

## FARMINGTON CITY COUNCIL MEETING

December 18, 2018

### WORK SESSION

*Present: Mayor Jim Talbot; Councilmembers Doug Anderson and Brett Anderson; City Manager Shane Pace, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Economic Development Director Brigham Mellor, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

*Excused: Councilmembers Cory Ritz, Rebecca Wayment, and Alex Leeman*

### Audit Report

**Mike Ulrich** and Kaela Cornwell of Ulrich & Associates presented the audit report. **Mike Ulrich** said that it was an unqualified, or clean, opinion. He stated that revenues received were higher than budgeted and expenditures were more than originally budgeted. The largest change in revenue came from sales tax over the previous fiscal year. The increase in expenditures were related to reconstruction costs of 650 West. He reviewed Departmental budgets and noted that fees related to Parks and Recreation programs cover program costs but not salaries which are covered by the General Fund. He said that the State limits the amount Cities are able to keep in their General Fund to less than 25% and Farmington's current balance is at 24.5%. He noted that the Station Park RDA continues to be strong and the US 89 RDA produced revenue right at what was budgeted. **Mike Ulrich** said that the Council should watch the water and storm water fund to ensure that fees cover the costs of operating, depreciation and maintenance costs. He said that there was no debt in any of the business funds.

Mayor **Jim Talbot** thanked **Keith Johnson** for his management of City funds. **Keith Johnson** thanked **Mike Ulrich** and Kaela Cornwell for their work on the audit.

### REGULAR SESSION

*Present: Mayor Jim Talbot; Councilmembers Doug Anderson, Cory Ritz, Alex Leeman, Brett Anderson; City Manager Shane Pace, Assistant City Manager Keith Johnson, City Development Director David Petersen, City Economic Development Director Brigham Mellor, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

*Excused: Councilmember Rebecca Wayment*

### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 7:06 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 **Will Packer**.

**Alex Leeman** joined the meeting at 7:09 p.m.

Two Youth City Councilmembers were welcomed and introduced themselves. Sophey Henderson is a senior at Davis High and loves her involvement with the Youth City Council. She plans to attend the University of Utah and major in International Studies. Mckenna Tracy is a senior at Davis High and likes being involved in the community and meeting new people and students from other schools.

## **PRESENTATIONS:**

### **Review and Acceptance of Audit Report**

**Mike Ulrich** from Ulrich and Associates presented information related to the Audit Report following a review of financial statements conducted by his staff. He said the financial statements are a fair representation of the financial position of the city. Most of the report was presented in the work session. He noted that the Park fund will correct itself as delayed revenue is collected. All funds stayed within budget expenditures. He said the City is in a good position and the cash being carried forward is sufficient for planned expenditures. He noted that property taxes are not increasing because the City is increasing the rate, but rather because home values are increasing and other taxing entities are increasing rates.

**Jim Talbot** shared that while looking into bonding for the gym and the park, Moody's evaluated the City finances to determine a bond rating. He said that the City has the bonding capacity for \$100,000,000 but has only bonded for \$6,000,000.

**Mike Ulrich** was complimentary of Farmington staff and management.

#### ***Motion:***

**Doug Anderson** moved that the City Council approve the audit report for FY 2018.

**Alex Leeman** seconded the motion which was approved unanimously.

## **ACTION ITEMS:**

### **Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings**

**Holly Gadd** presented the proposed schedule for City Council meetings to be held in 2019. She asked for Councilmember feedback related to dates in September and October. She noted that there would be only one meeting in April, July and November. The Council determined that it should hold meetings on October 8<sup>th</sup> and 22<sup>nd</sup> rather than the 1<sup>st</sup> and 15<sup>th</sup> indicated in the proposed schedule because only one meeting was to be held in November.

#### ***Motion:***

**Alex Leeman** moved to approve the Ordinance establishing dates, time and place for 2019 City Council meetings as presented in the staff report with the meeting dates for October to be moved

from the 1st and the 15th to the 8th and the 22nd.

**Doug Anderson** seconded the motion which was approved unanimously.

### **SUMMARY ACTION:**

1. Approval of Minutes from November 13, 2018
2. Ratification of Approvals of Cook Agreement and Accompanying Documents

**Alex Leeman** moved, with a second from **Brett Anderson**, to approve summary action item 1 and 2 as contained in the staff report.

The motion was approved unanimously.

### **Redevelopment Agency Meeting**

#### ***Motion:***

At 7:28 p.m., **Alex Leeman** moved to adjourn to the Redevelopment Agency Meeting. **Brett Anderson** seconded the motion which was approved unanimously.

Councilmember **Cory Ritz** joined the meeting at 7:34 p.m.

#### ***Motion:***

At 7:41 p.m., **Brett Anderson** moved to reconvene to the City Council Meeting. **Doug Anderson** seconded the motion which was approved unanimously.

### **GOVERNING BODY REPORTS:**

#### **City Manager Report**

**Shane Pace** provided an update on the Creekside Manor subdivision. He said that he and **Dave Millheim** met with Jerry Preston to look at options for the proposed subdivision and modifications to the subdivision. The City will be making an offer on sections of property on the west side of the creek and the city has met with adjacent property owners. Jerry Preston brought back a new proposal with different lot alignment options. **Shane Pace** said that staff needs more time to continue working on the issue and find a resolution for a trail alignment that does not rely on the DRG trail and does not compromise personal property rights. **Shane Pace** said that he would verify with UTA about trail crossings and related issues, should UTA exercise their rights to the DRG in the future.

**Shane Pace** referred to the letter signed by the Mayor in support of the County tax increase for transportation dollars.

**Shane Pace** and **Brigham Mellor** attended an event to hear about a proposal to repurpose the Legacy Events Center. The County has signed an agreement for a public-private partnership opportunity at the facility. At this stage the purpose is not well-defined but could potentially be for a sports complex. The County would have to approach the City for zoning approval and go through the development process, but that will be in the future.

## **Mayor Talbot & City Council Reports**

### **Councilmember Cory Ritz**

No updates to report.

### **Councilmember Brett Anderson**

**Brett Anderson** said that his daughter requested that he bring up the issue of having an American Girl Doll store in Farmington.

**Brett Anderson** brought a concern from residents about the way age groups are divided up for basketball and flag football recreation leagues. Parents are concerned about 7<sup>th</sup> and 8<sup>th</sup> graders competing against 9<sup>th</sup> graders. **Shane Pace** suggested inviting Parks and Recreation Director **Neil Miller** to a work session to discuss the matter in more detail.

### **Councilmember Doug Anderson**

**Doug Anderson** participated in the Frodsham Community Christmas and said it was a great event that helps many people. He would like to discuss ways for the City to support the event moving forward.

**Doug Anderson** suggested that the youth football league transition to jerseys that align with Farmington High School's school colors to promote unity within the sporting events in the City. He would like to discuss this further with Parks and Recreation Director **Neil Miller**.

### **Councilmember Alex Leeman**

No updates to report.

### **Mayor Jim Talbot**

**Jim Talbot** indicated that there would be a new Planning Commission appointment as Kent Hinckley has recently completed his term.

**Jim Talbot** reminded the Council of the Employee Christmas Party and encouraged all to attend.

**Jim Talbot** said that Councilmembers and their immediate family members are eligible for complimentary passes to the gym and \$25 dollar passes to the pool.

## **CLOSED SESSION**

### ***Motion:***

At 8:01 p.m., **Doug Anderson** made a motion to go into a closed meeting for purpose of property transactions and legal strategy. **Cory Ritz** 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.

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**Jim Talbot**, Mayor

***Motion:***

At 9:10 p.m., a motion to reconvene into an open meeting was made by **Alex Leeman**. The motion was seconded by **Doug Anderson** which was unanimously approved.

**ADJOURNMENT**

***Motion:***

At 9:10 p.m., **Cory Ritz** moved to adjourn the meeting.

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**Holly Gadd**, Recorder