

FARMINGTON CITY – CITY COUNCIL MINUTES

JULY 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; Assistant City Manager/Economic Development Director Brigham Mellor; Assistant City Manager/City Engineer Chad Boshell; Planning and GIS Specialist Shannon Hansell; Public Works Director Larry Famuliner; and Recording Secretary Deanne Chaston.

STACK DEVELOPMENT AGREEMENT

Councilwoman **Rebecca Wayment** offered the opening prayer. The work session was held to discuss STACK's withdrawal of their North Farmington Station Project Master Plan and Development Agreement application.

Mayor **Jim Talbot** said that Farmington and STACK had a parting of ways last week. He said that the City Council should have an answer when the public comes asking why the City will not be working with this particular developer at this time.

City Manager **Shane Pace** said from the City's and City Attorney's perspectives, the biggest issue really was the COVID pandemic. When the pandemic hit, the developer's priorities changed and the City had to negotiate. Due to the changes in the market, there were things the developer couldn't commit to, and both sides had to keep adjusting. In the end, both the developer and the City wanted to minimize their risk. **Pace** said STACK is a quality builder that has built in numerous locations in the state. However, since they pick up parcels that have already been platted, they are not experienced at developing from scratch.

Mayor Talbot said that at the end of this year, he will have been affiliated with the City in some capacity for 17 years, including time as a planning commissioner, city councilman and now mayor. He said that no one has more passion for the business park than he does. However, he said it is important to not lose sight of what is important for the City. Everyone has their passion, but if you are going to be a good council member, you have to always remember what is good for the City. He said sometimes you have to control that passion and know when to walk away. He said the STACK agreement was going to put the city in financial stress at some point in time, and he did not want to be known for that in the end. He said it was difficult to walk away, and hopes the developer comes back in the future when the market changes.

Assistant City Manager/Economic Development Director **Brigham Mellor** said STACK was too big, too soon, two years too early. He said if you talk to anyone in the County, you will get the same narrative: COVID basically threw this whole thing into disarray in March. He said the City should now focus on the infrastructure at the site. He would like to pursue a \$12 million grant through Council of Governments (COG) sales tax money to pay for making this area developable, including moving Commerce and Digital Drive around. **Mellor** said the City

wasn't even considering moving those roads around until STACK's application, so it has helped the City focus on some things moving forward.

Mellor said **Boyer** is working with the **Evans** family on a project behind Cabela's and the assisted living facility. They propose a two-story go cart and virtual reality location that will look more like a warehouse. He said the City told them it would be a long shot to get it approved. **Boyer** has said they have the ground tied up for at least five years.

In addition, **Mellor** said the City will be working on a General Mixed Use (GMU) amendment in coming weeks, as it is already being considered by the Planning Commission and will come to the City Council at the end of August. The amendment would take all residential uses out of the zone, which may not make the **Evans** family happy, he said.

Community Development Director **Dave Petersen** said **Evans** previously proposed 625 residential units. However, the proposal was two block sizes too big, had too many units in buildings, had buildings too tall, didn't have buildings facing the front, didn't have parking in the rear, and didn't follow build-to lines. These are huge hurdles, along with storm drainage issues in the area. **Petersen** said other past proposals that have made the City vigilant about residential right now include the 118-acre Farmington Preserve trying to get residential in the business park zone in 1996, and Garbett Homes getting 91 percent residential and zero commercial in 2005-2012.

Petersen said the Planning Commission's agenda included removing residential from the GMU zone on February 20. However, it was tabled due to the State of Utah's pending legislation. He said that August 18 is the last date the City Council can take residential out of the GMU. Even if the GMU is amended to not have residential, the applicant could still ask for it, similar to the Office Mixed Use (OMU) zone.

Pace said this has not been tested in Court yet, a point that the City Attorney made clear. **Mellor** said the **Evans** were proposing a Maverik convenience store, and that the City should discuss if they want that store in so bad that they also let the residential skate through. He said that other developers such as **Chris McCandless/CW Management Corp.**, **Steve Cox**, and **Rich Haws** are still working with the City. CW Management has proposed office buildings, as has Haws. The City is working with **Cox** on the Commerce Drive right of way (ROW). **Petersen** said that the **Evans** and CW Management are willing to dedicate the ROWs on their property. Efforts are being made to make this area shovel-ready so that as soon as tenants are secured, building can start.

Mellor said that it will take a lot of work to improve roads and get things shovel-ready in that area, things that maybe should have been done before getting serious about a development agreement with STACK. It may take two to three years to get to that point.

Pace said CW has also expressed interest in owner-occupied town homes. An Envision Utah report sets goals for residential units throughout the state, and Farmington has enough apartments. However, the City has only 7 percent owner-occupied town homes now, while the goal was 14 percent.

Mellor reported some good news regarding wetlands in the park property. After working with an environmental engineer, it was determined that there is less than 1 acre of wetlands, when the City had originally thought there was 6.5 acres of wetlands in the total 15 acres. That will drastically reduce the amount of money needed to mitigate the wetlands down from the expected \$1 million. The Army Corp still needs to weigh in on the issue. This will make more land available while negotiating with CW Management, **Mellor** said. The park acts as a storm water detention basin, and work can start on the park. He hopes to get a grant in October to help with infrastructure in the area.

Mayor Talbot said major upcoming issues include: third quarter sales tax funding program, the Haws affordable housing project, the Utah Transit Authority (UTA) remote transit hub, and an upcoming major component of the Station Park project. These will keep the City busy even without STACK. He said there is a lot of pressure on the third quarter sales tax program, as Kaysville has applied for funds as well.

Assistant City Manager/City Engineer **Chad Boshell** said construction has begun on Burke Lane and will stretch from the Red Barn to 1525 West. It is designed to go to the rail trail once properties develop, ending at Commerce Drive. The contract and goal is to put in curb cuts and stubs for future development, with plans to pave in 2020. The project also includes storm drains to the park eventually.

Boshell addressed the 950 North project, which he said is now funded and 60 percent designed. The City is working out issues with the sewer district on sewer mains, and design will be finished before construction. He is waiting for the Utah Department of Transportation (UDOT) design build team to get on board. Property acquisition with sewer connection is need up through Sunset City.

Boshell also discussed the 2024 Shepard Lane interchange, which includes land exchanges needed with **Tom Stuart** and UDOT to acquire a Commerce Drive ROW. In the next year, an Request for Proposal (RFP) for design will move forward and wetland issues will need to be addressed. **Boshell** said the City should start soon so it is ready for funding, \$3 million in federal funds that need to be de-federalized. **Pace** said \$2 million in transportation impact fees may be available after Burke Lane is done. **Boshell** said the City Council should expect an update on impact fees soon.

Mellor said between the \$3 million for Commerce and \$6 million for 950 North, there will be \$9 million available for road infrastructure. **Mayor Talbot** said it has taken years and hard negotiations to get that \$9 million. **Boshell** said compared to other cities in the county, Farmington has done well going out and procuring funds for these projects.

Pace said that he hopes to go on a tour (without developers) with City Council and staff to visit a number of business parks in Salt Lake County (including elements such as offices, commuter rail, corporate centers, and apartment complexes), paying attention to advantages and disadvantages to Farmington.

REGULAR SESSION

Present: 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; Assistant City Manager/Economic Development Director Brigham Mellor; Assistant City Manager/City Engineer Chad Boshell; Planning and GIS Specialist Shannon Hansell; Public Works Director Larry Famuliner; and Recording Secretary Deanne Chaston.

CALL TO ORDER:

City Councilman **Brett Anderson** called the meeting to order at 7:00 p.m. **Mayor Talbot** excused himself for a family function.

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

City Manager **Shane Pace** offered the invocation, and the Pledge of Allegiance was led by City Councilwoman **Rebecca Wayment**.

PUBLIC HEARINGS:

Water Utility Rate Increase

Finance Director **Greg Davis** said he briefed the City Council about this months ago in relation to a rate study done by Zions Bank. A rate increase is needed to handle operation costs and necessary future projects, and residents have not seen a rate increase in 10 years. Administration has recommended a 3 percent increase beginning this fiscal year, July 1, but held off in order to hold a public hearing tonight. The rate study identified several options including a drastic, large upfront increase. However, administration scaled it back to 3 percent upfront, then 5 percent in coming years to keep pace. **Davis** said if there is not an increase in fees for these enterprise funds, they will be losing ground just to keep up with general inflation. Small ongoing increases keep the City in line with inflation. City Manager **Shane Pace** said the rate increase was on the front cover of the City Newsletter, and so far no feedback has come in.

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

City Councilman **Shawn Beus** said he appreciates the solution to the proposed rate increase, which will be more gradual over time. He said under the circumstances, this was the best option.

Wayment thanked the staff for taking time to vet this through the public so that they had a chance to speak to it.

City Councilman **Scott Isaacson** pointed out that this is not just something the City Council will look at for one year, but it will be an ongoing consideration. **Davis** said this will be back in front of the City Council next spring as part of the regular budget process, with a possible 5 percent increase next year.

Motion:

Wayment moved to approve the resolution amending the consolidated fee schedule to include a 3 percent increase to water utility fees to cover the cost of operations, maintenance and infrastructure.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Agean Village Phase II Plat Amendment and Moderate Income Housing Agreement – John Saltzgiver/JMSRE Investments LLC

Planning and GIS Specialist **Shannon Hansell** presented this item for property at 1454 South 200 East, Lot 2 of Aegean Village Subdivision Plat A. Property owner is JMSRE Investments LLC and the applicant is **John Saltzgiver**. In November of 2019, the City Council approved an amendment to the zoning ordinance defining a special exception to include “additional dwelling units to provide moderate-income households.” The applicant is requesting that a moderate-income housing unit be allowed. Currently, an old garage home sits on the property, with zoning allowing up to a duplex. Previously the property was zoned Residential (R), but the City Council decided to rezone to R-2 on July 16, 2019. The property bordered an R-2 zone and it was found that the R-2 zone would support the General Plan designation of LDR. **Hansell** said that 1470 South has many twin homes and duplexes, so it was not out of character to be zoned R-2.

Instead of two dwelling units within a duplex (two-family dwelling), the applicant is now in the process of attempting to create three lots on this parcel for three townhomes: two for-sale townhomes at market rates, as well as one for-sale, moderate-income housing unit. This third unit would require a special exception to be built and sold as moderate-income.

The three attached town home units would have two-car garages on the bottom and a shared drive coming in from 1470 South. Community Development Director **Dave Petersen** said that there is a flaw on the site plan, as it needs a parking stall bulb-out on the north end. He said it is nice that there is no access on 200 East.

It is proposed that the applicant will enter into an agreement with the City Council to establish a moderate-income housing unit to include principal, interest, taxes and insurance (PITI) not more than 30 percent of Area Median Income (AMI); a tiered approach to sale; terms in place for 15 years; restriction of subsequent sales up to 3 percent of original sale value per year until the 15-year restriction expires; and enforcement provisions. The tiered sales approach would have each subset prioritized for 60 days including: public employees who work in Farmington and make up to 120 percent of AMI for the county; any person who works in Farmington up to 100 percent of AMI; any person who meets the AMI; and then open to market. **Hansell** said that Planning Commissioner **Mike Plaizier** helped draft these terms, which he said were standard on the Wasatch Front.

In order to achieve this, the City Council must also approve a plat amendment. **Hansell** said approval of this unit would support Farmington’s recently-adopted moderate-income housing plan, while increasing density for the owner and the City. This unit, like any special exception, will be subject to reviews of location, design, and other impacts.

Hansell said that the City must submit a report to the State in December about moderate-income housing improvements they have made. In addition, Envision Utah noted a lack of town homes in Farmington, asking for 14 percent but only having a 7 percent supply. Farmington has more apartments than predicted. **Rich Haws** is going to be building 44 affordable housing units.

Petersen said this would be the first time this has been done in Farmington, and it would be good to use one unit as a prototype instead of a bigger development. An agreement would be brought back later. The moderate-income unit would be owner occupied for up to 15 years, and annual verification would be required. Landscaping appearance would have to be kept up, which would be managed by a common area management plan part of the Covenants, Conditions and Restrictions (CC&Rs). He also said that although the three units would all be for sale, the City cannot prevent an owner from renting their property out.

Councilwoman **Amy Shumway** asked if there was a way to secure moderate-income housing for more than 15 years. If the City gives the applicant the right for more density, she would like to see more than a 15-year pay off for the City. However, **Anderson** said to be careful so as not to create a disincentive for the person who owned the moderate-income unit.

Hansell said parking accommodations would be needed for guest parking, and to enforce that the garages are indeed used to park vehicles off the street.

Applicant **John Saltzgeber**, 583 E. Pheasant Circle, Bountiful, said he was willing to take out the 5 feet of grass landscaping on the west side and have parallel parking for an additional four cars. He said the project is aesthetically pleasing since the driveways won't be seen. He is contemplating an extended deck design over the garage and screening so headlights would not be a problem for neighboring property owners.

The City received six protests to approval of this item, mostly related to concerns over traffic hazards. **Petersen** and **Hansell** said the letters' authors had not seen the site plan, and incorrectly assumed the driveway would be on 200 East. **Petersen** said the Planning Commission said the design is better for the most part compared to other units on the street.

Anderson opened the Public Hearing.

Darrin Flitton, 1470 South 125 East, Farmington, addressed the Council. He lives three houses down from the proposed project and says the property has been an eyesore for 15 years. He said cars already park on that corner because of all the twin homes on that road. He said people often fill their garages up with belongings so that vehicles cannot park inside, and he is worried that cars from the new project will create a considerable ongoing problem. He is also worried for the young children who walk to school in the area. He said this is not the corner to be experimenting on, and the City should pick another area that will not plug up one that is already having problems.

Gaylynne Flitton, 1470 South 125 East, Farmington, said she had not seen the site plan for the project, as she did not know where to find it. Now that she saw it at the meeting, she said it looks better than she expected. She is concerned with how tall the building will be, as it appears

to be three stories tall. She said if people actually park in their garages, it would help with the parking situation.

Anderson closed the Public Hearing.

Beus asked if it was possible to limit on-street parking. **Hansell** said that is a Public Works issue and could maybe be handled with CC&Rs, which could also spell out that garages should be used for parking only. **Petersen** said that 200 East is a UDOT road, and the restrictions would have to be checked. **Wayment** said in winter there is no on-street parking anyway. She said this street is near where she lives, and it is narrow when cars are parked on both sides. She asked that if the road is unsafe for residents, can the City help mitigate that? **Petersen** said that there are already restrictions in place for large and recreational vehicles, and otherwise that vehicles can only be parked on a public road for so long. He said the City could look at restrictions on 1470 South, including perhaps painting the curb red.

Anderson asked if there are building height limitations in the area. **Hansell** replied it was 27 feet, maybe a bit more, and that it will appear to be a two-story building from 200 East since the basement is more of a walkout style.

Beus said that he has an issue with granting an exception in perpetuity, but only getting a 15-year benefit. He said **Plaizier** mentioned that there was a 20-year option. Both seemed a little short for him, and he wants to explore ways to extend that.

Wayment said she wants more details such as if there will be a two-car garage for each unit, a drive bulb-out, screening, snow removal, landscaping for communal areas, and the rental/sale of the units. **Petersen** said the City Council could trust the Planning Commission to address those issues on the site plan as the project moves toward a building permit. Another option is to table this until site plan details are available and the Council can get more information from **Plaizier**.

Anderson said if the Council tables the item, the public hearing would be closed, then the item would be brought back to the City Council, followed by a future Council vote.

Isaacson noted that a down payment could make a difference in how the moderate-income housing terms are calculated and applied. He said he is not persuaded that granting additional density is justifiable because it would create more traffic and a parking problem. The City Council shouldn't grant an exception easily, and there should be a significant threshold as well as a benefit to the City. He said he has gone and looked at this area, and he would like to look at requirements that the garage is used for cars, which would help alleviate the concerns. He would like more details.

Beus said the down payment would need to be addressed in the final agreement, as it is typically between 5 and 10 percent. He said this is an exciting opportunity to make moderate-income housing available to public employees working in Farmington. The design elements look really good, but he still wants more details.

Wayment said her concerns are similar. If the City does give up this moderate-income housing unit, she wants to make sure it benefits the City long-term. She would like to table this until there are more details available.

Shumway said most people don't stay in one home for 15 years, especially in town homes. As presented, this could possibly only benefit one family for 15 years. She would like a way to indefinitely provide this unit to moderate-income owners, who could get equity and move whenever. If the family in the moderate-income housing unit can sale it for 3 percent more than what they bought it for, hat may not be much compared to the market rate. Although it is good to get that property cleaned up, she said it is not clicking to her that this is a great deal for the City. **Beus** also said he would like to see the benefit for a moderate-income owner extend in perpetuity.

Anderson said if this is tabled, he would like to see if the benefits could be extended beyond 15 years, although he mentioned it could be a legal question of whether the government has rights to control private property.

Isaacson asked if staff could prepare a summary for the Council addressing regulations to moderate-income housing. He is interested in this, but feels he needs to understand it better.

Pace said there are two issues: 1) On the zoning side, is three units appropriate for this corner lot? 2) How should the City address an affordable housing unit? He suggested seeking input from the Davis County Housing Authority or other authority familiar with managing affordable housing. He asked if the City wants to get into the management of affordable housing, or only zone for it and help enable affordable housing. Most counties set up housing authorities so they don't have to manage it themselves. He said it may not be appropriate that **Plaizier** continues to advise the City on this, and the City should instead get independent input.

Motion:

Wayment moved to table this application so the Council can get some answers to the questions posed tonight regarding moderate income housing, the requirements and benefits of it, as well as further information about what the property would look like or be used for.

Isaacson seconded the motion. All Council members voted in favor, as there was no opposing vote.

Petersen said this is a great opportunity to learn about affordable housing and thanked **Plaizier** for being very informative. **Anderson** said if the Council is going to have to learn, it may be better to learn on one unit instead of a bigger development.

North Farmington Station Project Master Plan and Development Agreement – STACK Real Estate

The applicant withdrew this application, as discussed earlier in the work session.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including Resolution Amending Chapter 9 of the Personnel Policies and Procedures relating to Annual Leave; approval of minutes from June 23 and July 7, 2020, City Council meeting; and Improvements Agreement for Stone Peak Construction.

Pace suggested one change on the Personnel Policies and Procedures item, namely changing the language from “employment” to “appointment” under B sub 1. It would then read 21 days from the date of “appointment” instead of “employment.”

Isaacson asked that the cash form accompanying checks deposited with the City be updated.

Pace agreed, saying that the form needs to be fixed to be more in line with the letter, as the letter is up-to-date.

Motion:

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

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Building Activity Report for June and asked **Davis** to present the good news on sales tax.

May Sales Tax

Davis said he received information today for sales tax the City will be receiving for sales made in the month of May. Typically this information comes two months after the sales. With the pandemic, the City anticipated it to be 5 to 15 percent lower than it was in May of the previous year. However, it was down less than 1 percent. The City had been bracing itself for a lot worse than what it ended up being.

Pace said that since March, revenues have come in higher than the City’s modified projections. Half of the City’s sales tax comes from taxes collected statewide, and a lot has to do with Internet sales, which are still having a large impact. While restaurants and stores are opening back up, some restaurants were doing as well in take-out as they previously did with dine-in. He said he was surprised that the numbers came in so high because the Apple Store, one of the City’s top sales tax generators, is still closed right now. **Beus** said that Best Buy is having one of their best years ever.

Wayment noted how different things are in Farmington compared to several years ago when the Planning Commission considered a home-based business on the Compton Bench. Then, the Commission was worried about the traffic that Amazon would create at that business. But now,

times have changed and many residents have as much Amazon traffic as home-based businesses do.

Patsy's Mine

Pace said he discussed the closure of Patsy's Mine with the U.S. Forest Service and Davis County Commissioner **Randy Elliott**. He said the Forest Service has decided to shut down the mine and will not wait for the City or County to either pay them or trade with them for other land, a jurisdictional transfer, which could take several years. **Pace** said there is a chance the City could come back to the Forest Service after the mine had been closed to have it opened back up. At the meeting, **Commissioner Elliott** expressed his frustration and gave the Forest Service a hard time. **Elliott** even did a lot of work with delegations back East. The Forest Service said they have the funding to close it now, along with mines in two other counties, and it is their prerogative to do so. They have closed thousands of mines across the country, have had dozens of lawsuits, and have paid out money on some suits. **Pace** said the Forest Service's first and most favorite option was to install a cement wall. However, **Pace** and **Elliott** asked them to do a more temporary gate or cinderblock wall at the very front of the mine. The Forest Service shut both of those options down.

Isaacson asked if the mine could be registered as a National Historic Site. **Shumway** suggested ramping up public relations and getting the news out about this, because it is really important to the City. She would like to see the mine closed off further in, not up front, as it would make it aesthetically unpleasing. **Beus** agreed, saying it would be better to put the wall in 10 feet. **Shumway** also predicts that people will tap through the cinder block to get in anyway. She would like to send the message that the City wants to work with the Federal government because this mine is important to the community, but the City needs more time to work through the issues. **Isaacson** said he is in favor of closing a lot of mines for safety reasons, but Patsy's Mine is different as it is perfectly safe unless you are in the mine during an earthquake. The mine is not a hole you can fall into. He wants the Forest Service to look at reasonable exceptions.

Pace said it would take a year and a half to work through issues such as getting it insured and getting Congressional approval of opening it back up, and the County would be willing to participate in the campaign. He said he would meet with **Elliott** again to strategize.

Upstairs Office Space

Pace said there have been bids from contractors for improvements for the upstairs office space, including \$26,000 to build just one office, and a \$31,000 bid to increase the size of all six offices by moving two walls. The offices will be for **Pace, Brigham Mellor, Holly Gadd, Chad Boshell**, and two of Boshell's employees. This will free up space downstairs for **Dennis Allen** to move from GIS in Community Planning to administrative services as he takes on more IT work.

Pace said it is difficult to get bids for this kind of work, as it is considered a small project. It will take an additional \$3,000 worth of work to set up wifi and computer connections in the space as well as more money for furniture such as a conference table. He asked the Council for a

“thumbs up” to proceed with \$40,000 worth of office renovations. All four council members present voiced their approval. **Pace** said if the economy continues to roll, he plans to bring a budget amendment to the Council in January to address the implementation of employee raises.

Mayor Talbot and City Council Reports

Shumway reported a parking issue in the Farmington Crossing area near a church house where the development charges \$25 monthly for any car parked if it is using overflow parking. The issue has become worse in the last three to four months. To circumvent the charge, some are starting to park on the north side of the church property for free. This is a main access to the freeway, and a lot of people use that road. When cars are parked on both sides of the road, visibility to the Park Lane on ramp is limited. It is a concern for children walking and biking in the area. She has had seven emails lately about it, which she forwarded to **Pace** and **Mayor Talbot**. She wondered if the curb on the church’s north side could be painted red. The church posted signs prohibiting overnight parking in its lot.

Pace said the street on the church’s north side is public, but all other surrounding roads in the development are private. He would like to investigate the recent \$25 per month charge and aggressive towing when cars are in violation to find out if it violates the original agreement with the City. He would like to put the responsibility on the Homeowner’s Association (HOA) who created the problem by charging the fee. If residents park in the church parking lot, it could jeopardize their nonprofit status. He also doesn’t want to get into the habit of painting curbs red and therefore turning the Police Department into meter maids. **Pace** said he would talk with the City Attorney and Police Department about the issue, as well as address it with the HOA.

Shumway asked if the City is handling the mud slide on Lot 104, as the owner is engaging a lawyer. **Pace** said **Boshell** and the City Attorney are aware of the issues.

Beus asked if the City could create a housing task force in preparation for a lot of upcoming issues. He would like to see the housing authority and Planning Commission involved. **Pace** said he has no qualms with such a committee or task force that can come up with strong recommendations that the Council can adopt. **Shumway** said it is hard to fit such a complicated issue into one meeting, and a series of five meetings may be better to address different strategies and in-depth education. It could help stem the tide of negotiations for more residential density in the future, she said. **Isaacson** said the City could learn from other experts. **Pace** would like to bring in experts in housing management and CRAs.

Wayment thanked the City for opening the pool and maintaining the trails in Farmington, where residents have been able to get out during the pandemic. Measures have been taken to limit the number of people in the pool, and **Pace** said people are enjoying that effort. **Shumway** said staggered swim lesson schedules with time cushions have helped mothers’ anxiety levels as they try to watch out for the safety of their children during pick up and drop off.

Isaacson asked if staff could be debriefed on STACK so that the City could learn from the experience. **Pace** said that was already done in staff meeting earlier that day, and it could also be done in the next work meeting. He said he learned to be more careful about how things are

represented during initial negotiations. He was grateful for the learning experience and firmly believe that in the end, COVID is where it went wrong. He said they should have involved the City Attorney up to two months sooner, when talk started about the agreement. There were certain things the City didn't do well. Trust broke down for various reasons on both sides. He predicts that Farmington will see STACK again, as they may flip the office portion of the property to another developer.

Isaacson said there were some other fundamental things aside from COVID that affected the outcome such as the reimbursement agreement. He said it was outrageous for the developer to throw in that the City's general fund would be used to pay for improvements, and the City should have made their position clearer early on. **Pace** said the City had never heard of something like that before and he thinks most developers would have jumped at the City's version of the agreement. **Shumway** said she didn't agree with putting the City in potential financial problems. She wished the reimbursement agreement could have been presented in an easier to understand manner such as a spreadsheet condensing the 60 pages. **Pace** said it would have been helpful to see a comparison of the two agreements side by side, but negotiations didn't get to that point.

ADJOURNMENT

Motion:

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

Holly Gadd, Recorder