May 1, 2018

S U B J E C T: Bond Resolution for the 650 West Park

ACTION TO BE CONSIDERED:

Approve the enclosed bond resolution, which the proceeds will be used for the construction of the 650 West park. The bond will be paid from the US89 RDA proceeds that the City will receive over the next 7 years.

GENERAL INFORMATION:

See enclosed staff report prepared by Keith Johnson, Assistant City Manager.

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

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
BRIGHAM MELLOR
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: April 18, 2018

Subject: **APPROVE THE FOLLOWING BOND RESOLUTION FOR THE 650 WEST PARK TO BE PAID WITH THE US 89 RDA PROCEEDS.**

RECOMMENDATIONS

Approve the following Bond Resolution, which the proceeds will be used for the construction of the 650 West park. The bond will be paid from the US 89 RDA proceeds that the City will receive over the next 7 years.

BACKGROUND

As we discussed in the budget work session on April 17th, this bond is for money to be used on the construction of the 650 W. park. The Bond will be paid from monies that the City will continue to receive from the US 89 RDA for recreational purposes. The utility franchise and excise tax is being used for collateral for this bond, but again the payments will be made from the US 89 RDA.

Respectfully Submitted,

Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

Farmington, Utah

May 1, 2018

The City Council (the "Council") of Farmington City, Utah, met in regular public session at the regular meeting place of the Council in Farmington, Utah, on Tuesday, May 1, 2018, at the hour of 7:00 p.m., with the following members of the Council being present:

Jim Talbot	Mayor
Brett Anderson	Councilmember
Doug Anderson	Councilmember
Brigham Mellor	Councilmember
Cory Ritz	Councilmember
Rebecca Wayment	Councilmember

Also present:

Dave Millheim	City Manager
Keith Johnson	Assistant City Manager
Holly Gadd	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this May 1, 2018, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$1,300,000 AGGREGATE PRINCIPAL AMOUNT OF EXCISE TAX REVENUE BONDS, SERIES 2018; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF AN INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of Farmington City, Utah (the "Issuer") desires to finance all or a portion of the costs of construction of recreational improvements, including a baseball diamond complex and all related improvements (the "Series 2018 Project"), (b) fund any necessary debt service reserve funds, and (c) pay costs of issuance with respect to the Series 2018 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Excise Tax Revenue Bonds, Series 2018 (the "Series 2018 Bonds") (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), this Resolution, and a General Indenture of Trust (the "General Indenture"), and a Supplemental Indenture (the "Supplemental Indenture" and together with the General Indenture, the "Indenture"), with such Indenture in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must give notice of its intent to issue such bonds and hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2018 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement"), in substantially the form attached hereto as Exhibit C to be entered into between the Issuer and the purchaser (the "Purchaser") selected by the Issuer for any portion of the Series 2018 Bonds; and

WHEREAS, in order to allow the Issuer flexibility in setting the pricing date of the Series 2018 Bonds to optimize debt service costs to the Issuer, the Council desires to grant to any one of the Mayor or Mayor pro tem (collectively, the "Mayor"), the City Manager or the Assistant City Manager (collectively, the "Designated Officers"), the authority to determine whether the Series 2018 Bonds should be sold, to select the Purchaser, approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2018 Bonds shall be sold, to determine whether the Series 2018 Bonds will be taxable or tax-exempt, and any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the "Parameters");

NOW, THEREFORE, it is hereby resolved by the City Council of Farmington City, Utah, as follows:

Section 1. For the purpose of financing the Series 2018 Project, (b) funding a deposit to a debt service reserve fund, if necessary, and (c) paying costs of issuance of the Series 2018 Bonds, the Issuer hereby authorizes the issuance of the Series 2018 Bonds which shall be designated "Farmington City, Utah Excise Tax Revenue Bonds, Series 2018" (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer) in the aggregate principal amount of not to exceed \$1,300,000. The Series 2018 Bonds shall mature in not more than eight (8) years from their date or dates, shall be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates of not to exceed five percent (5.0%) per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein.

Section 2. The Designated Officers are hereby authorized to specify and agree as to the method of sale, the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2018 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The determination of the final terms and redemption provisions for the Series 2018 Bonds by the Designated Officers shall be evidenced by the execution of the Bond Purchase Agreement in substantially the form attached hereto as Exhibit C. The form of the Bond Purchase Agreement is hereby authorized, approved and confirmed.

Section 3. The Indenture and the Bond Purchase Agreement in substantially the forms presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are

hereby authorized to execute and deliver the Indenture and the Designated Officers are hereby authorized to execute and deliver the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 5 hereof. The Designated Officers are hereby authorized to select the Purchaser.

Section 4. The Designated Officers or other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2018 Bonds, the Bond Purchase Agreement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2018 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 5. The form, terms, and provisions of the Series 2018 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and the City Recorder are hereby authorized and directed to execute and seal the Series 2018 Bonds and to deliver said Series 2018 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 6. The Designated Officers or other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2018 Bonds in accordance with the provisions of the Indenture.

Section 7. Upon their issuance, the Series 2018 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2018 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2018 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The Designated Officers and other appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, any escrow agreement permitted under the Indenture and tax compliance procedures) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. After the Series 2018 Bonds are delivered by the Trustee to the Purchaser and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2018 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 10. The Issuer shall hold a public hearing on June 5, 2018, to receive input from the public with respect to the issuance of the Series 2018 Bonds issued under the Act, and the potential economic impact that the improvements and/or land acquisition to be financed with the proceeds of the Series 2018 Bonds issued under the Act will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is first published and such publication shall be made once a week for two consecutive weeks in the Davis County Clipper, a newspaper of general circulation in the Issuer, on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended, and on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Farmington City offices, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the last date of the newspaper publication thereof. The Issuer directs its officers and staff to publish a "Notice of Public Hearing and Bonds to be Issued" in substantially the following form:

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), that on May 1, 2018, the City Council (the "Council") of Farmington City, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Excise Tax Revenue Bonds, Series 2018 (the "Series 2018 Bonds") (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to the issuance of that portion of the Series 2018 Bonds issued under the Act and any potential economic impact that the Series 2018 Project described herein to be financed with the proceeds of the Series 2018 Bonds issued under the Act may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on June 5, 2018, at the hour of 7:00 p.m. at 160 South Main Street, Farmington, Utah. The purpose of the hearing is to receive input from the public with respect to the issuance of that portion of the Series 2018 Bonds issued under the Act and any potential economic impact that the Series 2018 Project to be financed with the proceeds of that portion of the Series 2018 Bonds issued under the Act may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2018 BONDS

The Series 2018 Bonds will be issued for the purpose of (a) financing all or a portion of the costs of construction of recreation improvements, including a baseball diamond complex and all related improvements (the "Series 2018 Project"), (b) funding any debt service reserve funds, as necessary, and (c) paying costs of issuance of the Series 2018 Bonds.

PARAMETERS OF THE SERIES 2018 BONDS

The Issuer intends to issue the Series 2018 Bonds in the aggregate principal amount of not more than One Million Three Hundred Thousand Dollars (\$1,300,000), to mature in not more than eight (8) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed five percent (5.0%) per annum. The Series 2018 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the "Indenture") which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2018 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2018 Bonds for any reason and at any time up to the issuance of the Series 2018 Bonds.

SALES AND USE TAXES PROPOSED TO BE PLEDGED

Section 11. [If the Series 2018 Bonds are issued as tax-exempt, for purposes of and in accordance with Section 265 of the Code, the Issuer hereby designates the Series 2018 Bonds as an issue qualifying for the exception for certain qualified tax-exempt obligations to the rule denying banks and other financial institutions 100% of the deduction for interest expenses which is allocable to tax-exempt interest. The Issuer reasonably anticipates that the total amount of tax-exempt obligations (other than obligations described in Section 265(b)(3)(C)(ii) of the Code) which will be issued by the Issuer and by any aggregated issuer during calendar year 2018 will not exceed \$10,000,000. For purposes of this Section, “aggregated issuer” means any entity which, issues obligations on behalf of the Issuer, derives its issuing authority from the Issuer, or is directly or indirectly controlled by the Issuer within the meaning of Treasury Regulation Section 1.150-1(e). The Issuer hereby represents that it has not created and does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code and the total amount of obligations so designated by the Issuer, and all aggregated issuers for calendar year 2018 does not exceed \$10,000,000.]

Section 12. The Issuer hereby reserves the right to opt not to issue the Series 2018 Bonds for any reason, including without limitation, consideration of the opinions expressed at the public hearing.

Section 13. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 14. The Issuer hereby declares its intention and reasonable expectation to use proceeds of bonds to reimburse itself for initial expenditures for costs of the Series 2018 Project. The Series 2018 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Series 2018 Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2018 Bonds which will be issued to finance the reimbursed costs of the Series 2018 Project is not expected to exceed \$1,300,000.

APPROVED AND ADOPTED this May 1, 2018.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Holly Gadd the undersigned City Recorder of Farmington City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the May 1, 2018, public meeting held by the City Council of the City (the "City Council") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on April __, 2018, at least twentyfour (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Davis County Clipper on April __, 2018, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2018 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be posted on _____, at the principal office of the City Council, provided to at least one newspaper of general circulation within the City on _____, and published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this May 1, 2018.

(SEAL)

By: _____
City Recorder

SCHEDULE 1
NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

(attach Proof of Publication of
Notice of Public Hearing and Bonds to be Issued)

EXHIBIT B

FORM OF INDENTURE

(See Transcript Document Nos. ___ and ___)

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

(See Transcript Document No. ___)

CITY COUNCIL AGENDA

For Council Meeting:
May 1, 2018

S U B J E C T: Minute Motion Approving Summary Action List

1. Approval of Minutes from April 17, 2018

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 MEETING

April 17, 2018

WORK SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, Assistant City Manager Keith Johnson, City Attorney Todd Godfrey, City Development Director David Petersen, City Engineer Chad Boshell, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Budget

Assistant City Manager **Keith Johnson** presented an overview of the FY 2018 Farmington City budget. The General Fund balance will decrease but will remain at a comfortable level (21%). He shared that although two years of Prop 1 money was budgeted for the completion of improvements to 650 West, the project was completed without needing the Prop 1 funds from FY 2019. Revenues from sales tax and building permits came in higher than originally budgeted. He noted that the City has not raised property taxes since 2003 as sales tax has increased the City budget by 40%.

Keith Johnson stated that due to a state formula, the City no longer keeps 100% of the sales tax revenue. City Manager **Dave Millheim** stated that new dollars are not as valuable as early dollars so from a planning perspective, the City can be selective about what development is allowed or sought after. The City wants to avoid being overly reliant on any one type of revenue for sustainability.

Keith Johnson reviewed proposed budget information for FY 2019 which included costs related to replacing Police and Fire Department equipment, hiring an Economic Development Director, another Parks Maintenance and Recreation Coordinator, the completion of the water tank, and the roundabout landscaping. As the Council makes budget decisions, they were advised to keep in mind future needs related to business park infrastructure, connector road funding, development of Old Farm, completion of the 650 W park, and hiring a full-time City Attorney. **Dave Millheim** proposed that the City Council would adopt a tentative budget on May 1, and adopt a final budget at the second Council meeting in June.

Keith Johnson reviewed a number of proposals for financing the completion of the 650 W park. He noted that the US89 RDA provides approximately \$200,000 a year for the City to use for recreation. The City could bond against excise taxes and pay off using the RDA funds. **Dave Millheim** noted that the Council did not have to approve a bond, but not doing so would delay the completion of the park. **Keith Johnson** stated that the some funds will come from park impact fees when the Avanti Apartments pulls the permits to begin the additional units previously approved.

Dave Millheim thanked **Keith Johnson** for his work on the budget and complimented his fiscal sense. **Keith Johnson** expressed appreciation for department heads within the City who manage their program budgets well.

Update from Congressman Chris Stewart's Office

Rhonda Perkes, Field Representative for Congressman Chris Stewart, presented an update from his Congressional office. She shared that Representative Stewart expressed thanks for the hard work that the City Council is engaged in. She noted that Representative Stewart voted against the omnibus bill, despite party pressure, as he feels that continuing resolutions and a rushed omnibus bill is an irresponsible way to run the budget process. **Rhonda Perkes** noted that Representative Stewart is in full support of President Trump's actions in Syria. She also noted that he has sponsored the Advancing Conservation and Education Act legislation which allows states to relinquish state land grant parcels in exchange for currently designated Federal land within the state.

Mayor **Jim Talbot** expressed appreciation for Representative Stewart and the support he provides to Farmington. **Dave Millheim** shared that Representative Stewart's office has been a great resource for working through issues with the Army Corps of Engineers.

Agenda Review

Jim Talbot suggested the Council review the agenda for the Regular Session. **Todd Godfrey** stated that adoption of the small area master plan item is not a public hearing as this element happens at the Planning Commission stage of review.

Eric Anderson provided a review of the Estates at Lund Lane Rezone and Schematic Plan with its accompanying approval of 3 TDRs. **Eric Anderson** noted that the Planning Commission had no issues with the schematic plan. **David Petersen** said that approval of the Kaysville Boundary Adjustment Resolution of Intent within the summary action would be the start of the process to allow the owner to subdivide the lot and annex the smaller lot into Kaysville City. Approving the resolution would start the process, and the City would conduct a Public Hearing at the Planning Commission in May.

Brigham Mellor reviewed a draft letter from Syracuse City contained in the meeting packet to be sent to the Davis County Commissioners to express support for the Northern Utah regional economic development initiative in conjunction with EDCUtah. He stated that with the business park and other development it was wise to work with cities in Davis and Weber counties to develop a regional economic development effort. He noted that drafts were sent to West Point, Kaysville, and Layton who will each send their own letters of support to the Commissioners. **Dave Millheim** will present a draft to the City Council for approval before a letter is sent from Farmington.

REGULAR SESSION

Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Attorney Todd Godfrey, City Development Director David Petersen, City Engineer Chad Boshell, City Planner Eric Anderson, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:02 p.m.

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

The invocation was offered by **Doug Anderson** and the Pledge of Allegiance was led by **Rebecca Wayment**.

PUBLIC HEARINGS:

East Brentwood Estates Subdivision Plat Amendment

City Planner **Eric Anderson** noted that for this item, adjoining property owners were noticed and provided a 10-day period in which protests would be received by the City. If no protests were received, the Council could review the item without the need for a public hearing. Staff recommended proceeding with a public hearing as the end of the 10-day protest period and the posting of the City Council agenda crossed.

Eric Anderson explained that the applicant is seeking to remove the setback table that was included with plat recordation. The setback table is more restrictive than what the Zoning Ordinance defines. Boundary lines have also been adjusted with the County Recorder and should be updated with the City to keep recordation consistent. This will make it easier for staff to perform site plan reviews as each house is built. **Eric Anderson** noted that it is not customary to have a setback chart on the plat for a conservation subdivision.

Chase Freebairn, 978 East Woodoak Lane, Salt Lake City, addressed the Council, representing Ivory Development. He noted that a lot owner within the development ran into the setback issue as he was trying to build his home. Ivory Development is working on behalf of the lot owner to resolve the setback issues and clean up the lot lines.

Mayor Jim Talbot opened the public hearing at 7:11 p.m.

Rob Ramage, 466 Honeybee Circle, stated that he has been a resident of Farmington for 14 years. Previously he has lived in suburbs of Chicago and Denver and watched as every inch of space was taken by development. He does not want the same story played out in Farmington. He noted that some growth is good, but not all development is in the best interest of the City.

Mayor Jim Talbot closed the public hearing at 7:12 p.m.

Motion:

Brigham Mellor moved that the City Council approve the Brentwood Estates Subdivision Plat Amendment as set forth in the staff report.

Cory Ritz seconded the motion which was approved unanimously

Estates at Lund Lane Rezone and Schematic Plan

Eric Anderson explained that the applicant is seeking a rezone of 8.5 acres of property from A (Agriculture) to LR (Low Density Residential) to move forward with a proposed subdivision. He noted the property zoned A (Agriculture) has this designation because that is the default zone designation for property annexed into the City. The surrounding property is zoned LR and it was always the intent to make the area a single family zone. **Eric Anderson** said that the rezone request was consistent with the General Plan. He stated that if City Council approves the zone change, the enabling ordinance should also be approved as it contains the survey description of the property.

Eric Anderson reviewed the schematic plan, which is dependent on the rezone, and stated that the proposed lot size exceeds what is allowed under LR zone. The applicant is proposing an alternative lot size density and is seeking a 3-lot TDR (Transfer of Development Rights) from the City, bringing the total number of lots in the subdivision to 22.

Eric Anderson stated that a conditional approval has been added related to the wetlands mitigation. The Planning Commission recommended that a monument feature be included as a condition of approval.

Chase Freebairn, 978 East Woodoak Lane, Salt Lake City, addressed the Council, representing Ivory Development. He shared that they have agreed to add a monument to the property. The project is consistent with surrounding neighborhoods with large estate lots. The delineation process has begun with the engineering firm related to the wetlands and a decision is anticipated in early May.

Brigham Mellor asked about the dual frontage (part in Farmington and part in Centerville) and asked if an HOA would be established. **Chase Freebairn** responded that there is no HOA planned. **Brigham Mellor** recommended that an HOA be established to maintain sidewalks and park strips in the area of the dual-frontage.

Brett Anderson asked a question related to section 11-11-050 of the city code which prohibits alternative lot sizes for subdivisions larger than ten acres. **Chase Freebairn** stated that the property had been surveyed at 9.93 acres.

Cory Ritz asked about curb and gutter and street improvements where the boundary of the City is in the middle of the street. **David Petersen** noted that a reimbursement agreement will be entered into with Centerville City and that the developer will be required to provide curb and gutter and improvement just beyond the boundary, but not full curb and gutter on the south side of the street.

Mayor Jim Talbot opened the public hearing at 7:28 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.

Motion:

Doug Anderson moved that the City Council approve the enclosed enabling ordinance amending the Zoning Map from A to LR for approximately 8.5 acres of property located at Lund Lane between 200 East and 50 West, as identified on the attached maps, parcel ID number 070700024, and a portion of parcel ID number 070700089, subject to all applicable Farmington City ordinances and development standards, with Findings for Approval 1-4.

Rebecca Wayment seconded the motion which was approved unanimously.

Findings for Approval:

1. The existing Agriculture Zone is inconsistent with the LDR General Plan designation.
2. The existing Agriculture Zone is the default zoning designation for property annexed into the City, as was the case with the subject property.
3. The proposed rezone is consistent with the LDR General Plan designation.
4. The proposed rezone is consistent with the zoning of surrounding neighborhoods and would allow densities similar to those in existing adjacent subdivisions.

Motion:

Brigham Mellor moved that the City Council approve the schematic plan and TDR transaction in the amount of \$38,205 for the Estates at Lund Lane Subdivision subject to all applicable Farmington City ordinances and development standards and conditions 1-6, and findings for approval 1-4.

Cory Ritz seconded the motion which was approved unanimously.

Conditions:

1. The applicant shall obtain a wetland delineation, and have that delineation approved by the US Army Corps of Engineers prior to or concurrent with preliminary plat;
2. The City Council, through a vote of not less than four (4) members shall approve the 3 lot TDR transaction;
3. The applicant shall prepare an adequate storm-water plan that mitigates potential issues, and have that plan reviewed and approved by the City Engineer;
4. All outstanding comments from the DRC for schematic plan shall be addressed on preliminary plat.
5. The applicant shall provide a monument, acceptable to the City, at the corner of Lund Lane and 200 East distinguishing the entry point to Farmington.
6. The applicant will work toward the formation of an HOA or otherwise propose a plan at preliminary plat approval to address maintenance issues at 200 East and Lund Lane.

Findings for Approval:

1. The proposed plans meet the requirements of the subdivision and zoning ordinances for an alternative lot size in the LR zone, if the rezone does occur.
2. Schematic plan does not vest the property, and will be null-and-void if the rezone is not passed.
3. The proposed development will provide single family residential developments similar to those of surrounding subdivisions.
4. The proposed alternative lot size is more consistent with surrounding properties than a conventional subdivision would be in the LR zone.

NEW BUSINESS:

East Park Lane Small Area Master Plan

City Attorney **Todd Godfrey** stated that **David Petersen** and **Dave Millheim** asked him to review the process for adoption of a small area master plan as an amendment to the General Plan. His review led him to conclude that because the public hearing happens at the Planning Commission review, an additional public hearing does not need to be held at the City Council meeting. He further noted that as that has been established process, it would be inappropriate to change process mid-stream while an application is pending. He suggested that it would jeopardize the Council decision. **Todd Godfrey** recommended that the City Council follow the process in place for General Plan amendments.

David Petersen reviewed the General Plan in the area between Park and Shepard Lanes and between Main Street and the US 89 frontage road. He noted that in 2003 the City contracted with a consulting group to do a marketing study for the area. The results recommended adopting a mixed-use commercial area with complementary residential.

David Petersen reviewed the topography of the area which includes the headwaters of Spring Creek. There are wetlands in the area that may need mitigation and will impact development. **David Petersen** stated that the main spine road for the project would be an extension of Lagoon Drive which will be designated a minor collector road. The location of the road has never been set, but adoption of the East Park Lane Small Area Master Plan would define the alignment connecting Park Lane and US 89.

David Petersen reviewed the proposed map which indicates a mix of commercial and residential units. Single family units are prohibited, but multi-family units between 5-18 units per acre would be allowed. The text of the General Plan indicates that it was intended that commercial uses would be allowed on both sides of the spine road.

Eric Anderson reviewed the purpose for General Plan amendments noting that adoption of the amendment adds an element to the existing plan similar to additions of Transportation, Trails, Parks, Affordable Housing, and Storm Water Plans. He acknowledged that these amendments allow the City to update the General Plan without a full overhaul. Every application for rezone, subdivision, and site plan related to the area covered by the small area master plan will be considered independently with an opportunity for public comment, utilizing the small area

master plan to inform the decision. The amendment is an advisory layer and aid to guide future City Councils and Planning Commissions, but it does not bind the future Councils. **Eric Anderson** noted that the Planning Commission had some concerns with the road connecting onto Main Street and acknowledged that it is a good plan, but it is not perfect.

Phil Holland, 1178 Legacy Crossing Blvd, represented Wright Development. He noted that he and his partners reviewed the General Plan and the surrounding area to produce a plan that further defines what the CMU could look like. He said that not all 85 acres would be developed at once, and as open space will be a key component, some may never be developed. **Phil Holland** said that that plan keeps commercial on the west side of the extended Lagoon Drive to create a natural barrier to commercial development. The plan includes a mix of residential uses with owner-occupied townhomes and patio homes with different architectural styles.

Phil Holland noted that what is presented is the culmination of a conversation with property owners and working to identify and develop a plan for the area. **Cory Ritz** reiterated a point made by **Phil Holland** in a news article stating that this step was similar to being on the “second yard line with 98 yards to go,” and that this approval step is very preliminary.

Doug Anderson asked **Eric Anderson** to clarify the Planning Commission’s concern about the southern outlet onto Main Street. **Eric Anderson** stated that both sides of Main Street have single family residential uses the length of the area, the Planning Commission noted that the higher proposed density of the patio homes located at the southern outlet was incongruous with the rest of Main Street and the intent to leave Main Street as an historic buffer.

Brett Anderson suggested that the patio homes were proposed, but not a final idea and not binding. **David Petersen** said that the Council has a lot of discretion at the rezone stage. **Brigham Mellor** clarified that the General Plan generally assess what uses can be in place on a site, and that by adopting the amendment the City is indicating to a developer that the general idea is congruent with what they are expecting to have happen on the site. **Eric Anderson** noted that before the cardiology office and self-storage projects were approved, they went through a rezone and subdivision process, approval by City Council, site plan and conditional use approval with the Development Review Committee and the Planning Commission. **Eric Anderson** stated that there are many check points which will need to be metered for the entire plan; this document will be used to provide a guide for City Councils.

Brigham Mellor asked if there was a final decision regarding the wetlands and preservation areas from the Army Corps of Engineers. **Eric Anderson** stated that a wetlands expert looked at the entire site and recommended a preliminary delineation but that no official designation has been received.

Rebecca Wayment asked if the plan considers the improvements Main Street will need due to potential traffic impacts from higher density housing in the area. **Eric Anderson** said that the applicant is open to removing the connection onto Main Street, while noting that the more points of connection an area has, the more traffic is dispersed. **Eric Anderson** suggested that a condition for approval could be included to require the developer to amend the plan in regards to

that connection. **Brigham Mellor** noted that UDOT maintains Main Street and typically does not respond to future conditions and is not likely to prioritize an expansion until necessary.

David Petersen and **Chad Boshell** said that funding has been received to improve the East Side of Main Street which would include minor widening improvements. **Chad Boshell** stated that although the funding is approved, it will not be received for another five years unless the WFRC alters the proposed timeline.

Brigham Mellor asked about traffic analysis that would occur at later planning stages, and **Chad Boshell** stated that a component of site plan approval is a traffic plan. **Jim Talbot** asked **Phil Holland** about the connection to Main Street. **Phil Holland** stated that Wright Development was amenable to removing the outlet onto Main Street, and is willing to continue discussion with land planners about traffic and how removing that outlet would impact the remainder of the project.

Rebecca Wayment asked if decreasing the residential density would kill the project. **Phil Holland** said that decreasing the density limits what can be done next to commercial areas and that the site plan is designed so that the additional density has a feel of less density because it is buffered from the commercial with open space.

Doug Anderson asked if the commercial in this area would compete with the business park on the west side. **David Petersen** said that the commercial planned for this area would be low level office buildings and would attract a different market. **Brigham Mellor** said that the Kimley-Horn analysis for North Station Park suggested that there was a projected demand for about 1.2 million square feet of office space, and that North Station is expected to provide 650,000 square feet of office space, leaving a surplus of demand.

Brett Anderson asked how many land owners were in the area in question; **David Petersen** said that there were 10-12+ land owners as the lot lines exist today. **Brett Anderson** noted that one of his legal partners **Matt Hess** is one of the land owners. He said that he did not see that as being a conflict with approval as the plan is not property specific, but noted that in future decisions related to vesting rights for specific proposals he would recuse himself.

Cory Ritz said that he was on the Planning Commission when this area was designated as mixed use. He said that there was angst at the time. He noted that as a west side resident, all of Farmington needs to share the pain of development. **Cory Ritz** said that the property owners have rights to develop or utilize the property as best suit their purposes, which may be farming or may be selling their property to allow for development. **Cory Ritz** said that he has had the opportunity to review many master plan concepts and that the East Park Lane Small Area Master Plan is one of the best he has seen. He noted that the plan is not perfect, but that there will be many public hearings and chances to weigh in on what will ultimately be developed. He acknowledged that there was a lot of emotion around development. He credited Wright Development with being a good partner to the City.

Brett Anderson said that most of the feedback he has received from the community concerned density related to proposed townhomes, and patio homes rather than single family units. He also

noted concerns about how the development should look along Main Street. **Brett Anderson** stated that those battles are not being fought with this decision, and does not feel bound by the ideas or concepts presented.

Jim Talbot referenced two petitions with a number of signatures; one stating “Stop the Creep Now.” He entered both petitions into the record.

Rebecca Wayment stated that there is a lot of flexibility in future decisions related to the area and opportunities to determine what should or should not be developed. She expressed a concern with density as it relates to the need for additional services, schools, traffic patterns and other accommodations for growth.

Brigham Mellor discussed how the plans for Station Park transformed and morphed as tenants were brought in. He said he would expect this area to go through a similar refining process.

Motion

Brigham Mellor moved that the City Council amend the General Plan adopting the enclosed East Park Lane Small Area Master Plan as an element of the General Plan, subject to all applicable Farmington City ordinances and development standards and Findings for Approval 1-7.

Cory Ritz seconded the motion which was approved unanimously.

Findings for Approval

1. The proposed East Park Lane Small Area Master Plan is consistent with the General Plan.
2. The proposed East Park Lane Small Area Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan for this district; including a mix of uses such as office, retail, and residential, an emphasis on bringing activity to the street and enhancing walkability, placing parking to the rear of buildings, creating public spaces and nodes, enhancing open space and connectivity, providing a live/work/play environment, etc.
3. The proposed East Park Small Area Master Plan has a good balance of residential and retail, which is the overarching intent of the CMU General Plan designation and zone.
4. The East Park Lane Small Area Master Plan proposes a nuanced continuum of development intensity with lower density housing to the east and north, medium density residential in the middle and along major roads, and commercial along Highway 89 and the Lagoon Drive northern extension. The continuum of development intensity provides a buffer between existing residential neighborhoods to the north and east, and places the highest intensity commercial buildings near Highway 89.
5. The mixture of uses proposed in the East Park Lane Small Area Master Plan creates an area that fosters a live/work/play environment.

6. The proposed East Park Lane Small Area Master Plan will help to diversify and balance the City's tax structure through expanding its commercial property tax base, instead of relying too heavily on residential property and commercial sales tax.
7. The Small Area Master Plan is a good and orderly plan that is context sensitive, provides good connectivity, balances live/work/play, preserves open space, and is not overly intensive.

Jim Talbot called for a break at 8:38 p.m. and the meeting reconvened at 8:46 p.m.

Contract with UDOT for the TAP Funding for Pedestrian Signal Crossing at 200 West 125 South

City Engineer **Chad Boshell** said that City staff applied for TAP funds from the Wasatch Front Regional Council (WFRC) in the spring of 2017 for the construction of a pedestrian signal located at 200 West and 125 South. This is the mid-block crosswalk near Farmington Junior High. The City, WFRC and UDOT agreed to de-federalize the funds to stretch the money further. The City is proposing to enter into an agreement with UDOT to use the funds for the signal; project costs exceeding the award will be the City's responsibility.

Motion:

Doug Anderson moved that the City Council approve the Contract with UDOT for the Transportation Alternative Program (TAP) for the construction of a pedestrian signal at 200 West 125 South in the amount of \$137,732.

Rebecca Wayment seconded the motion which was approved unanimously.

Contract with Peterson Brothers Drilling for the Shepard Creek Well Drilling Project

Chad Boshell said that per the City's Master Water Plan and to meet Farmington's water needs a new well will be drilled on the Old Farm property. A number of bids were received and the large variation was due to the different methods which were bid. He stated that although the cable tool method will take longer, the process allows for testing water samples throughout the process so that if the flow and quality is not acceptable, an alternative well site could be selected. **Chad Boshell** noted that the contract includes language related to the potential fluctuation in steel prices.

Motion

Rebecca Wayment moved that the City Council approve the contract with Peterson Brothers Drilling for the Shepard Creek Well Drilling Project for the amount of \$365,700.

Doug Anderson seconded the motion which was approved unanimously.

Dave Millheim noted that the costs will be paid out of water impact fees.

SUMMARY ACTION:

1. Mountain America Federal Credit Union Cash Bond Improvements Agreement (495 N Station Parkway)
2. Residences at Farmington Hills Plat Amendment (approximately 261 East 400 North)
3. Ratification of an Amendment to the Mountain View Rezone Enabling Ordinance (approximately 179 South 650 West)
4. Approval of Minutes from March 6, 2018
5. Police Department Salary Adjustment
6. Arbor Day Proclamation
7. Kaysville Boundary Adjustment Resolution of Intent — Ken Stuart
8. Brownstone Subdivision Final PUD Master Plan (approx. between State Street, 200 East and SR106)
9. Surplus Property — Misc. Equipment
10. Surplus Property - Trucks
11. Appointment of Trails Committee Members

Rebecca Wayment moved, with a second from **Brett Anderson**, to approve summary action items 1 through 11 as contained in the staff reports.

The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

Dave Millheim directed those present to review the following items in the staff report and to follow-up with him if needing additional information.

1. Police Monthly Activity Report for January - March
2. Fire Monthly Activity Report for February
3. Executive Summary for Planning Commission held March 8, 2018
4. Building Activity Report for February

Station Park West Traffic Assessment

Dave Millheim presented information related to traffic impacts from Station Park West. Tim Taylor of WCEC Engineers reviewed traffic patterns and reported that as the area develops a raised median could be added to Park Lane to maintain a smooth flow of traffic and prohibit unauthorized turns. The report was provided to CenterCal, the Hawes Company and the Evans Family with a note that the City will act accordingly.

Special Use Permits — Woodland Park

Dave Millheim reviewed the policy to limit outdoor events at Woodland Park by limiting special use permits to 15. **Dave Millheim** asked the Council if they wanted to revisit the policy or keep

the cap in place. The Council recommended leaving the limit on Special Use Permits in Woodland Park and encouraging the use of other parks within the city when these have been exhausted.

Mayor Talbot & City Council Reports

Mayor Jim Talbot

Jim Talbot asked a member of the Council to attend the Café Torino Ribbon cutting scheduled for June 8 at 8:30 a.m. **Rebecca Wayment** agreed to attend.

Jim Talbot asked **Holly Gadd** to confirm logistics for those attending the Utah League of Cities and Towns Conference.

The Planning Commission appointment was continued to a future meeting.

David Petersen asked for a volunteer from the Council to meet with Planning Commissioners and members of the Clark Family who are seeking to develop property behind a house they own. **Rebecca Wayment** and **Doug Anderson** agreed to attend.

The request from Councilmember **Brigham Mellor** was previously addressed in work session

Councilmember Brigham Mellor

Brigham Mellor spoke with representatives of the Hughes family and Woodside Homes regarding development near 1525 West now that UDOT has a Record of Decision for the West Davis Corridor. He asked if the City has plans to revisit the development demarcation in the area. **Dave Millheim** said that staff will bring information forward shortly. **Eric Anderson** noted that the Planning Commission will be reviewing an application to amend the General Plan for the Stoddard and Hughes properties on April 19.

Councilmember Rebecca Wayment

No updates to report.

Councilmember Brett Anderson

Brett Anderson asked about the varying widths of park strip on west side of 650 West south of Glover Lane. **Dave Millheim** committed to follow-up regarding the park strips.

Councilmember Doug Anderson

No updates to report.

Councilmember Cory Ritz

Cory Ritz shared that residents notified him that staff at the gym are not checking passes as people are entering. He suggested that the policies should be reviewed, and asked about the possibility of adding a chained walkway or turnstile. **Dave Millheim** agreed to follow-up with Parks and Recreation staff. **Dave Millheim** noted that the City may add security cameras to areas of public activity around the gym.

CLOSED SESSION

Motion:

At 9:21 p.m., **Brett Anderson** made a motion to go into a closed meeting for purpose of property acquisition and potential litigation. **Brigham Mellor** seconded the motion which was unanimously approved.

Sworn Statement

I, **Jim Talbot**, 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.

Jim Talbot, Mayor

Motion:

At 10:20 p.m., a motion to reconvene into an open meeting was made by **Doug Anderson**. The motion was seconded by **Cory Ritz** which was unanimously approved.

ADJOURNMENT

Motion:

At 10:20 p.m., **Cory Ritz** moved to adjourn the meeting.

CITY COUNCIL AGENDA

For Council Meeting:
May 1, 2018

SUBJECT: City Manager Report

1. Fire Monthly Activity Report for March

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



Farmington City Fire Department

Monthly Activity Report



March 2018



Emergency Services

Fire / Rescue Related Calls: **20**
All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc.

Ambulance / EMS Related Calls: **80 / Transported 77 (96%)**
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc.

Calls Missed / Unable to Adequately Staff: **3 (3%)**

On-Duty Crew / Shift Dynamic Data / February 1st – 28th

Emergent / On-Scene Hours / Month Total: **28.9 Hrs. (Approximate 115 Man Hours)**

EMS Transport / Turn-Around Hours / Month Total: **154 Hrs. (Approximate 308 Man Hours)**

Urgent EMS Related Response Times (AVG): 5.29 Min/Sec **GOAL 5 minutes or less (+0.29)**

Urgent Fire Related Response Times (AVG): 7.04 Min/Sec **GOAL 5 minutes or less (+2.04)**

Part-Time Man-Hours (based on the following 28-day / Two Pay Periods Feb 2nd and Feb 16th)

Part-Time Shift Staffing:	1,334	Budgeted 1,344	Variance + 0
Part-Time Secretary:	100	Budgeted 100	Variance + 0
Part-Time Fire Marshal:	80	Budgeted 80	Variance + 0
Part-Time Fire Inspector	16	Budgeted 75	Variance - 59
Full-Time Captains x3 & Engineers x2:	N/A	48/96 Hour Schedule	Overtime + 24
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	112	1731 (YTD)	
Emergency Callbacks:	39.5	FIRE 12 Hrs. / EMS 27.5 Hrs. (YTD)	1,368.5
Special Event Hours:	0	98.5 (YTD)	
Total PT Staffing Hours:	1661	27,733 (YTD)	

Monthly Revenues & Grant Activity YTD

Ambulance / February (2018):

	Month	Calendar Year	FY 2018
Ambulance Services Billed	\$79,284.88	\$148,538.09	\$380,675.03
Ambulance Billing Collected	\$21,381.42	\$62,829.34	\$200,284.65
Variiances:	\$57,903.46	\$85,708.75	\$180,390.38
Collection Percentages	27%	42%	53%

Grants / Assistance / Donations

Grants Applied For:

None

\$0

\$5,500 YTD

Grants / Funds Received / Donations / Awarded:

DNR Wildland FF1 S130 / S190 Crosswalk Training

\$1,000

\$1,000 YTD

Department Training & Man Hours

Officers Monthly Meeting & Training	15
Shift Drill #1 – FIRE– NIMS / ICS	24
Shift Drill #3 – EMS – Critical Decision Making	24
Shift Drill #4 – FIRE – Water Emergencies	24
Shift Drill #5 – EMS – STEMI Care	24
Shift Drill #6 – FIRE – Hydraulics	24
Shift Drill #7 – EMS – Heart Failure	24
Petrogen Cutting Torch Operations	12
USAR Quarterly Training x 2 Captains	16
Leadership Basics / City Training	8

Total Training / Actual Hours Attended:

195

557 HRS YTD

Fire Prevention & Inspection Activities

New Business Inspections:

QTY

-

Existing Business Inspections:

-

Re-Inspections:

-

Fire Plan Reviews & Related:

-

Consultations & Construction Meetings:

-

Station Tours & Public Education Sessions:

16

49 YTD

Health, Wellness & Safety Activities

Reportable Injuries: NONE

QTY

0

0 YTD

Physical Fitness / Gym Membership Participation %

100%

Chaplaincy Events:

1

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals:

1

2 YTD

Additional Narrative:

Emergent response times averaged 5 minutes for EMS incidents and 6 minutes for Fire incidents. As you may recall, we received a few snow storms that led to several significant traumatic incidents on the freeways and roadways. Three calls resulted in “no-staffing” or “short-staffing” of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to lack of availability). 52% of all Ambulance calls resulted in transporting patients to local hospitals. Collections of Ambulance & Transport revenues continue with little predictability due to collection & mandated billing variables. FFD is in the process of completing training new part-time hire personnel who should complete their in-service training within the next month. These new hires will have completed a 50-hour in-house training program to ensure they are ready to meet FFD performance expectations. FFD is still in the process of trying fill a part-time Fire Marshall position with little success. Although we have interviewed several candidates, there seems to be a serious lack of job-related experience we are looking for. This includes actual hands-on plan review experience. As stated in last month’s report, Todd Smith will continue cover Fire Marshal duties until a qualified candidate is awarded the position.

Department training encompassed a variety of Fire & EMS topics to include: National Incident Management Systems / Incident Command Systems training, Critical Decision Making, Water Emergencies response, ST Elevated Myocardial Infarction Care, Pumping Hydraulics, Heart Failure response and several other training to include Petrogen Cutting Torch Ops, USAR Quarterly training and City Leadership basics training x 5 personnel. All FFD personnel completed mandated URMMA Basic Driving & Workplace Harassment assignments. Alzheimer training presentation was also completed in an effort to better support our community members.

The month of March also represented the National Kidney Disease Awareness Month. FFD helped facilitate several public education opportunities in an effort to support one of our own community members by the name of “Nellie”. Nellie, is currently undergoing treatment for a rare kidney disease that destroyed her kidneys last year. Although undergoing dialysis, young Nellie has been an active spokesperson for several organizations helping those afflicted by such illnesses. Several city departments also participated in displaying green ribbons throughout the month of March. We even had a chance to help Nellie with homework – truly a city that cares!

Please feel free to contact myself at your convenience with questions, comments or concerns: Office (801) 939-9260 or email gsmith@farmington.utah.gov

Guido Smith
Fire Chief



The Farmington City Council has issued a proclamation naming the month of March, **Green Ribbon Month**, which is the month for kidney awareness. This cause was brought to the council’s attention by Nellie Mainor, a young girl with a rare kidney disease. She has chosen to channel the pain and anxiety that result from her disease to helping others. One of the ways she is accomplishing this is to raise awareness of kidneys and each individual’s responsibility to maintain good kidney health. *Please show your support by displaying a green ribbon in your front yard during March.*



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Proud Protectors of Your Life and Property – Since 1907



CITY COUNCIL AGENDA

For Council Meeting:
May 1, 2018

SUBJECT: Mayor Talbot & City Council Reports

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