

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 public is welcome to attend. The agenda for the work session will be as follows:

1. Questions or concerns the City Council may have on agenda items.
2. Flat Rock Ranch Street Cross Section Discussion with Ivory Homes
3. Spring Clean up Proposals

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, February 18, 2020, 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 Zoning Ordinance Amendment – Site Plan Expiration

7:15 Zone Text Amendment – Final PUD Master Plan Approved by the Planning Commission

SUMMARY ACTION:

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

7:25 Minute Motion Approving Summary Action List

1. Approval of Minutes from January 21, 2020
2. Approval of Minutes from February 4, 2020
3. Surplus Fire Apparatus & Equipment
4. Bill of Sale for the Remaining Tiger Grant Project Improvements

GOVERNING BODY REPORTS:

7:30 City Manager Report

1. Building Activity Report for January

7:35 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, if necessary, for reasons permitted by law.

DATED this 13th day of February, 2020.

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.

CITY COUNCIL AGENDA

For Council Meeting:
February 18, 2020

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

It is request that Mayor Talbot give the invocation to the meeting and it is requested that City Councilmember Amy Shumway 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:
February 18, 2020

PUBLIC HEARING: Zoning Ordinance Amendment – Site Plan Expiration

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the enclosed Ordinance enacting 11-7-040H of the Zoning Ordinance establishing a one-year expiration date for site plan approval and include Findings for Approval 1 & 2.

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, City Planner.

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
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Meagan Booth, City Planner

Date: February 18, 2020

Applicant: Farmington City

SUBJECT: **ZONING ORDINANCE AMENDMENT- SITE PLAN EXPIRATION (ZT-2-20)**

RECOMMENDATION

Move that the City Council approve the enclosed ordinance enacting 11-7-040 H. of the Zoning Ordinance.

Findings:

1. No expiration period exists for site plan approval even though the Farmington City Code provides the same for most administrative actions such as subdivision approval, conditional use approval. etc. The proposed zone text change will establish an expiration time limit consistent with similar actions elsewhere in the zoning and subdivision ordinances.
2. It is not good practice to allow entitlements to last indefinitely without an applicant obtaining a permit because external conditions and internal ordinances may change over time.

BACKGROUND

The request is to amend Section 11-7-040 of the Zoning Ordinance to establish a one-year expiration date for site plan approval. The Planning Commission recommended the City Council approve the amendment on January 23, 2020.

Respectfully Submitted

Meagan Booth
City Planner

Review & Concur

FOX Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2020 -

**AN ORDINANCE AMENDING CHAPTER 7 OF THE
ZONING ORDINANCE. (ZT-2-20).**

WHEREAS, the Planning Commission has held a public hearing in which the proposed amendment for Chapter 7 of the Farmington City Zoning Ordinance was thoroughly reviewed and the Planning Commission recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH:**

Section 1. Enactment. Section 11-7-040 H. of the Farmington City Zoning Ordinance is hereby enacted to read in its entirety as follows:

H. Expiration and extension of site plan approval: The final approval of a site plan shall become null and void unless a building permit and/or excavation permit is issued for the project within (12) months after conditional approval of the site plan by the City. The time period may be extended up to twelve (12) months for good cause if the applicant petitions the City in writing for an extension before the expiration date of the site plan approval together with any applicable fees. Only one extension of the site plan approval may be granted.

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of February 2020.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

CITY COUNCIL AGENDA

For Council Meeting:
February 18, 2020

PUBLIC HEARING: Zone Text Amendment – Final PUD Master Plan Approved by the Planning Commission

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.
2. Move that the City Council approve the enclosed Ordinance amending section 11-27-100 and repealing section 11-27-110 of the Zoning Ordinance and include Findings for Approval 1.

GENERAL INFORMATION:

See enclosed staff report prepared by Meagan Booth, City Planner.

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
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Meagan Booth, City Planner
Date: February 18, 2020
Applicant: Farmington City
SUBJECT: **ZONE TEXT AMENDMENT— FINAL PUD MASTER PLAN APPROVED BY THE PLANNING COMMISSION (ZT-1-20)**

RECOMMENDATION

Move that the City Council approve the enclosed ordinance amending Section 11-27-100 and repealing Section 11-27-110 of the Zoning Ordinance. The remaining sections in Chapter 27 shall be renumbered accordingly.

Finding:

1. Consideration of the Preliminary PUD Master Plan is a legislative act and it is that portion of the process where the City Council enacts an overlay zone after receiving a recommendation from the Planning Commission. On the other hand, Final PUD Master Plan approval is an administrative act to ensure the Preliminary PUD Master Plan is implemented appropriately, and as such should solely be reviewed by the Planning Commission with the City Council as the appeal authority--- this is also consistent with subdivision process, which often occurs concurrently with the PUD Process.

BACKGROUND

The request is to amend the text of the zoning ordinance to allow the Planning Commission to approve the Final PUD Master Plan, versus the City Council as part of the Planned Unit Development Process. The Planning Commission recommended the City Council approve the amendment on January 23, 2020.

Supplementary Information:

1. Proposed text changes 11-27-100 and 11-27-110

Respectfully Submitted

Meagan Booth

Meagan Booth
City Planner

Review & Concur,

Shane Pace
For: Shane Pace
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2020 -

**AN ORDINANCE AMENDING CHAPTER 27 OF THE
ZONING ORDINANCE (ZT-1-20).**

WHEREAS, the Planning Commission has held a public hearing in which the proposed Amendment for Chapter 27 of the Farmington City Zoning Ordinance were thoroughly reviewed and the Planning Commission recommended that these changes be approved by the City Council; and

WHEREAS, the Farmington City Council held a public hearing pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
FARMINGTON CITY, STATE OF UTAH:**

Section 1. Amendment. Section 11-27-100 of the Farmington City Zoning Ordinance, is hereby amended in its entirety as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. Repeal. Section 11-27-110 of the Farmington City Zoning Ordinance, is hereby repealed in its entirety.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of February 2020.

FARMINGTON CITY

H. James Talbot, Mayor

ATTEST:

Holly Gadd, City Recorder

Exhibit "A"

11-27-100: FINAL PUD MASTER PLAN REVIEW BY PLANNING COMMISSION:

- ~~A. Action By Planning Commission:~~ The Planning Commission shall review the submitted final PUD Master Plan and may ~~recommend the City Council~~ approve or disapprove it. The Planning Commission may ~~recommend the City Council~~ approve the Final PUD Master Plan if they find that the proposed planned unit development meets all of the requirements of this chapter, that it is in substantial compliance with the approved Preliminary PUD Master Plan and that it meets the objectives and purposes of this chapter. The Planning Commission may ~~recommend~~ apply conditions with the ~~recommendation of approval of the final PUD Master Plan~~ that will ensure that the proposed PUD meets with the objectives of this chapter, subject to, but not limited to, the following:
- ~~B.~~ A. Building Permit: No building permit for any portion of the proposed planned unit development shall be issued until the final PUD Master Plan has been approved and all necessary subdivision ordinance requirements have been met. Building permits may be issued in accordance with the approved Final PUD Master Plan even though the yard requirements, building heights, minimum lot sizes, etc., differ from the requirements of the underlying zone in which the development is proposed.
- ~~C.~~ B. Permanent Protection: Permanent protection of planned unit development open space, performance bonds, guarantee of improvements, covenants and restrictions. All provisions pertaining to the requirements cited in ~~sections 11-27-130, 11-27-140 and 11-27-150~~ of this chapter shall be met as required in the approved conditions of the planned unit development prior to ~~City Council Planning Commission~~ final approval. (~~Ord. 2018-05, 1-18-2018~~) in which the development is proposed.
- ~~D.~~ C. Phased Development: Development plans for an approved preliminary PUD Master Plan may be submitted in phases provided each phase can exist as a separate unit capable of independently meeting all the requirements and objectives of this chapter. If the planned unit development is developed in phases, the required open space and approved recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given development phase, unless it is determined that a greater amount of open space and recreation facilities must be provided in order to assure that these spaces and facilities can function properly.
- D. Fees: All final plans shall be accompanied by the appropriate fee, as specified from time to time by the City Council. (~~Ord. 2018-05, 1-18-2018~~)

~~11-27-110: FINAL PUD MASTER PLAN REVIEW BY THE CITY COUNCIL:~~

The City Council shall review the final PUD Master Plan after review by the Planning Commission. If the City Council finds that the proposed planned unit development meets the objectives and purposes of this chapter, it may approve the final PUD Master Plan subject to, but not limited to, the following:

A. Building Permit: No building permit for any portion of the proposed planned unit development shall be issued until the final PUD Master Plan has been approved and all necessary subdivision ordinance requirements have been met. Building permits may be issued in accordance with the approved final PUD Master Plan even though the yard requirements, building heights, minimum lot sizes, etc., differ from the requirements of the underlying zone in which the development is proposed.

B. Permanent Protection: Permanent protection of planned unit development open space, performance bonds, guarantee of improvements, covenants and restrictions. All provisions pertaining to the requirements cited in sections 11-27-130, 11-27-140 and 11-27-150 of this chapter shall be met as required in the approved conditions of the planned unit development prior to City Council final approval. (Ord. 2018-05, 1-18-2018)

CITY COUNCIL AGENDA

For Council Meeting:
February 18, 2020

SUBJECT: Minute Motion Approving Summary Action List

1. Approval of Minutes from January 21, 2020
2. Approval of Minutes from February 4, 2020
3. Surplus Fire Apparatus & Equipment
4. Bill of Sale for the Remaining Tiger Grant Project Improvements

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

FARMINGTON CITY – CITY COUNCIL MINUTES

JANUARY 21, 2020

WORK SESSION

Present: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Brett Anderson, Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder Holly Gadd; Community Development Director Dave Petersen; Finance Director Greg Davis; Economic Development Director Brigham Mellor; City Attorney Todd Godfrey; City Engineer Chad Boshell; UDOT Environmental Impact Statement Manager Randy Jefferies; UDOT Project Director Rex Harris; UDOT Public Involvement Brianne Bigelow; Dan Young, UDOT Consultant managing the Shepard Lane project; and Recording Secretary Deanne Chaston.

UTAH DEPARTMENT OF TRANSPORTATION PRESENTATION

Councilwoman **Amy Shumway** offered the invocation. Mayor **Talbot** mentioned that the city is sending flowers to a funeral for the wife of developer Rich Haws.

The work session was held to consider a presentation made by Utah Department of Transportation (UDOT) about the alignment of the West Davis Corridor.

Included in the presentation was UDOT's plans for a pedestrian overpass, conservation easements, the Shepard Lane interchange, and a connector road between Farmington and Kaysville City.

UDOT Project Director **Rex Harris** spoke about the design-build process as well as the project scope. Four contractors have already responded with letters of intent. The Request for Qualifications is due at the end of this week. At the end of February, a draft of the Request for Proposal will be sent out, with a final expected in April. Proposals will be due in August of 2020 for the design-builder proposals. UDOT plans to select a design-builder for the West Davis Corridor project in September, with a Notice to Proceed in October. Construction is expected to go from the Spring of 2021 through the Winter of 2024. UDOT has been working on the preliminary design, identifying risk and considering mitigation. To help speed up the process, between 15 and 30 percent of the concept design has been put together. The design-builder selected will do all the final design work to ensure efficiency and innovation. **Harris** said UDOT can look at all the proposals submitted by design-builders to identify innovations. Although there are some design aspects of the project that are not yet known and there is limited "wiggle" room in the footprint, **Harris** said the alignment is set in stone. He said some flexibility allows for a better, cheaper product. A public open house is expected to be held in March.

The scope of the project includes Parrish Lane in Centerville with auxiliary lanes similar to those going from ramp to ramp in Layton and Kaysville. With the widening of I-15 being finalized, UDOT is identifying the areas that qualify for noise walls. In an area that qualifies, 75 percent of residents must respond, and 75 percent of those responding must agree to the wall before the

noise wall will be constructed. If such approvals are granted, **Harris** said the Centerville Park near I-15 will be surrounded by noise walls in the future. The frontage road will continue to function as it currently does now, but some slight shifts may become necessary. The existing freeway exits that allow motorists to enter Farmington will remain.

Harris also addressed connections for I-15, Legacy, West Davis Corridor, railroad tracks, 650 West, and trail systems, which collectively is a “little spaghetti bowl.” To maintain access to the stream system, he said the trail will turn back and go back east, a configuration that Farmington City Community Development Director **Dave Petersen** said staff was disappointed with. Options would include a 150-foot tunnel, which City Manager **Shane Pace** said may become a nightmare safety- and reputation-wise. **Harris** said he was open to viable options, but there are budgetary concerns. City Engineer **Chad Boshell** said that the sheep road between Farmington and Centerville will not connect. Instead, 650 West is desired as a connection between Farmington and Centerville.

Harris said a pedestrian crossing over Park Lane on the south side is estimated to cost \$12 million dollars, which UDOT’s region director is trying to find a way to fund. If UDOT doesn’t have the money to build it, **Harris** said UDOT will commit to try to find the money to build it. He mentioned pedestrian access on Shepard Lane would include a bike lane outside of the road way and an eight foot shoulder. **Harris** said UDOT would like to mitigate utilities by casing in place, only rerouting if necessary.

Harris addressed Glover’s Lane, 1100 West, wetlands access, the park and road location with a trail head, and a potential future I-15 interchange at 1550 West. Room must be preserved for ramps, as well as pedestrian and equestrian crossings. Impacts to the 14th hole of the golf course and Shepard Lane, including the possibility of a noise wall, were discussed. **Harris** said that UDOT does want this project to coincide with the 2024 Shepard Lane interchange.

Harris said the environmental document is expected to wrap up in June and that UDOT would like to avoid interchange room problems such as those on Park Lane. He said the purchase of some residential homes will be necessary to make way for the project.

Mayor **Talbot** said that UDOT has worked well with the city regarding city-owned excess ground that will remain as greenbelt. **Petersen** said that the plan to connect the Farmington Creek Trail to the bird refuge does not carry forward with UDOT’s plan. **Harris** said that since that was not in the master plan, UDOT’s hands were tied. On the city trail committee for over three years, **Shumway** said that she thought the Farmington Creek Trail was on the master plan. Mayor **Talbot** said there is heartburn about that connection.

UDOT Environmental Impact Statement Manager **Randy Jefferies** said that UDOT will work with the City to eliminate easements in the alignment area after appraisals are completed in March. **Jefferies** said that condemnation of easements would wrap up before construction is started.

REGULAR SESSION

Present: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Brett Anderson, Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder Holly Gadd; Community Development Director Dave Petersen; Finance Director Greg Davis; Economic Development Director Brigham Mellor; City Attorney Todd Godfrey; City Engineer Chad Boshell; and Recording Secretary Deanne Chaston.

CALL TO ORDER:

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

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

Councilman **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by Councilman **Brett Anderson**. Mayor **Talbot** welcomed the three newly-elected councilmembers, as well as Youth City Council Members **Taylor Thomas** and **Anita Barnett**. **Thomas** is a sophomore at Viewmont High School and **Barnett** is a sophomore at Farmington High School. Both have been on the Youth City Council for one year.

NEW BUSINESS:

Resolution Approving an Interlocal Cooperation Agreement with RDA regarding Tax Increment within the Station Park RDA Project Area

Economic Development Director **Brigham Mellor** said the money for this has been coming in since 2011 from taxes collected in Station Park. The city's portion of the property tax will all go into the RDA, which can be bonded against and earmarked to fund construction of infrastructure. **Mellor** said it is helpful to illustrate to the State Legislature and Wasatch Front Regional Council that the city is setting these funds aside. **Mellor** and City Manager **Shane Pace** recently spoke with the Davis County Clerk/Auditor **Curtis Koch** and Chief Deputy Clerk/Auditor **Heidi Voordeckers**. They both didn't see any downsides or unforeseen circumstances to use RDA money in this way, **Mellor** said. **Pace** said **Koch** likes to support RDA projects that invest and reinvest in infrastructure.

Kyle Fielding, an attorney who helped the City draft the RDA documents, attended the meeting telephonically.

The Council is considering today if to continue setting those funds aside, to the tune of about \$600,000 each year. **Mellor** said the Council can dissolve the RDA and turn the money back to the City and its general fund at any time. The City is the only taxing agency paying into this RDA fund, as the school district is not. Mayor **Talbot** said this RDA money helps the City greatly. The City can only have up to 25 percent of their general fund money liquid. If they have more, they would be forced to spend those funds down. **Talbot** said that this is a way to keep funds available and continuing to grow somewhere other than in a "checking account." He said the time limit is when it maxes out at 2032. **Pace** said this is a way to use money wisely to reinvest in Station Park, to keep that facility vibrant and increasing in its sales tax.

Fielding said that tax increment monies can be used within an RDA project such as Station Park where it is collected—or anywhere the RDA Board chooses to use it—to build, improve, or rehabilitate buildings; buy land; or incentivize business growth, jobs or business expansion. It can also be used for affordable housing and for public-owned infrastructure that benefits the RDA project area.

Mellor said there are several development portions in Farmington: Station Park, including the University of Utah Medical Center and the Avanti apartments by the Public Works building; and the development around the Cabella's building including Wendy's, McDonald's, and the first set of apartments.

Councilman **Scott Isaacson** proposed minor changes to the resolution including changing Salt Lake County to Davis County and filling in a fax number.

Motion:

Shumway moved to approve the Resolution approving an Interlocal Cooperation Agreement with the Redevelopment Agency, allowing the City's portion of tax increment within the Station Park Redevelopment Project Area to continue to flow to the Redevelopment Agency until the originally established sunset date of the project area in year 2032. **Beus** seconded the motion, which passed unanimously.

REDEVELOPMENT AGENCY MEETING

Motion:

Wayment made the motion to adjourn to the Governing Board of the Redevelopment Agency meeting. **Anderson** seconded the motion, which was unanimously approved.

The ull RDA board was present.

Resolution Approving an Interlocal Cooperation Agreement with Farmington City regarding Tax Increment within the Station Park RDA Project Area

Motion:

Shumway made a motion to approve the Resolution approving an Interlocal Cooperation Agreement with Farmington City, allowing the City's portion of tax increment within the Station Park Redevelopment Project Area to continue to flow to the Redevelopment Agency until the originally established sunset date of the project area in year 2032.

Anderson seconded the motion, which passed unanimously. **Fielding** said notice will be published now that the interlocal agreement was approved.

Motion:

Wayment made a motion to adjourn and reconvene the City Council meeting. The motion was seconded by **Anderson**, which was unanimously approved.

Pace said that if the economy tanks in the next six months and the city needs that RDA money in the general fund, the fund can be redirected. **Beus** said that staff has come up with a good solution.

Fee in Lieu of Conservation land Dedication Agreement – Flatrock Ranch Subdivision (600 South 1525 West)

Petersen said that the developer recently provided a new drawing of what the entrance to the development would look like. The yield plan for the 32 acres was 44 half-acre lots. The schematic plan was 49 lots including five Transfer of Development Rights (TDRs). After going back to the Planning Commission for preliminary plat approval, they got 40 lots, not the 44 and 49 like earlier. Therefore, the lots are larger and the developer wants to ask for a partial waiver of the 12.82 acres needed for conservation land. The developer is asking for a waiver on half of that. The Planning Commission approved it with the condition that the City Council also approves the partial waiver. Staff is recommending approval of the \$47,500 fee in lieu agreement.

Anderson said he had some initial heartburn and appreciated that it was coming back for a City Council vote. **Isaacson** asked what the alternative would be for the developer if the City Council did not approve. **Petersen** said it would cause the developer to go back to the drawing board. **Shumway** asked if staff could produce a map of Farmington to clearly show all the open space and parks, in order to clearly identify if more open space is needed in the future. She said she would like a guide to determine if the City should push open space or not.

Pace said that 85 percent of the city is already built out in single-family homes, and the City needs to determine their need for future open space. He said he feels good about this fee in lieu request because of the size of the lots and the amount of open space already in the community.

Beus asked how the price point for the fee in lieu was determined. **Petersen** said that the City doesn't have a set methodology currently, and the developer has to be profitable to want it. At the same time, the City has to show something for the waiver as well. He said the waiver is not the value of the improved item, but the value of land that can never be developed. **Petersen** said he would like to see how other municipalities have determined that amount. **Talbot** said that in the past, he has been frustrated when developers use the TDR method and use the worst piece of ground as open space. He said the money has gone to trails and things associated with the trails, and the City should be picky with how to use that money.

Developer **Mike Brodsky**, 84 West 4800 S., Murray, Utah, said that the ground is under contract with Ivory Homes, who will be communicating with the City in the future. He said that the Utah Department of Transportation owns portions of this property that may have a connection into the trail system. He said the entrance to the development will have stone monumentation and rock walls, and a community trail on the west side of the subdivision. He said open space could be provided across the back of all the lots.

Pace said the developer is proposing alteration of the sidewalk, storm drain system, and curb and gutter. This would require a code change or resolution by the Council. Staff is not

recommending either. **Talbot** encouraged the City Council to make sure there would be sidewalks, because it is tough to put them in later. **Beus** said he is fine with a meandering trail replacing the sidewalk. **Pace** said he does not have strong opposition as long as there is a walking path of some kind.

Motion:

Beus moved to approve the Fee in Lieu of Conservation Land Dedication agreement enclosed in the Council packet for the Flatrock Ranch subdivision. **Anderson** seconded the motion, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of minutes from December 17, 2019; Chestnut Farms Phase 4 Improvements Agreement; Resolution Appointing City Council Members to Various Committees; and City Purchasing Card Program.

Motion:

Wayment moved to approve the Summary Action list items as noted in the staff report, items 1-4. **Anderson** seconded the motion, which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Monthly Fire Activity Report for November and the Building Activity Report for December.

He said that although the City doesn't have money in the general fund to cover it yet, the Fire Department is looking at purchasing a used engine for \$150,000. It is a newer version of heavy rescue with capabilities such as 1,000 gallon water storage and the ability to use foam on auto fires that the City doesn't have with its current equipment. The engine has only 28,000 miles on it. If the City were to purchase this new, it would cost about \$1,200,000. It is needed on the west side for residential and commercial uses. He anticipates that fire impact fees could cover the cost of the additional engine. It is currently owned by a fire district back east, which is looking to replace it with a smaller piece of equipment.

Pace mentioned that the City is working with managers to transfer paramedic services from Davis County to the municipalities. There is now a \$3.2 million per year mill levy that started in 1978, with half of it going to South Davis Metro and Layton, and the rest divided among the other municipalities. Now there is talk of a certified tax rate mill levy to pay for more services. All the municipalities agree that sheriff deputies shouldn't be providing paramedic services since it is inefficient to get on an ambulance then try to get back to their law enforcement vehicles afterward. **Pace** said fire paramedics are better than a deputy providing initial lifesaving. He said Farmington is one of only two in the whole nation that have sheriff paramedics.

Mayor Talbot and City Council Reports

Mayor **Talbot** discussed committee assignments. **Beus** said he may have scheduling problems attending the Historic Preservation Committee.

Wayment brought up a sound and volume problem between the pickleball players and high fitness work out participants in the gym. Parks and Recreation Director **Neil Miller** is handling the concern, asking participants to keep music to 85 decibels and making spot audits. **Pace** said it is a conflict because it is two very different types of activities coming together in the same gym at the same time. There are also walker/joggers and basketball players in the gym at times. He said City Councilmembers should direct all concerns to **Miller**, who is considering limiting pickleball to only Farmington residents if problems continue in the future. **Wayment** said while it is nice to see the gym so packed, it may be indicative that an expansion is needed. **Shumway** said the City may want to consider moving high fitness to the Community Center, as it is easier to move that class than to move pickleball courts. She said that all 50 to 100 of the pickleballers are getting a bad rap for the actions of only a few.

In reference to the fee in lieu discussion earlier, **Anderson** said he would like to see a flat TDR fee in the future instead of ad hoc negotiations. He said sooner or later a developer is going to challenge those decisions, and he wants a better process in place in the case that the City is challenged. **Pace** said that would be difficult as costs fluctuate. Currently it is really expensive to develop right now, and profit rates for developers are lower. In addition, the City may want to revisit what they want in future conservation space given the current inventory in the City. **Talbot** said that a flat fee might be more comfortable. However, ground costs are high and the City doesn't have a lot of TDRs left. Also, he said that Public Works already has a hard time maintaining the open space the City already has, and has asked that the City not approve any more pocket parks.

Isaacson said he was concerned about a resident email regarding a speed limit change on the freeway. **Pace** asked that the email be forwarded to him for a response.

Shumway said that the trails booklet will hopefully be completed this spring.

Mayor **Talbot** said that it was good to get to know all the new Councilmembers at the recent retreat. He also presented plaques of appreciation to **Wayment** and **Anderson** for their past service on the Planning Commission.

ADJOURNMENT

Motion:

Wayment made a motion to adjourn the meeting. **Isaacson** seconded the motion, which was unanimously approved.

Holly Gadd, Recorder

FARMINGTON CITY – CITY COUNCIL MINUTES

FEBRUARY 4, 2020

WORK SESSION

Present: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Brett Anderson, Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder Holly Gadd; Community Development Director Dave Petersen; Finance Director Greg Davis; Economic Development Director Brigham Mellor; Police Chief Wayne Hansen; City Engineer Chad Boshell; Davis County Commissioners Bob J. Stevenson, Randy B. Elliot, and Lorene Miner Kamalu; and Recording Secretary Deanne Chaston.

DAVIS COUNTY COMMISSIONERS

The work session was held to discuss projects and questions with the Davis County Commissioners. Mayor **Jim Talbot** offered the invocation.

Davis County Commissioner **Randy B. Elliot** spoke about the animal shelter, which was originally built as a kill facility. In the next three to four years, the Commission would like to transition to an animal care and shelter facility. Since Farmington will have to share in that expense, **Elliot** said he wanted the City to be aware of the plans. Davis County Commissioner **Lorene Miner Kamalu** said that the County animal control manager is looking into community partnerships to help fund the expenses.

The County Memorial Courthouse is being remodeled, and **Elliot** said he would bring the plans to the City in the future. The County is drafting the Request for Proposal for construction, and the architectural renderings are being finished. The County is working through asbestos mitigation. **Elliot** personally would like to bring back historical features such as the water fountain that was present between the 1920s and 1970s.

City Manager **Shane Pace** said that animal control is an important issue, and the County facility has a good quality manager. Farmington will have to step up to handle the increased costs of animal control.

Elliot said the County is looking to transition some of their western facilities. The County would like to put it in the budget to cement the floor of the Legacy Event Center, but that would affect the future of equestrian events there. It is possible that the Utah State University extension could build an equestrian facility near the Kaysville pond. They are in the beginning stages of negotiations and will need a feasibility study to determine if there would be enough events to cover the costs of operation and maintenance of a new facility. It may be possible to move the County stables to the 55 acres that, according to 1988 records, were originally purchased with surplus hospital bond funds for the intent of expanding the correctional facility. County Commissioner **Bob J. Stevenson** said that the County pays \$250,000 to fund both the USU Extension and 4-H. He noted that 4-H groups have put a lot of past volunteer time and money of their own into the facilities. However, times are changing and things need to be adjusted to keep the economy going.

Elliott said he got an email from the U.S. Forest Service that they are looking into closing mines in Davis County, including Patsy's Mine. He said he is fighting to keep Patsy's Mine open due to its historical nature. Farmington City Councilwoman **Amy Shumway** said Patsy's Mine is not a dangerous one, as people can stand up and walk into it, but that people have spray painted it numerous times and have started to chip out the closure.

Kamalu spoke of the recent Community Resilience Symposium held at the Davis Conference Center on January 31 with the cooperation of Davis Behavioral Health and Davis County Human Services directors. The second annual event offered continuing education credits for social work professionals. The groups, including regionally and nationally known experts, were collaborating to counter the challenge of suicide and the opioid epidemic. Law enforcement professionals also attended the symposium.

Elliott spoke about the correctional facility expansion, noting that it is a five-year bond with a short-term low interest rate. The expansion will not cause a tax increase. **Stevenson** said that the opioid epidemic has produced cases with good, not troubled, people that need help rather than incarceration. The choice can be offered to the misdemeanor population, or first-time offenses. The County Sheriff's Department is starting a new program where people can get help instead of be booked into jail. Those in the program can go through an assessment and then have access to services. Recovery programs are offered to help them stay out of the system. **Kamalu** said Davis County is piloting this for the state. She said she didn't know of any other receiving center in the nation where there is a nonbooking/no charges option. The receiving center's effort is to keep people in their jobs and give them the help they really need. Seventy percent of those on the "diversion path" followed the program, which is a higher percentage than others who are incarcerated. Layton and Bountiful will begin a similar program in December. **Kamalu** also mentioned the Justice Reinvestment Initiative (JRI) that helps people from returning to jail and to be successful when they enter back into their cities.

Stevenson said that the 911 dispatch and paramedics are moving forward. The Syracuse library is done and open, with other branches planned. The Northern Utah Economic Alliance made up of Weber and Davis Counties have \$300,000 to help bring in businesses for economic development.

Economic Development Director **Brigham Mellor** said when the City did its land planning exercise/design charrette with a firm out of Pittsburg, the 350-acre office park was held by 20 different land owners. This week it was discovered that one property owner controls 150 acres. That owner also owns a vast majority of the buildings at Thanksgiving Point. That land owner may be attending the upcoming Denver business office tour along with City Councilmembers, UTA, the Planning Commission chairman and others. The idea is to see what Farmington's business park could look like in 20 years from now. **Mellor** said this is evidence that there is significant interest in this area of Farmington, which could be home to 2 million square feet of office space in six different buildings. About 22 percent of the land is in wetlands, which will have to be mitigated. Also, the roads are not sufficient to handle the future increase in traffic, and the current interchange near Lagoon is near failure. A connector road in cooperation with Kaysville may take between \$4 million to \$5 million. It is estimated that \$21 million is needed

for road infrastructure in this area. **Pace** mentioned that that cost would decrease if developers voluntarily give the rights of way, and that the City would try to identify internal sources such as matching grants to help fund road construction. **Mellor** suggested using funding from County Prop 1, STP, third quarter sales tax money, and tax increment. **Stevenson** said the City could bond for the needed money, and should look to federal funding as well. Mayor **Talbot** said if the City can't get ahead of the game, they could lose businesses to Lehi and Draper, or even to areas to the north. **Pace** said there is pent up demand for office space, and Farmington is the second largest Silicon Slopes Chapter in the State. **Stevenson** said the decisions made in the next five years will impact the county for the next 50 years.

REGULAR SESSION

Present: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Brett Anderson, Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder Holly Gadd; Community Development Director Dave Petersen; Finance Director Greg Davis; Economic Development Director Brigham Mellor; City Engineer Chad Boshell; Planning and GIS Specialist Shannon Hansell; and Recording Secretary Deanne Chaston.

CALL TO ORDER:

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

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

Councilwoman **Amy Shumway** offered the invocation, and the Pledge of Allegiance was led by **Shawn Beus**.

PUBLIC HEARINGS:

Consideration of Amendment to Development Agreement/Project Master Plan (PMP) for the Haight Creek Subdivision related to New Building Elevations

Planning and GIS Specialist **Shannon Hansell** provided background on this item. In 2018, the City Council approved the schematic subdivision plan, development agreement, and project master plan for the North Station townhome subdivision. The subdivision is located on approximately nine acres between Haight's Creek, Shepard Lane, the D&RG Trail, and I-15 in an Office Mixed Use (OMU) zone. At the 2018 public hearing, citizens expressed concern over building heights, especially the three-story heights. The Council approved three-story elevations with a 36 foot 9 inch height. Since then, Visionary Homes acquired the project and, after discussion, requested that building elevations be changed to what the City Council is considering today.

Mayor **Talbot** opened the Public Hearing. Nobody signed up to address the Council on the issue. **Talbot** closed the Public Hearing.

Mellor said this is near the office project. He said he is concerned with the facade design of the townhomes that face the Denver Rio Grand Western Rail Trail. He would like to add additional variety to the side face, as identified by a fenestration expert, as this will set a standard for what

happens further south. Mayor **Talbot** said there needs to be something with more personality to break up the long lines. He mentioned that the Planning Commission reviewed these changes, and voted unanimously to approve the amendment to the development agreement.

Dallas Nicoll, with Visionary Homes, said he would take that feedback under advisement, but it is difficult to just plop a balcony or window on the side of the townhome. He suggested a design element option different from vinyl siding such as an earth side, or perhaps even landscaping.

Councilwoman **Wayment** said she remembers this agenda item from September of 2018, when the City Council considered the feedback of a citizens group, who wanted the two-story design to buffer the existing residential and give way to the three-story design in the center. She said the new design was troublesome because she identified three-story buildings where two-story buildings should be.

Community Development Director **Dave Petersen** said the Planning Commission was more satisfied with the current design than the previous design because it did a better job of tiering with an overall elevation that is a foot and a half lower than the previous design, and the buildings are actually moved further away from the trail with a good-sized buffer. Because the previous elevations were memorialized in an agreement, he felt it best to bring the new elevations to the City Council to approve the adjustments, which will necessitate a swap out of exhibits. **Pace** commended **Petersen** for bringing the changes forward, saying that minor changes to a plan that go unapproved by the City Council can surprise people and cause lawsuits. Two members of the previous citizen group spoke in favor of the change at the recent Planning Commission meeting. As a former member of the Planning Commission, **Shumway** said the Commission did want to see balconies. **Petersen** said that the input from the site plan architectural review committee consultants would be valuable.

Motion:

Councilman **Brett Anderson** moved to approve the Amended Development Agreement and Project Master Plan, namely new building elevations, subject to all applicable Farmington City development standards and ordinances, and include Findings for Approval 1-4, but with an additional condition that the applicant work with staff and the site plan architectural review committee on the sides of the buildings that face the trail. **Beus** seconded the motion, which received a unanimous vote.

Mayor **Talbot** said the new product looks better than the former one, and encouraged the applicant to get **Petersen** all the new exhibits.

NEW BUSINESS:

Plat Amendment for Eastridge Estates Phase III

Hansell presented the agenda item, saying a surveyor made a two-foot error in staking the property corner of Lot 307 of the Farmington Estates Phase 3 subdivision. The east side property line is too close to the home and does not allow room for the planned RV pad. The developer tried to work with the owner of Lot 306. However, the owner also planned an RV

pad. The stem portion of the flag lot on Lot 308 abuts the east side of Lot 307. Section 12-7-030 of the subdivision ordinance requires the flag lot stem to be at least 28 feet wide. The applicant is requesting a special except to this ordinance, so that the stem would be 26 feet wide instead of the required 28 feet. Prior, the requirement was 20 feet. **Hansell** said that 26 feet is enough for both landscaping and emergency access. Mayor **Talbot** said an honest error was made. **Petersen** said there was a question about whether this item should come to the City Council or Planning Commission first. He suggested that the City Council approve this subject to the Planning Commission also approving it afterward. **Shumway** questioned the wording of the third finding, which **Hansell** said would be cleaned up.

Beus moved to approve the Amendment to Farmington Eastridge Estates Phase III, as requested by the property owner, subject to all applicable Farmington City Development Standards and Ordinances, and also subject to Planning Commission approval, including Findings for Approval 1-3.

Shumway seconded the motion, which received a unanimous vote.

Horrocks Engineers Contract to Design the 950 North Street Project

City Engineer **Chad Boshell** said Farmington has been working with Kaysville on this for a while, and was able to secure millions of dollars of funding for the road, which will go from the DRG trail to the future interchange, including Sunset and a continuation north to Angel Street. This will funnel west Kaysville traffic. The funding came short of covering the Angel Street section. To save time and money of going out to bid for planning services, **Boshell** asked Horrocks Engineers to conduct an environmental study as a change order for the design work they were already doing. It was an amendment to the original contract. It came back high, and the City suggested some changes. It came in after that at \$239,000, or about 2 percent of the whole project, which **Boshell** said is a good price. Mayor **Talbot** said Horrocks was willing to come down in price to help both cities keep the project going. This does not include the right of way survey work and negotiation. **Boshell** recommended that the City Council approve the contract so that construction could start next year, depending on the availability of the funds.

Pace said that Farmington City would be the managing city on the contract, although it may be turned over to Kaysville when it is time to finish the project. Another \$2 million in funding would be needed to finish the project. The City plans to approach Davis County for third quarter funding. **Pace** said that the City Attorney is comfortable with not having to go to bid on this given the revised numbers and the good reputation of Horrocks. **Talbot** said that it is not every day that two municipalities work together hand in hand to make things work.

Boshell said Farmington would monitor the project closely to make sure it stayed within the estimate and budget. He said most engineering firms don't include flat fees in their contracts, although they do have a "not to exceed" clause. In his experience, costs climb due to the City asking for changes, not because of the firm. **Pace** said that is why there is a specific process for change orders to be approved by the City. **Talbot** said the City doesn't want change orders to get out of hand.

Wayment moved to approve the contract with Horrocks Engineers for the design of the 950 North Street Project in the amount of \$239,900 to be paid from State and STP Funds.

Isaacson seconded the motion, which received a unanimous vote.

Interlocal Agreement with Kaysville City for the 950 North Street Project

Boshell said Kaysville and Farmington have been working well together on this project without a formal agreement. Each municipality has acquired funds, with Farmington having \$6 million in their coffers that they are applying for federal reimbursement of. The application was a joint one. The proposed agreement stakes out how the funds will be spent, how the project will be phased, lets the project move forward, and allows for Farmington to be reimbursed for \$100,000 in monies already spent. City Attorney **Todd Godfrey** drafted the agreement and Kaysville revised it. **Pace** noted that this will be on Kaysville's agenda tomorrow night. **Petersen** noted that if the City would like to rename the street North Station Park, there is a process in the code to do that. **Talbot** said this is a game-changer for Farmington's business park, and there needs to be a maintenance agreement, as a portion of the road is in Kaysville. **Pace** said there is still a possibility that UDOT could take over management of this project, as they may want to use this corridor during construction of the West Davis Corridor project.

Wayment moved to approve the Interlocal Cooperation Agreement with Kaysville City for the 950 North Street Project. **Shumway** seconded the motion, which received a unanimous vote.

Isaacson noted some technical changes in the agreement that he will get to the City staff.

AAA Construction Contract to Construct the Continental Drive Reconstruction

Boshell said that the City has intentionally not done any work on Continental Drive for eight years knowing that it would become a project. The project includes Continental Drive from 200 East to 40 East/Glynhill Court. It will help get water off the road by eliminating surface waterways and instead installing an underground storm drain system. Water lines will be replaced. Other work includes water laterals, meters, fire hydrants, road repavement, and curb and gutter repair.

Once the project was sent out to bid, bids came back ranging from \$433,000 to \$755,000, which **Boshell** said was a wide range that also included bids for \$511,000 and \$533,000. The low bid was from the small company AAA Construction, who is hungry for work. He said the City used this same company on the 350 East project three years ago, and they were good but slow. They did not request any financial change orders, and the City only got one complaint during the length of the project. He cautioned the City Council that they may get complaints from residents that the company is working slowly within the 90-day window, which is a tight deadline meant to motivate the company. The contractor can extend the deadline due to weather and for unforeseen circumstances such as hitting a gas line. However, **Pace** said that the company did a good job communicating with the public on that prior project. **Boshell** said that this project is a challenging one due to the curves, number of manholes, and the fact that lines cross each other numerous times. The road will need to be closed often, and people will be disrupted. The company is eager to start right away.

Councilwoman **Wayment** questioned the timing of the project, as it is a major east-west corridor to the freeway.

Isaacson pointed out minor changes, asking that the contract state the price and not refer to the bid attached. **Pace** said this is a common engineering practice to refer to the bid, but because he has had a bad experience with that in the past, he agreed with **Isaacson**.

Wayment moved to approve the contract and bid with AAA Construction for the construction of the Continental Drive Reconstruction Project in the amount of \$433,882, to be paid from the storm drain, water, and street utility funds.

Beus seconded the motion, which received a unanimous vote.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of minutes from January 7, 2020; and residences of Farmington Hills (Lot 110) Water Line Agreement. **Mellor** added the UTA contract for shuttle services to the Summary Action List.

Mayor **Talbot** said that the City has been working on a UTA shuttle for a number of years. It is a good service offered to citizens that goes from Lagoon to Station Park. The City may want to request a future route to include the gym. **Wayment** said in the summer the route into Downtown Farmington is popular and the City may want to consider a route into the future business park. **Mellor** said this is why UTA is joining City officials during the Denver tour of their business park.

Motion:

Shumway moved to approve the Summary Action list items 1-3 as noted in the staff report.

Wayment seconded the motion, which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Monthly Fire Activity Report for December. He said Fire Chief **Guido Smith** and Fleet Manager **Brad Thurgood** traveled to New York this past week to inspect and pick up a used fire engine. A third party company also inspected the vehicle. It is in phenomenal shape with 28,000 miles, and the former owner also included thousands of dollars in equipment to go with it. They drove it home and had interesting experiences with toll roads on the way back. The new engine gives Farmington the ability to use three types of foam, and is just a foot shorter than the ladder truck. There will be a future proposal to modify the fire impact fee capital facilities plan so that impact fees can be used to pay for the \$150,000 vehicle. The bid for a new one is \$1.2 million. After replacing the springs on the vehicle, it will cost Farmington \$200,000 to get the new engine.

The Public Works Department is addressing the fact that the company that regularly handles the City's sprinkling and tree trimming to the tune of \$45,000 annually recently closed their doors after 80 years of business with no notice. The company helped with the City spring and fall clean-up days. **Pace** said the City may approach Robinson, who currently handles the City's garbage collection, to ask them to expand their operations to handle the spring and fall clean-up program since it can be recycled. Mayor **Talbot** said this program was used more by the east side of the city than the new subdivisions to the west.

Mellor reminded the Council of their upcoming trip to Denver. They will fly to Denver, get on two 12-seater buses, and attend along with representatives from UTA, Davis County, UDOT, and EDCUtah. The tour presenter will be a Harvard-educated architect and land planner, who helped design some of the Denver train stations. **Mellor** hopes that many of the Denver private developers will also attend.

Mayor Talbot and City Council Reports

Shumway said she attended the Silicon Slopes conference for a few hours and was impressed.

Isaacson said during his recent campaign, he spoke with many residents who were frustrated and concerned. He wondered if the City could benefit from improved public relations, since these residents were merely missing all the facts or had misinformation. He said it would be nice if the City could do a better job keeping the community informed. **Talbot** mentioned that the City could do a better job at putting articles in the newsletter or on the website eight to 10 times a year for major things. **Beus** recalled a public relations professional that specializes in government, and may reach out to them to do a presentation for the City.

Wayment said she recently attended a legislative day for youth city council and suggested that the City purchase jackets for its youth city council, as other municipalities do. She reminded the Council of a Parks and Recreation Sweetheart Dance on February 7 at the Community Arts Center.

Beus said he recently attended a TEDx event in Bountiful and said he would like Farmington to look into holding something similar. It is a series of motivation and inspirational speeches.

Mayor **Talbot** discussed Planning Commission appointments. Recently six residents applied for the two positions. Staff met with all of them and extended a four-year appointment to **Larry Steinhorst**, who lives in the northeast quadrant of the city. He would like **Inger Erickson** to serve for one year as an alternate. He said that an alternate is helpful when other Commissioners can't make it to meetings, and often times alternates move into a Commission seat.

Anderson moved to appoint **Larry Steinhorst** and **Inger Erickson** to the Planning Commission. **Beus** seconded the motion, which was followed by a unanimous vote.

Talbot encouraged City Councilmembers to attend the mid-year Utah League of Cities and Towns (ULCT) Conference in St. George April 22 to 24. The City will pay for the Councilmembers' hotel rooms and registration, as well as reimburse for fuel based on mileage. He needs to get a count tomorrow for who is going.

ADJOURNMENT

Motion:

Beus made a motion to adjourn the meeting. **Isaacson** seconded the motion, which was unanimously approved.

Holly Gadd, Recorder

DRAFT

FARMINGTON CITY FIRE DEPARTMENT

82 North 100 East
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Farmington, Utah 84025
Tel. (801) 451-2842
Fax (801) 451-7865

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CITY COUNCIL STAFF REPORT

To: Honorable Mayor and City Council

From: Guido Smith, Fire Chief

Date: February 11, 2020

SUBJECT: SURPLUS FIRE APPARATUS & EQUIPMENT WITH INTENT TO APPLY REVENUES TOWARD EQUIPMENT & MAINTENANCE FUND.

RECOMMENDATIONS:

- a. Request the City Council declare the 2001 Pierce Engine as surplus with the intent to sell to Weber Fire District for \$25,000 and an additional \$5,000 for the light tower.
- b. Request the City Council declare an existing water tank, pump, and emergency signaling devices (currently located on an FEPP AMC 6x6 apparatus) as surplus with the intent to sell to South Weber City Fire Department for \$4,000.
- c. Request the City Council approve surplus revenues be applied toward the department Equipment & Maintenance Fund# 10-530-250.

BACKGROUND:

In January 2020, the department received approval to pursue a lightly used and newer Heavy Rescue Tender (HRT) capable of meeting the departments growing needs for rescue operations to include extrication, large cribbing storage, multi foam capability, scene lighting, and increased water delivery capabilities. This opportunity presented itself after the department requested approval to refurbish an existing 2001 apparatus in addition to upgrading critical rescue equipment. FFD identified an opportunity to acquire a more capable apparatus at a lower price-point in addition to reducing the departments apparatus inventory by one water tender. Note: The HRT is also equipped with a 1,000-gallon water tank.

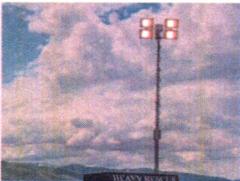
With the successful acquisition of the HRT, the department is now in a position to surplus apparatus and equipment with the intent of applying collected revenues toward equipment and maintenance fund.

FFD Apparatus & Equipment Surplus Descriptions

1a. 2001 Pierce Dash Rescue Pumper / NFPA Class "A" Structure Engine
VIN# 4P1CT02S71A001474 / Pierce Mfg. Job ID# 12291
Sell Price of \$25,000



1b. Will-Burt / Night Scan Light Tower 5-14/158/168
S/N 23447
Sell Price of \$5,000



2a. United Plastic Fabricating (UPF) 1,500 Gallon Tank.
S/N Not Applicable
Sell Price of \$3,000



2b. Hale HP 200 Water Pump
S/N 96B1707
Sell Price of \$400



2c. Akron Remote Bumper Turret System Model 3462 / 30-125 GPM.
S/N 510820-01
Sell Price of \$400



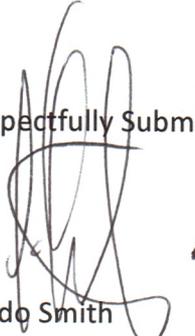
2d. Multi Emergency Signaling Devices with LED upgrades
S/N Not Applicable
Sell Price of \$200



Note: The AMC 6x6 chassis itself is *Federal Property* under the control of the USDA / USFS. This apparatus shall be relinquished to the South Weber City Fire Department in accordance with federal guidelines.

1986/2010 AMC 6x6 FEPP Apparatus (be removed from FFD fleet inventory)
US Government Property# AG0001367770 & US Military ID# NLOMY3 C523-09187
USDA / USFS Stock# F-1532

Respectfully Submitted,


Guido Smith
Fire Chief

Reviewed & Concur


Shane Pace
City Manager



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
SHAWN BEUS
SCOTT ISAACSON
AMY SHUMWAY
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Chad Boshell, City Engineer

Date: February 18, 2020

SUBJECT: **CONSIDER APPROVAL OF THE BILL OF SALE FOR THE REMAINING TIGER GRANT PROJECT IMPROVEMENTS**

RECOMMENDATION

Approve the Bill of Sale between UTA and Farmington City for the remaining Tiger Grant projects.

BACKGROUND

The Tiger Grant required the City to enter into a Stakeholder Agreement which required the City to execute a Bill of Sale at the end of the improvements which requires the City (Stakeholder) to assume full ownership and maintenance responsibility for the improvements and own and maintain the improvements in a good and workmanlike manner. This Bill of Sale is for the remaining projects (Station Parkway crosswalk, Clark Lane bike lanes, Frontage Road sidewalk, 200 West pedestrian signal) associated with the Tiger Grant Project.

SUPPLEMENTAL INFORMATION

1. Bill of Sale

Respectively Submitted

Chad Boshell, P.E.
City Engineer

Reviewed and Concur

Shane Pace
City Manager

BILL OF SALE

This Bill of Sale is executed and delivered this ___ day of _____ 2020 by and between Utah Transit Authority, a public transit district and political subdivision of the State of Utah ("UTA") and Farmington City, a municipal entity and political subdivision of the State of Utah ("City").

RECITALS

WHEREAS, UTA and the City entered into a February 3, 2018 Stakeholder Agreement (the "Agreement");

WHEREAS, pursuant to the Agreement, UTA has caused the design and construction of bike lane, crosswalk, and sidewalk improvements within Farmington City (referred to as project numbers FAR_BKL_1, FAR_CWI_1, FAR_CWI_6, and FAR_SWK_3 and hereinafter collectively referred to as the "Improvements") on public right of way owned by the City;

WHEREAS, City has been given the opportunity to inspect the Improvements, as constructed, and has agreed to the final acceptance of such Improvements from UTA's contractor; and

WHEREAS, City has agreed to (i) assume full ownership and maintenance responsibility for the Improvements; and (ii) own and maintain the Improvements in a good and workmanlike manner so as to preserve the federal and local investment in the Improvements will last for their full estimated useful life of the Improvements.

AGREEMENT

1. Transfer of Interest. UTA hereby transfers, conveys and assigns to the City any and all interest in, and claims to, the Improvements. UTA agrees to either: (a) assign to the City all contractual warranties UTA has obtained pursuant to the design and construction contracts for the Improvements; or (b) assist the City in the administration and enforcement of such warranties for the City's benefit. The election between items (a) and (b) above shall be made in UTA's sole determination.
2. City Accepts Condition of Improvements. Except for UTA's specific commitment with respect to warranties as set forth in paragraph 1, City hereby accepts the Improvements in an "AS-IS" "WHERE-IS" condition and without any other warranties or guarantees whatsoever.
3. Assumption of Responsibility for Maintenance and Repairs. Except for UTA's specific commitment with respect to warranties as set forth in paragraph 1, City hereby assumes all prospective ownership, maintenance responsibility and liability with regard to the Improvements. City shall maintain and repair the Improvements in a good and workmanlike manner so as to preserve the federal and local investment in the Improvements will last for their full estimated useful life of the Improvements. City shall annually report on the condition of the Improvements as required in the Agreement.

4. UTA Retains Ownership of Real Property. For the avoidance of doubt, this Bill of Sale does not transfer, convey or assign any interest or ownership in underlying or contiguous real property owned by UTA.

IN WITNESS WHEREOF, UTAH TRANSIT AUTHORITY AND FARMINGTON CITY HAVE EXECUTED THIS BILL OF SALE EFFECTIVE AS TO THE DATE FIRST SET FORTH ABOVE

UTAH TRANSIT AUTHORITY

FARMINGTON CITY

By _____
Its _____

By _____
Its _____

By _____
Its _____

Attest

Approved as to Form

By _____
Its _____

UTA Legal Counsel

CITY COUNCIL AGENDA

For Council Meeting:
February 18, 2020

S U B J E C T: City Manager Report

1. Building Activity Report for January

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

Month of January 2020	BUILDING ACTIVITY REPORT - JULY 2019 THRU JUNE 2020				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	10	10	\$3,669,728.93	370	370
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	269	269
CARPORT/GARAGE	0		\$0.00	31	
OTHER RESIDENTIAL	1	0	\$34,056.00	23	21
SUB-TOTAL	11	10	\$3,703,784.93	693	660
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	4		\$71,319.80	103	
ADDITIONS/REMODELS	4		\$123,008.96	106	
SWIMMING POOLS/SPAS	3		\$111,913.20	54	
OTHER	17		\$179,110.10	1305	
SUB-TOTAL	28		\$485,352.06	1568	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	2		\$746,879.78	29	
PUBLIC/INSTITUTIONAL	0		\$0.00	7	
CHURCHES	0		\$0.00	1	
OTHER	4		\$56,790.00	50	
SUB-TOTAL	6		\$803,669.78	87	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	0		\$0.00	81	
OFFICE	0		\$0.00	19	
PUBLIC/INSTITUTIONAL	0		\$0.00	1	
CHURCHES	0		\$0.00	0	
OTHER	1		\$15,000.00	14	
SUB-TOTAL	1		\$ 15,000.00	115	
MISCELLANEOUS - NON-RESIDENTIAL *****					
MISC.	0		\$0.00	77	
SUB-TOTAL	0		\$0.00	77	
TOTALS	46	0	\$5,007,806.77	2540	0