

WORK SESSION: A work session will be held at 6:00 p.m. in Farmington City Hall, 160 South Main Street. The public is welcome to attend. The agenda for the work session will be as follows:

1. Representative Timothy D Hawkes

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, January 4, 2022, at 7:00 p.m.** The meeting will be held at the Farmington City Hall & electronically over Zoom for the public, 160 South Main Street, Farmington, Utah.

Farmington City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged to listen to the meeting on line. The link to listen to the meeting live and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at dcarlile@farmington.utah.gov.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

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

PRESENTATION:

7:05 Administration of Oath of Office new Mayor

7:10 Administration of Oath of Office new City Council Members

7:15 Resolution Appointing Sam Barlow to the Planning Commission and the Administration of Oath of Office

7:20 Plaque Presentation to Outgoing Planning Commissioner Alex Leeman

NEW BUSINESS:

7:25 City Council Vacancy Interviews and Vote

PUBLIC HEARING:

8:45 Resolution approving the Consolidated Fee Schedule regarding Parks and Recreation fees for Stand Alone Fields and Foreplex

SUMMARY ACTION:

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

8:55 Minute Motion Approving Summary Action List

1. Resolution Authorizing the Disposal of Real Property to Correct Disputed Boundaries at Woodland Park
2. Resolution Establishing Voter Participation Areas
3. City Council Minutes November 16, 2021
4. City Council Minutes December 7, 2021

GOVERNING BODY REPORTS:

9:00 City Manager Report

9:05 Mayor & City Council Reports

ADJOURN

DATED this 30th day of December, 2021.

FARMINGTON CITY CORPORATION

By: _____
DeAnn Carlile, 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 due to a disability, please contact Holly Gadd, City Recorder at 801-939-9206, at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda and emailed copies to media representatives on December 30th, 2021.

CITY COUNCIL AGENDA

For Council Meeting:
January 4, 2022

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

It is requested that Councilmember, Scott Isaacson give the invocation to the meeting and it is requested that City Manager, Shane Pace 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:
January 4, 2022

**S U B J E C T: Introduction of Newly Elected Mayor Brett Anderson and Administration
of Oath Office.**

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:
January 4, 2022

S U B J E C T: Introduction of Newly Elected City Council Members Melissa Layton and Alex Leeman and Administration of Oath Office.

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

For Council Meeting:
January 4, 2022

SUBJECT: Resolution Appointing Sam Barlow to the Planning Commission and Administration of Oath of Office

ACTION TO BE CONSIDERED:

1. Move that the City Council approve the attached resolution appointing Samuel W Barlow.

GENERAL INFORMATION:

See enclosed staff report prepared by Lyle Gibson, Assistant Community Development Director.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
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: Lyle Gibson, Assistant Community Development Director

Date: January 4, 2022

SUBJECT: **Appointment of Samuel W. Barlow to the Planning Commission**

RECOMMENDATION

Move that the City Council approve the enclosed resolution consenting to the proposed appointment of Samuel W. Barlow to serve as a member of the Farmington City Planning Commission.

BACKGROUND

With the recent election of a member of the Planning Commission to the City Council, there is a vacant seat to fill. The seat was at the end of its term so the new Planning Commission member will come in for a full term. Terms are for a period of 4 years.

Per [Farmington City Code 11-3-020](#), Planning Commission members shall be appointed by the mayor with the advice and consent of the city council.

Requests for applications to fill the vacancy have been advertised and the mayor and Community Development Director have interviewed applicants. The recommendation to appoint Mr. Barlow is based on skills and his experience in addition to fitting in geographically.

SUPPLEMENTARY INFORMATION

1. Resolution to Appoint a Planning Commission Member.

Respectively Submitted

Review and Concur

Lyle Gibson
Assistant Community Development Director

Shane Pace
City Manager

**CITY COUNCIL RESOLUTION NO. 2022-
A RESOLUTION OF THE CITY COUNCIL OF FARMINGTON CITY APPOINTING
AN INDIVIDUAL TO SERVE AS A MEMBER OF THE FARMINGTON CITY
PLANNING COMMISSION.**

WHEREAS, the Mayor of Farmington City shall appoint members of the Planning Commission with the consent of the City Council; and

WHEREAS, the City Council desires now to appoint a certain individual to serve as a Planning Commission member for a term of up to 4 years as provided by ordinance

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

Section 1. Appointment. The following individual is hereby appointed to serve as a member of the Farmington City Planning Commission. The person appointed shall serve at the pleasure of the City Council and their appointment shall be subject to the ordinance, rules and regulations of Farmington City.

Samuel W. Barlow

Section 2. Term. In accordance with Section 11-3-020 of the Farmington City Ordinances, the appointment shall be for a term of 4 years effective the date of passage of this resolution. This term is due to expire 12/31/2025 and may be extended upon reappointment of successive terms.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, THIS 4TH DAY OF JANUARY 2022.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

By: _____
Brett Anderson, Mayor

CITY COUNCIL AGENDA

For Council Meeting:
January 4, 2022

**PRESENTATION: Plaque Presentation to Outgoing Planning Commissioner
Alex Leeman**

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:
January 4, 2022

S U B J E C T: City Council Vacancy Interviews and Vote

GENERAL INFORMATION:

Mayor Anderson and City Councilmembers will interview:

Shawn J Beus
Roger Child
Bryce Davidson
Elgan Iorwerth
Karina Landward
John Lindsley
Tyler Turner
Rebecca Wayment

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion



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: Shane Pace, City Manager

Date: January 4, 2022

SUBJECT: **REPLACEMENT FOR COUNCIL VACANCY**

RECOMMENDATIONS

By minute motion, appoint a new member to the City Council.

BACKGROUND

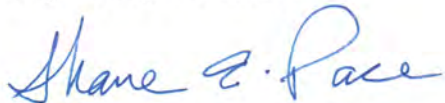
Brett Anderson was elected Mayor of Farmington, leaving a vacant City Council position. Utah Code 20A-1-510 outlines the steps we must follow to fill the vacancy. There are three summary points to emphasize from the Code requirements; 1) a minimum two week notice of the vacancy be properly posted, 2) the City Council interviews applicants and selects the replacement in a public meeting, and 3) the appointed person will only be appointed through 2023 and will have to stand for general election in the fall of 2023 should they wish to serve after that time.

We published a Notice of Vacancy on December 16 indicating that anyone wanting to apply should submit a letter of interest by 5:00 p.m. on December 29. The notice was published on the City's website, Facebook site and posted at City Hall. We received five letters of interest that are attached to this staff report. On January 4, the upcoming Council meeting, each applicant will be given a few minutes to "interview" with the Council. The interview will be informal with the applicant expressing verbally why they want to serve and any experience they want to emphasize. Council can ask, if needed, any experience related questions as identified on the resume or from their interview. Total time per applicant would be limited generally to 10 minutes.

A few years ago, the legislature specifically passed a prohibition against any discussion, selection or evaluation of potential council member replacements in a closed meeting. Therefore, once the interviews (presentations) are completed, the law requires an open session discussion of whom the Council may want to appoint. After whatever open discussion has taken place, the Council will need to entertain a motion. If a motion receives a second, a vote will take place. If a person receives three votes, that person will be appointed to serve. If there is a tie vote, the Mayor will vote to break the tie. If he

votes in favor of the candidate, that person will be appointed. If the Mayor does not vote in favor of the Candidate, the motion is defeated and the Council will need to consider a new motion with a second. This will continue until someone receives three votes or the Mayor breaks a tie in favor of a candidate. The appointed person will be invited to participate in the meeting after that point. A formal swearing in with family and other community members invited will be scheduled for the second Council meeting in January 2022. They will be officially acting as a Councilmember immediately upon being appointed.

Respectfully Submitted

A handwritten signature in blue ink that reads "Shane E. Pace". The signature is written in a cursive style with a large, prominent initial 'S'.

Shane Pace
City Manager



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

NOTICE OF MIDTERM CITY COUNCIL VACANCY

In accordance with Utah State Code §20A-1-510, notice is hereby given that the Farmington City Council will have a Council seat vacancy as of January 1, 2022 and will be accepting applications from interested individuals for filling said vacancy. The appointment will be to fill the remaining two years of a council member term, and will last until December 31, 2023.

Those interested in being appointed to fill the vacancy must meet the Qualifications for Appointment as outlined below and shall submit a letter of interest and resume no later than 5:00 p.m. on Wednesday, December 29, 2021. Submissions can be emailed to City Recorder DeAnn Carlile at dcarlile@farmington.utah.gov or delivered to the Farmington City Offices at 160 S Main, Farmington, Utah.


In your letter of interest please outline how long you have lived in Farmington, any past community engagement (within Farmington or elsewhere), and why you would like to serve on the City Council.

Qualifications for Appointment:

- Be a citizen of the United States.
- Be registered voter of the municipality.
- Be a legal resident of the municipality for 12 consecutive months.
- In accordance with Utah Constitution, Article IV, Section 6, a mentally incompetent individual, an individual convicted of a felony, or an individual convicted of treason or a crime against the elective franchise may not hold office in this state until the right to hold elective office is restored as provided by statute.

The City Council will review submissions and hold a public meeting to fill the council seat vacancy on Tuesday, January 4, 2022 at 7:00 p.m. in the Council Chambers at Farmington City Hall, 160 South Main, Farmington, UT. In this open meeting, the Council will interview each qualified person whose name was submitted for consideration before making the interim appointment.

I hereby certify that I posted a copy of the foregoing notice and emailed copies to media representatives on December 16, 2021.


DeAnn Carlile
City Recorder

December 20, 2021

Farmington City Mayor and City Council

160 South Main

Farmington, UT. 84025

RE: Vacancy in City Council

Dear Mayor Anderson and City Council Members

Thank you for your service to this wonderful and amazing city. I am interested in being considered for the open position in the city council. I have been a resident of Farmington City for 30 years. I have raised my children here and am very interested in the future of Farmington City. The preservation of the family friendly environment, the historic charm, the economic base, and the history of a fiscally well managed city are values that I would like to see continue.

My past and current skillsets can help the city on this course. In 2020, I completed a three-year service as a Farmington City Planning Commissioner with my final year as the Chairman of the Planning Commission. I enjoyed the experience very much and felt the vision of the city was headed in a positive direction.

The career that I have had for decades gives me a rich experience in working with municipalities. I have spent 30+ years working with city, county, regional, and international planning efforts. My experience includes single family housing, multi-family housing, office parks, mixed-use developments, industrial parks, and ecclesiastical buildings. I have worked with and developed relationships with the Wasatch Front Regional Council, Mountainland Association of Governments, Envision Utah, and with UDOT.

Not only do I have the experience of planning future communities, but I have also built proformas, contracts, and deals to make them happen. I understand the economic drivers and costs associated with making a project work within a city.

The education I have achieved is the foundation for my skillsets. I have two bachelor's degrees in Finance and Economics, a Masters in Business Administration from the University of Utah, and a PHD in Metropolitan Planning and Urban Economics from the University of Utah. The focus of my dissertational research for my doctorate degree is in affordable housing. My research is being adopted and implemented by communities. Additional research I have completed has contributed to the publishing of textbooks in City Planning Statistics and City Planning Methodologies.

I would like to use my experience and knowledge to preserve Farmington City as a great place for families. I hope you will consider me as a candidate for the Farmington City Council.

Sincerely,
Roger Child

Letter of interest

Current city council, I am interested in applying for the council position. I have been a resident of Farmington for the past 40 years. I meet the requirements as outlined in the letter. I have not served in any compacity on the city level, but have served in various capacities in the community and currently serve on the Davis county search and rescue. I love the political processes and have a desire to help shape and serve our community.

Bryce Davidson
435.881.6626
brycedavidson@gmail.com

résumé of

Bryce Davidson

40 North 325 East
Farmington, UT 84025

brycedavidson@gmail.com
Mobile: (435) 881-6626

Profile

For more than seven years, my present position as Director of Facilities and Information Technology at Waypoint Academy has been dedicated to managing all aspects of Waypoint's facilities, grounds, information technology, and vehicle fleet. My current technical, managerial, and communication skills are rooted in my experience working in facilities management, real estate, and sales.

With diligence, I proactively evaluate facilities and their needs in the context of maintenance logs (when available) to develop short and long-term maintenance plans and work with teams and contractors to ensure that the plans are carried out, and if more data on the situation becomes available, adjust the plans. Accurate data is a key ingredient I use for good decision making. Enabled by experience and learning, I can anticipate future requirements and use best practices to make determinations on when to service or replace something and how to allocate available resources.

Working within a culture of adherence to best practice and harmony with organizational goals, I have a proven track record of reducing expenses, improving the quality of facilities, training people, and utilizing relationships with contractors, team members, and peers to efficiently move the work forward. I transform plans into results. I leverage technology solutions to improve planning, decision making, record keeping, coordination, and quality of work.

Building on my many years of experience, I am in the process of becoming a Certified Facility Manager, a designation that represents a high level of competence in the profession. My experience in real estate and facilities has also prepared me to be a leader in construction projects.

Following industry best practices allows me to provide effective services and management at both smaller and larger facilities. As the size, scope, and variety of facilities under management increase, more administration is required, however, the practice of doing facilities management follows the same principles, regardless of size, type, or quantity of facility. My broad knowledge of facilities management positions me to effectively lead a facilities department for a county government and provide effective administration, supervision, and proper training for team members while knowing when to utilize contractors. I regularly add to my expertise by utilizing professional knowledge resources.

Communicating clearly is crucial for providing stakeholders the information they need to understand facility needs and associated tradeoffs on budgetary decisions. I have a track record of providing such useful clarity.

For leading team members, I follow the approach of providing adequate clarity on how to do the job and allowing them to excel on their own, while providing support, expertise, and feedback as needed. My steady demeanor and personality allow me to build productive working relationships with people of all ages, levels of education, cultures, and job roles.

When surprises or emergencies arise, I immediately go to the point of interest and quickly work with my resources to diagnose, triage, and resolve the problem, minimizing disruption to users of the facility and return it to normal operation as quickly as possible.

Having grown up in Davis county, having returned here after college to raise my family, and having joined the Davis County Sheriff's Search and Rescue team, I am loyal to and committed to the success of Davis County.

Professional strengths include:

- communication and collaboration • teamwork • planning • analysis • management • leadership • compliance with regulations and policy • real estate expertise • attention to detail • knowledge and familiarity with construction • safety and risk management • strategic thinking • prioritization and decision-making • project planning • project execution • cross networking (networking across different industries) • legal knowledge • finance • delegation

Adding to an organization's value, I deliver:

- **A broad knowledge of facilities management and experience leading a facilities department.**
- **Familiarity with property acquisition, and construction planning, and completion of projects.**
- **Quality work within the administrative and regulatory frameworks, while identifying and recommending opportunities to streamline processes and find organizational efficiencies.**

Core Competencies

Focused on objectives, I deliver highly effective and efficient outcomes for optimized facilities programs, initiatives, and projects by analysis, careful planning, and clear communication. The following skills are used for directing routine and specialized facilities management programs, processes, and projects:

Management, Leadership, and Administrating

The following skills and performance highlights demonstrate my experience administrating, managing, and leading.

Summation of my competencies in management, leadership, and administrating:

- Management
- Training and Supervising
- Compliance with Policy
- Budgeting, Finance, and Accounting
- Networking & Relationship Management
- Analysis
- Planning and Prioritizing
- Communicating and Presenting
- Learning

Performance Highlights

Management – Throughout my career, I have gained experience in many facets of management, from personnel management, to facility management, time management, to financial management. I have managed personnel throughout my career, and as a small business owner, have gained years of experience with financial management. During my time with George S. May International, an independent outside auditing firm, I looked at empty plate costs for restaurants, developed HR programs that were implemented to limit legal liability, helped clients improve cash flow reserves, and looked for ways to increase business value and decrease risk.

Training and Supervising – In my current role I am responsible for training approximately 70 individuals on compliance, policy, and procedure. Over the course of my career, I have trained and managed hundreds of people. Training always accompanies supervision, and training must often be given to people who are not employees that report directly to me. In several jobs I have had employees that I hired, supervised, monitored, evaluated, disciplined, encouraged, motivated, and mentored. For assigning and evaluating work, these things are essential: effective communication, clear expectations, and adequate training.

Compliance with Policy – There are many policies related to facilities that must be complied with. These range from Federal or State law, regulations, codes, and also organizational and departmental policy, and job-task best practices that are essentially policy. State policy should translate well to county policy. Many organizational and departmental policies are similar from one organization to another. Specific differences in policies and procedures can be learned on the job.

Budgeting, Finance, and Accounting – Regarding facility budgets and expenses, it is important to understand the principles of deferred maintenance and economic life. Some less experienced facility managers who do not understand these principles can keep a budget to make it look good until deferred maintenance catches up, and then actual expenses will exceed the budget. Deferred maintenance is kind of like debt and interest on the debt. A proactive and optimized maintenance program will reduce and eliminate deferred maintenance and the budget estimates will become more accurate over time. Knowing when things need to be done will get the most economic life out of the asset without allowing deferred maintenance to become detrimental. Optimizing economic life of facility assets reduces long-term safety and economic risk. In my current role, there was a lot of deferred maintenance when I was hired, and I have minimized it through proper maintenance programs. In my current job, I optimize budget constraints. There will always be resource constraints. Understanding budgeting (my available resources), finance, accounting principles, and forecasting help me to prioritize my available resources, what my liabilities are, and to reconcile the two to best meet the facility's needs. Budget oversight also involves monitoring change orders. I am able to learn all organizational policies and protocols regarding budget and money management. Regular monitoring budget expenditure throughout budget cycles has helped me stay in budget.

Core Competencies

Management, Leadership, and Administrating Performance Highlights (CONTINUED)

Networking & Relationship Management – A good network composed of individuals from a variety of industries is a tremendous asset for facilities managers and is one of the best tools available. Things change over time as best practices and building materials and tools evolve. People in the industry keep up on the changes. Relationships with people in industry who are better than you is a valuable thing. Throughout my career I have worked hard to build and maintain relationships. I still have contacts at paint stores from 20 years ago that I rely on for my current job.

Analysis – Soon after starting my current job at Waypoint Academy, I did some analysis and recommended major changes to the technology program. I reduced the organization's technology budget by 75% by eliminating outsourcing and bringing IT in-house, getting rid of a server, switching the students to Chromebooks, and utilizing cloud-based services. Executive leadership was very pleased with the cost savings of the new IT strategy, the reduction of technology problems, and the increase in quality of technology experience for students and staff.

Through my analysis skills, I streamlined things and Waypoint consolidated three job roles into one role (facilities management, grounds maintenance, and information technology management). For purchasing fleet vehicles, my analysis of vehicle maintenance schedules, warranties, resale values, and acquisition costs helped determine the best options. As a result, Waypoint switched vehicle manufacturers and reduced maintenance costs by approximately 80%.

Additionally, I am skilled at complying with and streamlining paperwork and processes.

Planning and Prioritizing – Planning and prioritizing are major aspects of my current job in facilities management. Accurate forecasts and prioritized work plans enable me to schedule available resources to meet the needs prioritized for portions of the calendar year, month, week, and day.

Planning construction, renovation, remodeling, or demolition projects require collaboration with many professionals to develop accurate plans that meet project objectives. My experience in real estate property management and facilities management has taught me how this process works.

Communicating and Presenting – Throughout my career, I have been able to hone my communication skills for a variety of interactions including gathering information, decision making, and presenting to others who are deciding, and interacting with professionals and other individuals. Another aspect is learning new terminologies peculiar to specific industries. I am well versed and fluent in construction, building, grounds, and facility terminology and can communicate with all of the professionals. I am skilled in interpreting and presenting data, both visually, verbally, and in written form.

Learning – Continuous learning is a habit I have developed. It brings me joy and allows me to stay current on what's happening and helps me learn new skills and solve problems. This attitude of learning new things all the time enables me to be a strong manager and director of a department.

Core Competencies

Facilities and Grounds

The following skills and performance highlights demonstrate my experience with facilities and grounds programs and projects:

Summation of my competencies in facility and grounds management:

- Forecasting and Planning
- Compliance with Code
- Record Keeping
- Including 3rd Parties in the Work
- Optimizing Maintenance Programs
- Evaluating for Facility Needs
- Following Best Practices
- Project Management
- Attention to Detail
- Maintain, Clean, Install, Repair, Replace

Performance Highlights

Record Keeping – Accurate record-keeping is essential for successful and efficient facilities management. A computerized maintenance management system (CMMS) keeps track of what needs to be done, when it needs to be done, and when it was last done. It's a system that helps manage facilities maintenance programs in a way that cannot be done without. Using a CMMS is a best practice and is essential. Upon arriving at Waypoint Academy, I implemented and customized a CMMS, and now there are six years of maintenance data available for making informed decisions about maintenance schedules and short and long-term planning. The maintenance logs and the CMMS are used to adequately and proactively plan for maintenance. Accurate maintenance logs are the largest value contributor to this process.

For managing the vehicle fleet for Waypoint, I discovered that it is most efficient to delegate record keeping to the vehicle maintenance provider and use their system as the system of record for maintenance of fleet vehicles.

Forecasting – Forecasting is a core skill of facilities management. By leveraging data in a CMMS, I create short-term and long-term forecasts for maintenance and projects. Every 3 or 4 months I review and update forecasts and plans. This cadence allows for proactive plans and minimizes or eliminates reactive work. Forecasting allows for decisions to be made using the most accurate data and compare alternative scenarios to choose the most advantageous.

Part of working with 3rd parties is bidding out projects and work for cost and time estimates. I always use three bids and work to reconcile and understand the bids and why they are priced the way they are. Sometimes the highest bid is the best one and the lower bids are more risky or inadequate. Through long experience, I am familiar with and understand the bid process.

For cost estimates for my own team, I use formulas to estimate project and program costs.

Compliance with Code – Because my current employer is a residential treatment center that specializes in treatment of youth with debilitating anxiety and depression, it must comply with facilities regulations for healthcare, education, state fire inspections, water, the Americans with disabilities act, and all other general state regulations and code for healthcare facilities, and regular building codes. I'm familiar with the Americans With Disabilities Act (ADA), power, water, OSHA, national building codes, and state fire code, among others.

At the commencement of my job at Waypoint Academy, I brought it into compliance with state agency regulatory boards and hosted the Joint Commission (a non-governmental organization that independently certifies health care facilities) during evaluation of the facility and afterward implemented the Joint Commission's requirements and recommendations, thus enabling the facility to receive certification for the very first time, and it has been maintained and renewed. The certification is critical for the reputation of the healthcare facility.

Code is a guideline for the minimum to protect property and life. Sometimes you want to go above and beyond code for various reasons.

Core Competencies

Facilities and Grounds

Performance Highlights (CONTINUED)

Including 3rd Parties in the Work – Collaboration with 3rd parties, such as contractors, engineers, architects, building service and grounds maintenance, technicians, and other service providers is essential to running a successful and efficient facilities program. Relationships with 3rd party experts allow resources to be used strategically. For certain capital projects, budget estimates from 3rd parties are necessary to determine how much budget will be required to complete the desired project. For example, while I may be knowledgeable about how to maintain and replace HVAC equipment, plumbing, or resolve electrical issues, it is legally required to have an appropriately licensed technician perform the work, whether the individual is on the staff or a contractor. It is also a better use of my time to do this, rather than becoming a certified and licensed expert in everything. That is what management is all about.

Optimizing Maintenance Programs – During my tenure in my current job, I have streamlined processes and maintenance schedules. I established maintenance records for the facilities under management and keep records for everything. This, combined with a CMMS and my analytical skills, allow me to plan scenarios for optimizing maintenance programs. Accurate records provide accurate data to use for optimizing. Regular review throughout the year ensures that maintenance programs stay on-target. This approach has reduced maintenance costs for my current employer.

Evaluating for Facility Needs – Every existing facility needs to be evaluated periodically by using a comprehensive checklist, and also to compare the facility to the needs of its users and what best use of the space should be. I have done these many times and am experienced at it. This process uncovers issues that need to be added to maintenance plans and helps decision-makers with questions about capital projects. There are a variety of methods that can be used for evaluating the performance of a facility for meeting the needs of its users, and the methods vary by type of facility. Planning new facilities requires rigorous evaluation and documentation effort.

Following Best Practices – There are a tremendous number of specific tasks, materials, methods, tools, and processes required for quality facility work. Through experience, I have become familiar with the most commonly performed maintenance activities have learned best practices for them, and I can recognize when I need to involve someone who knows more about a job, such as a specialized contractor. Processes, checklists, and checks-and-balances are all essential. Each system in a facility and each type of facility has its own best practices. My membership in the International Facilities Management Association provides me with excellent resources to double-check myself on best practices for less-common situations. I participate in self-study and engage with professional communities of practice to gain an understanding of new best practices.

Project Management – Keeping track of project or program scope, schedule, and budget is the realm of project management. Related to forecasting, planning, and project approval is keeping track of projects and programs while they are running. Certain projects or programs have lead times associated with them. I match time frames to maintenance schedules. My success in my current role is due in part to my project management skills.

For larger projects, such as constructing a new building, a dedicated project manager may be required. My project management skills also help with ensuring that project specifications are adhered to.

Attention to Detail – Facilities and grounds have lots of details – materials, conditions, ages, etc. Doing proper installation and maintenance requires high attention to detail. Getting it done right the first time is preferred to re-doing it later on. I have found that regular cleaning and maintenance that follows best practices requires diligent attention to detail for planning, conducting, and documenting the work. Throughout my career, I have paid mind to the details.

Core Competencies

Facilities and Grounds

Performance Highlights (CONTINUED)

Maintain, Clean, Install, Repair, Replace, Remove – A huge part of managing facilities and grounds is actually knowing how to do the work. For a large department, most of this work is delegated, however, expertise in these areas enables a successful facility manager to lead his team and teach them and diagnose and understand what is really going on, and accurately forecast work. My experience over the years in property management, facility management, and painting has taught me the core skills of maintaining, cleaning, installing, repairing, replacing, and removing materials, fixtures, furniture, equipment, and systems of buildings and grounds.

Through experience, I have learned that when you know what you are maintaining, building, or replacing, you can select the appropriate materials and tools for the purpose. I am very familiar with the tools inherent in facilities management. Appropriate storage and maintenance of equipment, tools, and supplies is an area that increases department efficiency. I am also proficient in conducting a variety of measurements for a variety of purposes.

Some aspects of installing, repairing, and replacing things may require a 3rd party expert, such as an electrician, plumber, or carpenter. I am fluent in communicating with these professionals. I am familiar with the aspects of these systems that do not require the help of a licensed professional.

For grounds maintenance, I have extensive experience with irrigation systems, fertilizers, herbicides, horticultural processes, tools, and issues to watch for.

Signage has usability and safety factors. I am familiar with best practices for procuring and placing appropriate signage. For larger organizations, policies and procedures are needed for signage.

I have experience responding to surprises and emergencies in my current job role, as well as through my experience as a volunteer rescuer with Davis County Sheriff's Search and Rescue.

Core Competencies

Real Estate

The following skills and performance highlights demonstrate my experience with real estate projects and programs:

Summation of my real estate competencies:

- Appraisal and Evaluation
- Property Management
- Site Acquisition and Disposition
- Constructing, Renovating, and Remodeling
- Legal Compliance

Performance Highlights

Appraisal and Evaluation – During my time as a real estate appraiser, I performed about 180 appraisals. Preparing for the license taught me about the highest and best use, economic life (when does the carpet need to be replaced?), zoning, and how valuation changes depending on what you do with the site. When the real estate market crashed in 2008, I transitioned my career to focus full-time on property management.

Property Management – As an owner of a property management business, I gained experience buying, selling, renovating, and renting out properties. During my years as a property manager, I gained skills in building rehabilitation, management of buildings, vendor management, relationships with contractors, and how to maximize the value of improvements made. My company had seven residences under management.

Site Acquisition and Disposition – From my time as a property manager, real estate appraiser, and mortgage broker, I gained significant experience related to acquiring and disposing of sites, including site selection, due diligence, the acquisition process, the sales process, and working with cities to resolve zoning needs. My real estate experience gives me a unique perspective on the zoning process. Zoning must be understood to do appraisals.

Constructing, Renovating, and Remodeling – My time as a property manager and facility manager has provided the opportunity to gain experience in the construction, renovation, and remodeling realm of facilities. Regarding construction principles and methods, assembling the right team will ensure the project will be a success. Best practices must be used and specifications adhered to. Strong contracts, strong plans, and diligent oversight of contractors will ensure the project stays on track for timeline and budget while meeting specifications.

Regarding specifications, the standardization of blueprints makes them easy to read. From experience, I have learned that it is important to pay attention to the details in the blueprints. Also from experience, it's important to have a sound understanding of building processes to make sure the architect or engineer didn't forget to include something in the plans and specifications.

There are certain challenges that come with remodeling and renovating that do not exist with new builds. Remodels have a layer of complexity that arises during the process. New construction flows well. Remodels have surprises. I have 15 years of experience doing remodels, including smaller projects prior to founding my property management company.

Legal Compliance – My preparation for and time as a mortgage broker taught me a great deal about the legal requirements of real estate.

Core Competencies

Information Technology (IT)

The following skills and performance highlights demonstrate my experience with information technology in the workplace and in facilities management programs:

Summation of my competencies in information technology, as related to facilities management:

- Computerized Maintenance Management Systems (CMMS)
- Office and Productivity Software
- Computer and Network Infrastructure
- Security
- Research Online
- Learning New Systems and Technologies

Performance Highlights

Computerized Maintenance Management Systems (CMMS) – Upon arriving at Waypoint Academy, I implemented and customized a CMMS and have added six years of accurate data to it. There are a wide variety of CMMS to choose from. I can learn a new system well enough to fully utilize its potential. If needed, I can document requirements for a new system to implement, compare options, make a recommendation, and after one is selected, implement it. There is no one-size-fits all CMMS, each has its strengths and weaknesses and those must be matched to the needs of the organization.

Office and Productivity Software – There are many software and digital productivity tools used in office environments and out in the field. I am fluent in using Microsoft Office, email, conferencing, and many other digital products.

Computer and Network Infrastructure – I have extensive experience designing and building network infrastructure for institutions. I have done this for Waypoint Academy as part of my job duties, and as CEO of Quantum Group, I provided consulting services to four other therapeutic boarding schools and set up their IT infrastructure, in a similar fashion as for Waypoint. This included design, selection, acquisition, and installation of all network devices and hardware to support the networks, such as cabling, routers, modems, charging stations, wi-fi hotspots for internet access, and computers for device users. For these organizations, I also selected, acquired, configured, all software and cloud-based services used by the organizations. For Waypoint, am the systems administrator for information technology products used by the organization.

Security – There are several aspects of security. For Waypoint Academy I configured their network and software tools for appropriate security given the risks at the locations, and I also installed security cameras in strategic locations throughout the campus and satellite locations. Additionally, I regularly provide training to staff and students on what to do in various emergency situations. Also, I implemented policies and procedures for physical security on the grounds and in the school, including door and window security. Because Waypoint is a residential treatment facility for teenagers with anxiety and depression, security procedures and policies are very specific and impact things like the selection of furnishings and fixtures.

Research Online – The internet provides access to a tremendous amount of information. I am skilled in searching out, locating, and distilling information that answers business questions.

Learning New Systems and Technologies – With technology, change is expected. I am very comfortable with computers and readily learn new systems and software tools as required.

Employment History

Director of Facilities and Information Technology

June 2013 – Present

Waypoint Academy – Huntsville, Utah

Waypoint Academy is a residential treatment center that specializes in the treatment of youth with debilitating anxiety and depression. It has seven buildings at two locations. In this job, I manage all aspects of Waypoint's facilities, grounds, information technology, and vehicle fleet. The facilities comply with fire, water, ADA, medical facility, and educational facility regulations.

President and CEO

2006 – Present

Quantum Group, Inc. – Farmington, Utah

The Quantum Group began as a property management company. It bought, rented out, renovated, remodeled, and sold residential properties. These business activities were conducted by the company and its employees full-time for seven years. Now, the company provides information technology consulting services for businesses.

President and CEO; Real Estate Appraiser

2006 – Sep. 2008

Signature Appraisal – Farmington, Utah

At this company, I personally provided real estate appraisal services.

Independent Mortgage Broker

2008 – 2010

Envision Lending – Riverton, Utah

Working with another broker, I originated and completed mortgage loans for this mortgage lender.

Business-to-Business Outside Sales Representative

2005 – 2006

George S. May International

This company does business consulting and independent auditing. It increases business value and decreases risk for its clients. While at this job I gained skills in business auditing and learned what things should and should not be done when running a small to mid-sized business.

Sales and Fulfillment Manager

2003 – 2004

Symbiosis – Kaysville, Utah

This company provided specialty marketing and custom labeled promotional products to businesses. In this role, I led a small team and increased sales by 400%.

Sales Manager

2001 – 2003

Prestige Wireless – Logan, Utah

Job duties at this mobile phone store included: sales, ordering, receiving, bookkeeping, and management and supervision of retail operations and a team of employees.

Owner

1999 – 2000

Sole Proprietorship Painting Business through Student Works Painting – Northern Utah

During college, I started a franchise/chapter of Student Works Painting. After going through a painting school, I hired employees, did advertising, sales, and provided painting services through Student Works Painting's contractor's license. During this time, I was #1 in sales in Utah. This job taught me everything about paint and painting that a facility manager needs to know.

Education

University Degrees, Completed

Bachelor's Degree

Utah State University – Logan, Utah

Degree: Bachelor of Science

Major: emphasis in Communications and Public Relations

Graduated: May 2001

Associate Degree

Utah Valley State College (since renamed Utah Valley University) – Orem, Utah

Degree: Associate in Applied Science

Emphasis: Business Management

Graduated: April 2000

Professional Education, In-Progress

Certified Facility Manager

International Facility Management Association – Houston, Texas

This is the premier certification for facility managers and is only available after adequate experience is acquired. Having already met the experience requirements for this certification, I am currently in the process of studying for the exam so that I can confidently take the test and receive this certification. Candidates for this certification, like myself, are eligible to take the competency-based assessment after obtaining at least five years of verifiable experience as a facility manager. My proactive and measured studying will allow me to connect what the study materials teach to my own professional experience and ensure that I have mastery of principles, knowledge areas, and terminology included in the test. By following my study plan and schedule, within the next six months, I will be prepared to take the test and receive the certification.

The certification exam will assess my mastery of these key subjects for every facet of running a facilities department:

- Occupancy and Human Factors
- Operations and Maintenance
- Finance and Business
- Leadership and Strategy
- Communication
- Real Estate
- Performance & Quality
- Sustainability
- Project Management
- Risk Management
- Facility Information Management & Technology Management

Professional Education, Completed

Mortgage Broker School

Stringham Schools – Salt Lake City, Utah

Completed: January 2009

This program taught me the rules and regulations of real estate transactions. The outcome was receiving a license from the State of Utah to be an agent at a mortgage brokerage.

Real Estate Appraiser School

Stringham Schools – Salt Lake City, Utah

Completed: January 2006

This program taught me the philosophy and methodology for appraising real estate. The outcome was receiving an appraiser trainee license from the State of Utah.

Professional Associations

International Facility Management Association (IFMA) – Houston, Texas

Utah Chapter of IFMA – Sandy, Utah

This organization is the world's largest and most widely recognized association for facilities management professionals. Membership provides me with:

- Increased efficiency, production, and quality for the facility department that I manage.
- Access to rich knowledge resources from this community.
- Faster identification of best solution options for facility issues and problems; this means I can save time investigating issues I've not previously encountered, while also double-checking myself.
 - This results in reduced risk and increased efficiency and quality.
- A way to sharpen my skills and stay current on industry trends, new technology, and improved methods and processes.
- Specialized professional credentials.
- Opportunities to network with and participate in and contribute to local and broader communities of facility management professionals.

Professional Conferences

Annual Conference for Water and Wastewater Operators – St. George, Utah

Rural Water Association of Utah

Attendee: 2014, 2015, 2016, 2017, 2018, 2019

This week-long conference provides nearly 1,000 attendees from municipalities and organizations across Utah with updates on Federal water rules and regulations and also processes and best practices. The event focuses on municipal water and wastewater.

Professional Licenses and Certifications

Active Licenses and Certifications

Utah Water Operator – State of Utah, Department of Environmental Quality, Division of Drinking Water

This certificate allows me to legally operate and maintain my current employer's public drinking water system, which is part of my job duties. This designation is also known as a Water Master. The certification means that I am trained and proficient in the operation and maintenance of public water systems and knowledgeable of associated water regulations and codes that must be complied with. I have expertise with pumps, septic systems, water systems, wells, testing, etc.

First Certified: August 2014

Certificate Number: 141216

Expiration: December 31, 2020

Inactive Licenses and Certifications

Utah Backflow Technician – Rural Water Association of Utah

This certification allowed me to test backflow devices, which prevent irrigation water from flowing back into the potable water supply. Training for the certification included: recognizing potential cross connections, determining potential hazards to water systems, determining correct backflow preventers and configurations for specific situations, how to research plumbing code to support decisions, and maintaining required records.

First Certified: December 19, 2014

Class Level: 2

Expiration: December 31, 2017

Appraiser Trainee – State of Utah, Department of Commerce, Division of Real Estate

This license allowed me to appraise real estate. The parameters of the license meant that a fully licensed appraiser reviewed and signed off on my appraisals.

First Certified: January 2006

Expiration: December 31, 2012

Mortgage Lender Agent – State of Utah, Department of Commerce, Division of Real Estate

This license allowed me to be a mortgage broker.

First Certified: February 2009

Expiration: December 31, 2010

Volunteer Service

Community Goodwill

Volunteer Rescuer, Search and Rescue

Nov. 2018 to Present

Davis County Sherriff's Search and Rescue – Farmington, Utah

As a volunteer on the county's 35-person Search and Rescue team, I train for and respond to a wide variety of rescue situations throughout the county. Having joined Search and Rescue in November 2018, I am currently a probationary member of the team for the remainder of my first year. In November 2019 I will be eligible for advancement to a full member of the team. This is the normal process for becoming a member of the Search and Rescue Team.

The team has brought me the comradery of working with a high-performance team of exceptionally professional, amazing people who are very competent at what they do, have a diverse skillset, and are committed to doing things right. Qualifying for search and rescue, training on the team, and participating in search and rescue operations has increased my understanding of and appreciation for the value of teamwork.

Volunteer Proselyting Missionary

1995 to 1997

Alabama Birmingham Mission, The Church of Jesus Christ of Latter-day Saints

While honorably serving my God, my Church, members of the Church, and the public for two years, I worked in teams while developing organizational, communication, teaching, and leadership skills.

Student Government

Participating in Student government provided a lot of leadership opportunities and training that were implemented into activities conducted at the school. These opportunities allowed me to interacted with other student delegates in Washington DC.

Chief Justice

Sep. 1999 – Aug. 2000

Utah Valley State College (since renamed Utah Valley University) – *Orem, Utah*

As Chief Justice in the student government, I oversaw a lot of legislative process at the school, led a committee of 20 people, sat on disciplinary proceedings, and for the most part, helped legislate and administer the student government. My committee oversaw the expenditure of all student fees, millions of dollars in student fees (most universities do not do things this way). In this role I gained experience with delegating assignments, styles of leadership, and working with people.

Committee Member, Business Committee

Sep. 1998 – Aug. 1999

Utah Valley State College (since renamed Utah Valley University) – *Orem, Utah*

References, Professional

Cory Hansen

Contract Negotiator, Hill Air Force Base, US Government

(801) 589-6745

cjhansen29@gmail.com

Vern Bales

Fulfillment Supervisor, DigiPower

(435) 881-6645

vbales@gmail.com

Chris Kirkland

Managing Partner, Emergent Venture Partners

Trustee, Board of Trustees, Hale Center Theater

(801) 529-8043

christophermarkkirkland@gmail.com

References, Personal

Roger Child

Commissioner, Farmington City Planning Commission

Senior Real Estate Manager, Property Reserve, Inc.

(801) 419-5031

childrc@prupd.com

Chris Reynolds

Fulfillment Supervisor, DigiPower

(801) 529-8043

renies@gmail.com

Sam Wilson

Independent Camera Operator for Sports Broadcasts

(801) 663-1910

samuelswilson@gmail.com

Invitation to Interview and Personal Contact Information

I welcome the opportunity to discuss ways in which I can be of value to the success of your organization and the people it serves.

Bryce Davidson

brycedavidson@gmail.com

Mobile: (435) 881-6626

88 West 1340 South
Farmington, UT, 84025
(C) 801-540-6890
elgan.iorwerth@gmail.com

December 29th, 2021

Ref: Midterm City Council Vacancy

Mr Mayor and City Council Members,

I am writing to register my interest in the vacant City Council seat as advertised on the notice dated December 16th, 2021.

I have been a resident in Farmington for over 4 years with my wife; having bought our 1st home here I can't think of a better city in Utah to plant roots. Our community is welcoming and warm and I am in a position where I feel I can give back to this community with my time, skills and expertise.

One of my fondest memories of our community that I have so far is during the last major windstorm in 2020, I was driving along 200 E to find a store as we had no power and the road was blocked by a fallen limb by the Chevron gas station. I pulled over and stopped to try to clear the road some and started to pull branches out of the way. Within a few minutes a number of other vehicles had stopped and a dozen of our community along with a member of Farmington PD were working together to clear the road. This is an example of how neighborly we are in Farmington and I'd like to give back and support our community more.

During my time I have had the opportunity to support my local communities in many ways, I spent 4 years in the UK working as a STEM Ambassador where I would work with schools to inspire children to engage in STEM subject. I am also a qualified rugby coach and have coached in clubs on both sides of the Atlantic.

I use social media to engage with my fellow Farmington residents and am a member of 2 Farmington Facebook Groups. I also use my professional social media account to support and encourage understanding of Neurodiversity, most recently I was a panel member for a global discussion on Neurodiversity at my workplace.

I believe my skills and experiences leading in the field of Engineering can be valuable to our community as we face the challenges of our growth and continue to thrive under the leadership we have elected.

I value the opportunity to support our community and thank you for opening up this seat to applications.

Very Respectfully,

Elgan Iorwerth

Elgan Iorwerth MEng CEng MIET

88 West 1340 South, Farmington UT 84025 | 801-540-6890 | elgan.iorwerth@gmail.com
<https://www.linkedin.com/in/elganiorwerth>

Summary

Peer Awarded and Driven Technical Leader, Professional Engineer and Program Manager with 15 years of experience working on highly regulated products and world-class \$10Bn to \$100Bn acquisition megaprojects of national and international importance. Delivering complex multi-disciplinary engineering programs through the use of partnering and collaboration. Proven leader of multiple, international, cross-functional teams involving 11 partner organizations. Expertise in Engineering, Engineering Management and Governance, Project Management, System Design and Integration, and Requirements Management. Adept and articulate communicator. Skilled negotiator trusted to provide accurate, timely and contextualized information and analyses in the areas of technical and project advice at the highest level.

"After working closely with Elgan for several years, I have found him to be highly organized, detail-oriented and a skilled strategic thinker. He is very knowledgeable about regulatory requirements impacting instrumentation in the medical device field, and able to apply this knowledge in the decision making process throughout the projects and programs he manages." – Paige Lane (BioFire Diagnostics)

Skills

- Engineering Management
- Program and Project Management
- Team Leadership
- Systems Engineering
- Systems Design and Deployment
- Requirements Management
- Process development and deployment
- Strong problem solving and analytical abilities

Experience

PRINCIPAL SPECIALIST PROGRAM MANAGEMENT | KBR, DEFENSE & INTEL | 2021 – CURRENT

- Established and managed a new technical Team within KBR Clearfield
- Manage a multimillion-dollar annual budget across a portfolio of programs supporting the US Air Force in the areas of:
 - Avionics
 - Electromagnetic Effects
 - Cybersecurity

SENIOR TECHNICAL PROGRAM MANAGER | IDByDNA | 2020 – 2021

- Managed technical program for major product update for the Explify SaaS Platform
- Led team working on collaborative DARPA program with partner organizations
 - Authored requirements document for IDbyDNA's subsystem
- Led initiation of Operations for Product Delivery and Support
 - Developed support tools and processes to handle customer complaints
 - Established operating principals for inventory management

ENGINEERING PROJECT MANAGER | BIOFIRE DIAGNOSTICS | 2016 - 2020

- Managed a High Performing Engineering Team to successfully deliver a \$5m Subsystem redesign project
 - Partnered with outside vendors to streamline product delivery and revolutionize material delivery from Dock to Production Line removing handling steps, repackaging and wastage

- Executed the most complex system architecture change undertaken by the company to date
 - Approved all technical documentation including Requirements, Verification and Validation Test Cases
 - Co-authored Verification Test Cases, Investigations and Manufacturing Work Instructions
- Outcomes:
 - Improved Manufacturability - 60% Reduction in Takt Time
 - 20% Increase in First Pass Yield
 - Greater than 95% First Pass Yield in first 3 months of Manufacturing
 - Improved Reliability
 - Greater than 300% Increase in MTTF
 - <0.25% of customer units failed over 1st 18 months in Manufacturing
 - No BOM Cost increase
- Delivered a first of its kind Firmware change to improve customer experience and reduce field failures
- Established a new cross-functional collaborative project model adopted for highest priority company project
- Responsible for Regulatory Compliance within the Instrument Engineering Management Group
 - Wrote Technical Sections of IVDR Technical Files
 - Maintained IEC 61010 Safety Reports
 - Established processes to maintain compliance documentation throughout the product lifecycle
 - Represented BioFire on Industry forum for EMC in IVD Devices
- Executed the highest priority improvement projects:
 - Increased the yield and reliability of key Instrument Printed Circuit Board Assemblies
 - Post-launch improvement and sustaining project on flagship Instrument product
 - Replacement of key component after obsolescence
 - Long-term Reliability Baselineing
- Conducted a seminar on Cross Functional Team Dynamics for whole Company Project and Program Managers
- Managed the deployment of PLM Software in the Engineering Function

PRINCIPAL ENGINEER | BAE SYSTEMS | 2010 - 2015

- Leader within the Platform Engineering Team embedded in the Common Missile Compartment (CMC) Program Office, part of the overall US Ohio Replacement Class and UK Vanguard Successor Class programs, valued in excess of \$100 Billion
- **Highlights**
 - Negotiated the Design Agency for all Electrical systems for the UK within the Program boundary and had the agreement ratified by 2* and 3* Flag Officers (Admirals) of US Navy and Royal Navy
 - Negotiated Subsystem Interface agreements with partner organizations for all electrical systems within the CMC
 - Concurrently led 10 cross-functional, multi-disciplinary, multi-national and multi-organization System Integration Teams and Working Groups
 - Oversaw designs and provided technical guidance and consulting to 70 UK System Owners to ensure each system could be integrated into the submarine
 - Advised and directed the US 3D Integration Team on how to achieve the UK System Owners' design intent
 - Served as the UK Consultant to the Royal Navy Engineering Manager on US-designed Electrical Systems
 - Delegate for the UK Assistant Chief Engineer (Electrical), providing design approval and concurrence

SENIOR ENGINEER | BAE SYSTEMS | 2010 - 2010

- As part of the Concept Validation phase of the Vanguard Successor Class program, I was a core member of the Platform Control and Instrumentation team.

- **Highlights:**

- Lead Information Assurance effort during System Concept Design
- Produced Initial System Security Management Plan
- Liaised with Site Services to manage the refurbishment of facility for Development Lab
- Pioneered the adoption of Lean principals into the team

ENGINEER | BAE SYSTEMS | 2008 – 2010

- As Network Common Functions Technical Lead and System Owner I was responsible for all technical aspects of the subsystem that provided core networking services to the Combat System, and supervising Graduate Engineers producing specifications for the subsystem.
- **Highlights:**
 - Decomposing high level subsystem requirements into a suite of lower-level requirements for subcontracting
 - Production of product breakdown, work breakdown structures, and schedule for the subsystem development
 - Production of technical content for Contractual Document Pack
 - Developed prototypes and test configurations for delivery to partners to support development
 - Provision of estimates to Project team for budgetary analysis

GRADUATE ENGINEER | BAE SYSTEMS | 2006 – 2008

- The BAE Systems Graduate Development Framework is a 2 year scheme with a number of departmental placements.
- **Highlights:**
 - Developing the updated Cardinal Date Plan for HMS Astute
 - Managing the production of documentation to support 7 contractual Concessions
 - Consulting at System Technologies designing out obsolescence from their main product
 - Developing behavioral specification to control 20 Electrical and Mechanical Systems in the Astute Boat 4 Platform Management System
 - Developing the Graphical User Interface for the Offline Installation Facility proof of concept
 - Presented the Offline Installation Facility at an industry conference

INTERN TESTER AND SUPPORT ENGINEER | BOX UK | 2005 – 2006

INTERN ENGINEER | THE MAGSTIM COMPANY LTD | 2000 - 2001

Awards

CHARTERED ENGINEER | UK ENGINEERING COUNCIL | 2014 – CURRENT

Chartered Engineer – License No. 617010

Chartered Engineer (CEng) is an internationally recognized benchmark and a regulated profession governed by EU Directive 2005/36. Candidates must demonstrate their competence through completion of a Master's Degree in Engineering, postgraduate professional development, and a peer review process including a personal interview and technical presentation in front of a board. It typically takes eight to ten years to achieve the Chartered Engineer qualification. Chartered Engineers are recognized for both technical and commercial leadership, and interpersonal skills.

Education and Certification

MASTER OF ENGINEERING | 2006 | UNIVERSITY OF WALES, CARDIFF UK

- Major: Computer Systems Engineering

POSTGRADUATE CERTIFICATE | 2008 | UNIVERSITY OF LANACASTER, LANCASTER UK

· Major: Applied Project Management

CERTIFICATE | 2008 | FLAGSHIP ACADEMY, HMS COLLINGWOOD, UK

· Major: Team Leadership

Memberships

THE INSTITUTE OF ENGINEERING AND TECHNOLOGY | 2006 – CURRENT

INTERNATIONAL COUNCIL ON SYSTEMS ENGINEERING | 2021 - CURRENT

12/28/21

John Lindsley
1988 Bella Vista Drive
Farmington, Utah
84025
801.696.4140

Dear Farmington City Council,

I am writing this letter to you to show my interest in applying for the current vacancy seat within Farmington City Council. I have lived in Farmington for nine years, Davis County for twelve years and the great state of Utah for forty-six years. I have been looking for ways to become engaged with my Farmington community and realize that my experience provides an opportunity to give back. I have been extensively engaged with other communities while facilitating my role as a real estate and finance professional and would now be honored to do the same in my home community. Past community engagements include working with multiple non-profit organizations, donations to charities, community events with Real Salt Lake, and many City Council and Planning Commission meetings. The reason why I would like to do this is I see this opportunity to get involved, learn about local issues, apply my experience, and make a difference while serving the interests of constituents.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to be 'JL', with a large, sweeping flourish extending to the right.

John Lindsley

John Lindsley

Summary

A development, real estate, and finance professional with over twenty years of experience. Strong successful history of maintaining high level professionalism, building relationships with an emphasis in municipal engagement. Represented with strong analytical, communication, and teamwork skills. Strengths include:

- Analytical and problem solving
- Development
- Entitlements
- Project Management
- Portfolio Management

Professional Experience

IV Development Partners – Managing Partner, 7/17, current

Currently Managing Partner of a real estate development company which focuses on residential, commercial, and retail projects. Directly responsible for the negotiation with multiple municipalities and elected officials with a focus for responsible planning through mutually beneficial development agreements. Experienced in Entitlements, Master Development Agreements, Design Guidelines, Reimbursement Agreements, Tax Increment Finance, Special Area Assessments, Public Improvement Districts, Qualified Opportunity Zones, and working with city staff members.

Wasatch Properties – Executive VP of Development, 8/13-3/21

Responsible for managing the development of investment and venture properties in a multibillion-dollar portfolio including origination and management of debt guarantees consisting of residential, commercial, retail investments. Unique accomplishments include the development of a Major League Soccer Training Facility and creating Utah's first Sports Mixed Use Zone in Herriman, UT.

Wells Fargo Bank N.A. –4/00-8/13

Extensive career with Wells Fargo Bank while holding roles such as Sr Commercial Lender, Project Manager, Business Development Officer, Migration Project Manager, and Consolidation Manager. Served the business community by developing relationships with business leaders while offering credit and treasury products. Responsible for the increase in commercial revenue for the Utah footprint for the Business Banking Group. Additionally involved in the Wachovia Bank acquisition as project manager with responsibilities of managing a portfolio of wholesale customers including universities, municipalities and publicly/privately held high value customers to migrate to new platform while maintaining auditing standards with reoccurring auditing reviews.

1988 Bella Vista Drive
4140
Farmington Utah 84025

801-696-

john@ivdevpartners.com

Achievements

Real Estate License
Life Insurance License
Money Market Certification
Former Manager Design Review Committee – South Hills Development
Tour of Utah
Volunteer for Habitat for Humanity
Former Board Member Camp Kostopulos
Utah Innovation Award Selection Committee, Stoel Rives 2012

Education

University of Phoenix, University of Utah-Business Administration
Professionally sponsored - Financing the Closely Held Business, Tax Analysis, Commercial Credit Workshop, Reoccurring Funds Flow, Electronic Payment Solutions, and Commercial Analysis for Lenders.

References

Senator Dan McKay- UT
Mayor Trent Staggs- Riverton
Councilwoman Sherrie Ohrn- Herriman
Councilman Jared Henderson- Herriman
Councilman Steve Shields- Herriman
Former Governor Gary Herbert- UT
Mayor Erin Mendenhall- SLC

December 29, 2021

Farmington City Council
160 South Main Street
Farmington, UT 84025
ATTN: DeAnn Carlile dcarlile@farmington.utah.gov

Dear Farmington City Councilmembers:

It is a privilege to submit this letter of interest for interim member of the Farmington City Council.

By way of background, I was raised in Cache Valley and have lived in Davis County since 2014. I met my husband while we were both completing our law degrees at BYU. Since 2003, I worked part time at Kirton McConkie while raising our four children. My legal career was focused on land use and government relations—specifically municipal permitting and licensing. I pursued land use and licensing applications in over 30 states, which afforded the opportunity to observe dedicated municipal councilmembers at work. I learned valuable lessons from them about navigating sensitive political matters, treating all stakeholders with respect, and being a calming influence during passionate community debate. I recently retired from private practice to focus on community and philanthropic efforts and to complete a master's degree in City Planning at the U of U.

In 2018, my husband and I began building our forever home in Farmington, and we moved here with our family in early 2019. I have spent the last three years deeply engaged in giving back to my Farmington community. This is my second year serving as co-chair of the Farmington Historic Preservation Commission, where I have learned much about our City's cherished historic resources and made strides to protect those resources through community education and outreach, grants applications, and other initiatives. Additionally, this is my second year serving as a board member on the Reading Elementary Community Council. The Community Council's primary obligation is distribution of the resources generated by the Utah School and Institutional Trust Lands Administration ("SITLA"). The Community Council also monitors the academic progress of Reading Elementary students. I have been mentoring and tutoring at-risk elementary school students since law school, and this work will always be important to me.

With my education, professional experience and community service record, I believe I would be an asset to the City Council. Growth is inevitable for Farmington, but I believe it can be accomplished in a way that preserves the standard of living that attracts families here. I have spent my entire professional life working with municipalities, and I believe local government is the most important institution in America because it is where true community building takes place. It would be an honor to serve my community as a member of the City Council.

My resume is attached. I am happy to answer questions about my qualifications and look forward to speaking further with you.

Sincerely,

Karina Landward

Karina Landward

Enclosure

Karina Fox Landward

801.243.2373 • gklandward@msn.com • Active Member, Utah State Bar

EXPERIENCE

ATTORNEY, KIRTON MCCONKIE

(DEC. 2003 - PRESENT)

- Special expertise in government relations, including licensing and land use.
- Advise nonlegal stakeholders about regulatory compliance at the federal, state and local levels.
- Proficient in landmarking/historic preservation, public accommodations, government leases and the Religious Land Use and Institutionalized Persons Act.
- Senior briefing attorney and strategist for municipal administrative proceedings.
- Monitor new legislation affecting nonprofits; advise clients on potential impacts; draft responsive corporate policy as needed.
- Draft client disclosure agreements compliant with federal privacy regulations.
- Spearhead COVID-19 crisis response for global behavioral healthcare organization.
- Supervise the disposition of millions of corporate records, including those produced in litigation.
- Investigate and evaluate multimillion-dollar negligence claims; prepare witnesses for administrative hearings.

EDUCATION

JURIS DOCTOR

J. REUBEN CLARK LAW SCHOOL (APR. 2002)

- Dean's Fellow
- Academic & Merit Scholarship Recipient
- Lead Articles Editor, BYU Law Review
- Best Oral Advocate & Best Brief, Moot Court
- Cum Laude
- Publication: 2001 BYU L. Rev. 1349 (2001)

BACHELOR OF ARTS, HISTORY

BRIGHAM YOUNG UNIVERSITY (DEC. 1998)

CO-CHAIR, CITY OF FARMINGTON HISTORIC PRESERVATION COMMISSION (2020 - PRESENT)

Evaluate and protect historic resources; consult as needed with City Council/Planning Commission; interpret and apply municipal law.

JUDICIAL LAW CLERK TO THE HONORABLE GREGORY K. ORME, UTAH COURT OF APPEALS (SEPT. 2002 - DEC. 2003)

Assisted with researching, drafting and editing judicial opinions.

STUDENT INSTRUCTOR, *Introduction to Legal Research & Writing*, J. REUBEN CLARK LAW SCHOOL (AUG. 2000 - APR. 2002)

In addition to course load, maintained paid instructor position as awardee of the high grade in legal writing.

SUMMER LEGAL CLERKSHIPS

- KIRKLAND & ELLIS, Chicago, IL (2001)
- HOLME ROBERTS & OWEN, SLC, UT (2000)

SERVICE & LEADERSHIP

PARENT REPRESENTATIVE (2020 - PRESENT)
READING ELEMENTARY COMMUNITY COUNCIL

PRO BONO ATTORNEY (as needed since 2001)
UTAH STATE BAR

MENTOR/TUTOR, *at risk youth* (as needed)
PUBLIC SCHOOLS, UTAH & DAVIS COUNTIES

LEGISLATIVE ADVOCATE (2008 - 2010)
NORTHERN UTAH AUTISM PROGRAM

TYLER TURNER

Farmington, UT 84025 | 801-671-9172 | tylerturner2020@gmail.com



December 27, 2021

This letter is to express my interest in the Farmington City Council seat vacancy. The following is a brief introduction and why I would make a good candidate for Farmington City Council Member.

I have lived and worked in Davis County for over 35 years. My wife and I have lived in Farmington for the past 13 years where we are raising our 2 amazing children. I have had the privilege of working and leading many teams for a local Utah credit union for over 17 years. Throughout my career, I have been committed to helping people with their personal budgets and helping employees grow to their full career potential, all the while prudently managing hundreds of million-dollar budgets for the branches I have overseen. I had the privilege of running for the office of City Council this past election. I met a lot of wonderful citizens that care a lot about our community and the success it has. I have been involved in many community engagements as well as served in many Chamber of Commerce volunteer positions.

Community Engagements:

Neighborhood House in Salt Lake City:

Recently had the privilege of helping kids get new coats that were donated by Operation Warm and Mountain America Credit Union. These kids are in families of low income that don't have a lot. This is a very heartwarming experience to see these children get new coats that they would not have otherwise.

Ronald McDonald House in Salt Lake City:

Had many opportunities to serve and feed families of children receiving treatment at the area hospital. These kids are ill or injured and are waiting for treatment from the area hospitals. Grateful for these experiences and stories from people that come from all over the country.

High School Financial Literacy Classes:

Taught many classes on Financial Literacy throughout the state to High School aged students. Watching their faces when they finally understand how to create a budget or understand how credit works gave me the most enjoyment.

Chamber of Commerce:

I have had opportunities to serve in many Chamber of Commerce volunteer positions. Getting to work with many great leaders within different organizations. Networking to create a better community that we all do business in.

Farmington is such a great place for us to live and raise our families—I count myself lucky to live here. I am running for City Council for four key reasons:

1. I believe I have the experience needed to help run and guide a successful city, especially with my financial background. Overseeing the Farmington City budget is one of the most crucial responsibilities of being on the city council.
2. I have experience negotiating with large agencies such as the Utah Department of Transportation. At times, we have little control in state matters but I have successfully interacted with UDOT before to negotiate a better solution for my business in Salt Lake City, and I will continue to work towards compromise that benefits our community.
3. I am a very good listener. Listening to the people of Farmington will be a main priority for me.
4. I can offer different insight to the City Council on the new Business Park that is being established within the next couple years. Helping bridge understanding on both sides of the city and the new businesses that will be occupying that area.

I have experience in managing budgets, listening to people for understanding, and will stand up for what we need to continue our ideal way of life in one of the best parts of the country. Thank you for your consideration of my candidacy for Farmington City Council member.

Tyler Turner

84 E 1470 S Farmington, Utah 84025

tylerturner2020@gmail.com

801-671-9172

TYLER TURNER

Farmington, UT 84025 | 801-671-9172 | tylerturner2020@gmail.com

Professional Summary

Credit union professional with comprehensive experience and success in consumer lending, mortgage lending, financial management, project management, coach, mentor, and product development. A forward-thinking leader that can add value through extensive knowledge in branch and lending operations, product development with particular strength in team building. A team player with excellent communication skills, both oral and written. Extensive and effective network both inside the credit union and externally.

Skills

- Leadership & Team Building
- Lending Analytics
- Credit Union Technology
- Active Listening for Understanding
- Strategic Thinking
- Organizational Structure
- Excellent Coach
- Community Outreach

Experience

ASSISTANT VICE PRESIDENT MEMBER SERVICE

03/2016 to Current

Mountain America Credit Union – Sandy, Utah

- Member of area branch leadership team of a \$15 billion credit union.
- Responsible for setting the overall direction, vision and philosophy for member service branch managers.
- Direct and manage the retail consumer lending function in 5 branch locations in addition to indirect channels.
- Responsible for business development and credit management of auto, RV, credit card, signature loan and student loan portfolios totaling approximately \$285 million.
- Oversee lending insurance products including GAP, warranty and debt cancellation.
- Responsible for maintaining lending policies and guidelines.
- Hiring Talented Leaders for current and future roles.
- Created district training and development for leaders

BRANCH MANAGER

05/2004 to 02/2016

Mountain America Credit Union – Sandy, Utah

- Hired talented team members to serve the membership of the branch.
- Led a core team of 18 in the areas of lending, new accounts, compliance, service, and accounting, finance, legal, compliance, operations, credit, loan processing, collections, member service, marketing and sales.
- Managed relationships within MACU's corporate departments to help build more efficient process.
- Coach and developed team members help in achieving their careers goals.

Accomplishments

- Proven consistent record of prudent loan growth to help people in need.
- Created, assimilated, and trained an outbound calling list to focus on prudent loan growth for the entire credit union.
- Successful expansion of the balancing process for MACU 96 branch network. Saving hundreds of thousands of dollars for the credit union every year.
- Successful project to decrease the outstanding missing titles for collateralized loans.
- Total downline organization of nearly 65 employees.
- Media trained, appeared on television ads, voiceover work, frequent and requested presenter both internally and externally.
- Mountain America Credit Union Summit Award for Peak Performance winner. Awarded to a select few leaders for outstanding performance and credit union efficiencies.
- Chamber of Commerce Member in multiple cities
- Successful Community Service in multiple cities and organizations

References

Available on request

December 27, 2021

Mayor Brett Anderson

& Farmington City Council Members

160 N. Main Street

Farmington, Utah 84025

I would like to be considered for the 2-year appointed City Council seat. I love my community and have had the immense pleasure of serving in various capacities in this wonderful city. We also have some of the best employees and staff in the state. There is still important and exciting work to be accomplished as our city grows, and I have the background and expertise to help shape the future of our community.

I have lived in Farmington for over 13 years and have raised my five daughters here. We have been blessed with so many opportunities to be involved in the city and enjoy the amenities all around. Serving on City Council is a way for me to give back to the community that has shown my family so much love and support over the years.

It would be a great privilege to continue working with all of you. You have all inspired me in different ways. I believe we would have a very strong, cohesive, effective and well-balanced council with my inclusion.

Serving in local government has been the best experience of my life. I hope my tenure in Farmington is not over yet. Thank you for considering my application.

All my best,

Rebecca Wayment

106 Shady Creek Ln

Farmington, Utah 84025

801-580-1880

REBECCA R. WAYMENT

106 Shady Creek Ln
Farmington, Utah 84025

Phone (801) 580-1880 • rbwayment@gmail.com

EXPERIENCE

JANUARY 2006-PRESENT

FARMINGTON CITY/CENTERVILLE CITY

City Council Member and Planning Commissioner (Elected and Appointed)

Extensive experience working with many stakeholders in city government including city staff, planners, developers, business leaders, county officials, citizens, legislators, etc. Served as chair of the Farmington Planning Commission from 2015-2017 and also on the Board of Adjustment 2016-2017. Elected to the Farmington City Council November 2017. Appointed as City's representative to the Davis Chamber of Commerce, Utah League of Cities and Towns (ULCT), ULCT Legislative Policy Committee, Trails and Special Events.

AUGUST 2018-DECEMBER 2019

ARBINGER INSTITUTE

Assistant to the Managing Partners (Chief of Staff)

Provided direct support to the senior managing partners/owners. Assisted in creation and implementation of new products, white papers, and speaking engagements. Project manager of the new office building/headquarters construction project. Planned and executed social events for the employees. Member of the planning committee for the annual summit event (600-700 people). Handled human resources, employee relations, hiring and interviewing. Served as a liaison between the partners and the teams (sales, creative, video, IT, product, finance, marketing, international). Provided extensive high-level support and feedback on materials created for executive leadership and management trainings.

JUNE 2017-MAY 2018

FOUNTAIN VIEW EVENTS VENUE

Event Coordinator/Venue Manager

Helped start up a high-end event venue in Farmington's Station Park. Managed daily operations, sales, marketing, social media and public relations. Worked closely with owner, vendors and prospective clients to ensure each event was executed successfully. Started as a part-time position and grew it to a full-time position in a few months as business expanded.

MAY 2005-APRIL 2010

WESTERN GOVERNORS UNIVERSITY

Adjunct Faculty - Content Evaluator; Liberal Arts

Responsible for evaluating and grading online student educational tasks and providing appropriate and timely feedback on each submitted assignment. Evaluation areas in the Liberal Arts College included: social sciences, ethics, language arts & communication, research writing and critical thinking.

JUNE 1996-MAY 2006

UNIVERSITY OF UTAH

Project Coordinator and Development Officer

Worked closely with the Department of OB/GYN. Managed and coordinated the daily activities of the U.S. office of the non-profit One H.E.A.R.T. project located within the Obstetrics and Gynecology department. Also served as the development officer for the department. Other duties included: accounting and reconciliation of NIH grants, US State Department grant, and two major gift accounts, domestic and international travel arrangements for medical volunteers, coordination of volunteers, medical training preparation, grant writing and proposal submittal, fundraising, foundation solicitation and public relations.

Executive Assistant; Office of the President

Provided direct administrative support for the University President from 1996-2001 and the Sr. Vice President for Health Sciences from 2001-2003. Duties include: scheduling business and travel for the President, organizing and coordinating office personnel workflow, hiring and supervising eight Presidential Interns rotating yearly, staff support for ACE Fellow and 2002 University Olympic Director, assisting with organization, planning and executing presidential social events, health sciences and legislative events, the annual University commencement exercises, and the annual State Board of Regents meeting.

EDUCATION

University of Utah, Salt Lake City, Utah
Masters of Public Administration – December 2005

University of Utah, Salt Lake City, Utah
Bachelors of Science, Political Science w/International Relations Certificate
and History minor – December 1997

SKILLS

Excellent communication, organization, negotiation, management and multi-tasking skills
Public speaking, social media, printed and televised media
Event planning and coordination, fundraising and public relations
HR recruiting interviewing, hiring and managing employees and volunteers
Large group presentations, training and seminars
Teaching and mentoring in traditional and on-line settings
Research, grant writing and data-mining skills
Proficiency in Microsoft Office and numerous other software applications
Financial planning, budget review, account management & reconciliation

VOLUNTEER AND SERVICE ACTIVITY

Farmington Rotary 2021
Elected Women of Utah, 2017-present
Junior Achievement Coordinator/Presenter, 2015-2019
Farmington Elementary PTA Board Member & Vice President, 2012-2019
Computer Specialist – Farmington Elementary, 2015-2016
Hopebox Theater Performer and Volunteer, 2017-present
Farmington City Musical Arts Program Volunteer and Participant, 2014-present
University of Utah MPA Student Association Executive Committee 2003-2005
University of Utah Presidential Commission on the Status of Women, 1997-2001
Volunteer Latter-day Saint missionary in Toronto, Canada, 1995

PERSONALITY

Creative, adaptive, critical thinker, helpful, open-minded, multi-tasker, friendly, kind, organized, fun, thoughtful, analytical, well-rounded

HOBBIES AND INTERESTS

High Fitness, running (5k to 1/2 marathons), family time, travel, movies, higher education, musical theater (watching and performing), humanitarian work, college sports (go Utes!), local government and politics, baking, real estate

CITY COUNCIL AGENDA

For Council Meeting:
January 4, 2022

**PUBLIC HEARING: Resolution Approving the Consolidated Fee Schedule regarding
Parks and Recreation fees for Stand Alone Fields and Foreplex**

ACTION TO BE CONSIDERED:

1. Hold Public Hearing.

GENERAL INFORMATION:

See enclosed staff report prepared by Neil Miller, Parks and Recreation Director.

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



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

City Council Staff Report

To: Honorable Mayor Anderson and City Council
From: Neil Miller, Parks and Recreation Director, Emme Paget, Recreation Supervisor
Date: December 21, 2021
SUBJECT: Changes to Recreation baseball and softball fees

RECOMMENDATION

Farmington City Parks and Recreation will make the following minimal changes on Stand Alone and Fourplex prep and rental fees:

1. Increase fee for field light use by \$10.00 per hour per field on any ball field
2. Increase Field prep fee from \$25.00 to \$35.00 for initial field prep on each individual field. Subsequent field prep will accrue at \$25.00 per individual field.
3. Increase fee for Fourplex site supervisor from \$15.00 per hour to \$25.00 per hour
4. Increase fee Fourplex staff from \$10.00 per hour to \$15.00 per hour.
5. Adjust fee for set up and use of pitcher's mound
 - a. from a \$25.00 flat fee to \$25.00 Monday-Friday 7AM-4PM and \$50 Weekend and after 4PM Monday-Friday.
6. Institute \$50.00 fee for home run line field painting.

BACKGROUND

After operating the Fourplex and Stand Alone Fields through the 2021 season, the following rental and prep fees have become necessary. The changes will allow Farmington City to cover rental and prep financial overhead and remain comparable to other city field rental and prep fees for Davis County.

(Please refer to Fee change chart on page 2)

Respectfully Submitted

Neil Miller

Parks and Recreation Director

Review and Concur

Shane Pace

City Manager

RESOLUTION NO. 2022-2

A RESOLUTION OF THE FARMINGTON CITY COUNCIL AMENDING THE CONSOLIDATED FEE SCHEDULE RELATED TO FOURPLEX AND STAND ALONE FIELD FEES

WHEREAS, the City Council has reviewed the Consolidated Fee Schedule and has determined that the same should be amended as provided herein: and

WHEREAS, the City Council upon recommendation from the City's administrative staff, has determined that amendment of the consolidated fee schedule is necessary to increase Fourplex and Stand Alone Field fees.

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

Section 1. Amendment. The Farmington City Consolidated Fee Schedule is hereby amended to include the adjustment of fees for Fourplex and Stand Alone Fields. **Exhibit A**, attached

Section 2. Severability. If any section, clause or provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH, THIS 4TH DAY OF JANUARY, 2022.

FARMINGTON CITY

ATTEST:

DeAnn Carlile, City Recorder

By: _____
Brett Anderson, Mayor

FARMINGTON CITY



H. JAMES TALBOT
MAYOR

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

SHANE PACE
CITY MANAGER

Stand Alone Fields (field use)	Fee		Changes
Deposit single use	\$50.00	Plus 25%	
Deposit for multiple days or tournaments	\$250.00	Plus 25%	
Rental fee (first two hours)	\$30.00	Per 2 hour block	
(each additional or part thereof thereafter)	\$10.00	Per 1 hour block	*Change from 2 hours to 1 hour time block
Baseball fields max per day (per field)	\$100.00	Per field	
Lighting usage (must have field rental in order to get lights)	\$10.00	Per 1 hour block	
Field Prep	\$35.00	Per field/per f time prep	*Change to 1 field prep at \$35 any additional prep is \$25.00 per field per prep

Fourplex (field use)			
Station Park Fields Complex (4 fields) tournament (including lights and 1 site supervisor)	\$500.00	Plus deposit	Change from staff to 1 site supervisor
Upstairs use of crow's nest (site supervisor)	\$25.00	Per hour/per staff	Change to staff for score keeping and hourly price from \$10.00 to \$15.00 per employee
City staff crow's nest (score keeper)	\$15.00	Per hour/Per staff	Change to staff for score keeping and hourly price from \$10.00 to \$15.00 per hour per employee
Field prep	\$25/35	Per mound/per field/\$50.00 weekends	No longer renting pitching machine/mound rental \$25 Monday-Friday/7AM-4PM: \$50.00 After hours and Weekends
Baseball/Softball home run line painted on field in place of home run fence	\$50.00	Per field	*New

CITY COUNCIL AGENDA

For Council Meeting:
January 4, 2022

SUBJECT: Minute Motion Approving Summary Action List

1. Resolution authorizing the disposal of real property to correct disputed boundaries at Woodland Park
2. Resolution Establishing Voter Participation Areas
3. Approval of Minutes for November 16, 2021
4. Approval of Minutes for December 7, 2021

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: Lyle Gibson, Assistant Community Development Director

Date: January 4, 2021

SUBJECT: **Resolution authorizing the disposal of real property to correct disputed boundaries at Woodland Park.**

RECOMMENDATION

1. Hold a Public Hearing
2. Motion: Move that the City Council approve the enclosed resolution authorizing that the property in question be conveyed via quit claim deed to those property owners whose deeds also lay claim respectively to the area in question.

Findings for Approval

1. The property under consideration has previously been determined by Farmington City to be outside of land needed for the park. It has been recently reviewed and verified to ensure there is no public interest in keeping the property.
2. The property owners have a disputed claim to the property as well through their deeds and the boundaries as described in the Meadowbrook Subdivision Plat.
3. Per Farmington City Ordinance 3-6-100, the property is not considered a 'significant parcel'.

BACKGROUND

Years ago, the State of Utah Division of State Lands deeded property to Farmington City that is now the location of Woodland Park. The original deed included property that lies north of Steed Creek which is part of the Meadowbrook Subdivision. The deed for the park overlaps the boundary of 4 residential lots to the north. The total overlap is roughly 0.26 acres altogether. The State of Utah Division of State Lands had previously issued a disclaimer of interest of this property which the city at the time hoped would be sufficient to clean up property lines, but this document did not clear up the discrepancy because the disclaimer was signed by the State which no longer held title to the land at the time it was signed.

One of the residents is anticipating listing their property for sale in the near future and the conflicting deeds/overlap is a known issue that they desire to clear up.

The attached resolution will authorize the city to quit claim the boundary overlap to the adjacent owners to match the Meadowbrook subdivision plat and the boundary of their lots as originally deeded to them. This action will permit the appropriate documentation to wrap up something the city had set out to do nearly 40 years ago.

Staff is not recommending that compensation be received for the property, but that each property owner obtain a survey and provide the legal description needed to complete a deed for the applicable area in question relative to each lot. Such deeds can be created and recorded with each individual property owner at differing times in the future upon verification of the city engineer that the area being quit claimed is that which is part of their lot in the Meadowbrook Subdivision plat.

SUPPLEMENTARY INFORMATION

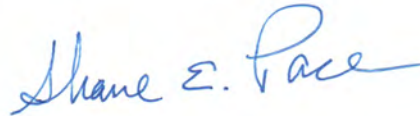
1. Resolution Authorizing Disposal of Real Property.
2. Quit Claim Deed
3. Letter to property owner and original Disclaimer of Interest.
4. Meadowbrook Plat B
5. Vicinity Map showing area of boundary overlap

Respectively Submitted



Lyle Gibson
Assistant Community Development Director

Review and Concur



Shane Pace
City Manager

RESOLUTION NO. 2022-__

**A RESOLUTION REGARDING PROPERTY DISPOSITION BY
FARMINGTON CITY AND PROVIDING FOR DISPOSITION OF THE
SAME.**

WHEREAS, the City Council finds that questions regarding ownership arose regarding certain real property located between Woodland Park and four other residential properties in a long irregular and narrow strip of land; and

WHEREAS, the City Council further finds that the property records indicate an intended but incomplete transfer regarding property dating back several decades; and

WHEREAS, the City Council desires to resolve the incomplete transfer and to provide for the disposition of the same.

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

Section 1. Direction. The City Council of Farmington City hereby directs staff to allow for the affected residential property owners to submit a surveyed legal description for their portion of the narrow strip of land, and once submitted, for the City Engineer to review for accuracy, and if approved, to prepare a quit claim deed of any City interest in the parcel to the separate property owners. The new descriptions are to extend the current shared property lines between the residential properties. Upon approval of the legal description(s) by the City Engineer, disposition is approved consistent with this Resolution.

Section 2. Disposition. The City Manager is hereby authorized to dispose of the above-described property in accordance with Farmington City ordinances, and this Resolution.

Section 3. Severability Clause. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF FARMINGTON CITY,
STATE OF UTAH, ON THIS 4th DAY OF JANUARY, 2022.**

ATTEST:

FARMINGTON CITY

DeAnn Carlile, City Recorder

Brett Anderson, Mayor

EXHIBIT "A"

PROPERTY DESCRIPTION

All property lying North of Steed Creek in Block 11, Big Creek Plat, Farmington Townsite Survey. Said creek line being described as follows; Beginning at the Southwest corner of Lot 22 MEADOWBROOK ESTATES PLAT "B" SUBDIVISION, and running thence along Steed Creek and the South line of said subdivision South $73^{\circ}33'32''$ East 79.341 feet; thence North $31^{\circ}39'49''$ West 40.00 feet; thence North $58^{\circ}20'10''$ East 127.556 feet; thence North $59^{\circ}01'39''$ East 127.244 feet; thence North $79^{\circ}40'20''$ East 71.117 feet to the Southeast corner of Lot 25 of said subdivision; thence Northeasterly along said creek line to the East line of said Block 11, Big Creek Plat, Farmington Townsite Survey.

IMAGE OF DESCRIBED PROPERTY:



WHEN RECORDED, MAIL TO:

Farmington City
Attn: City Manager
Post Office Box 160
130 North Main Street
Farmington, UT 84025

QUIT-CLAIM DEED

FARMINGTON CITY, a political subdivision of the state of Utah, Grantor, hereby QUIT CLAIMS to **[PROPERTY OWNERS]**, [an individual/a married couple/joint tenants/tenants in common], Grantee(s), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all title and interest that Farmington City may have in certain property located in Davis County, State of Utah, more particularly described as follows:

Legal Description:

IN WITNESS WHEREOF, the Grantor has executed this Quit-Claim Deed on this 4th day of January, 2022.

GRANTOR

Brett Anderson, Mayor

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the 4th day of January, 2022, personally appeared before me **BRETT N. ANDERSON** who being duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of Farmington City.

Notary Public

My Commission Expires:

Residing at:

E. TRUE JOHNSON
Mayor

MAX FORBUSH
City Manager

DON G. MORGAN
Recorder

LYNETTE BINGHAM
Treasurer

Farmington City Corporation

FARMINGTON, UTAH 84025

GRANT UNGERMAN
MERRILL R. PETTY
BRENT PETERSON
BOYD K. MOUNTEER
RICHARD C. JONES
Council Members

June 29, 1981

Mr. Nelson Hayes
2 E. 300 S.
Farmington, Utah 84025

Dear Nelson,

I am sending a copy of the Disclaimer of Interest filed by the State of Utah on land that was deeded to the city for Woodland Park. The description on the Disclaimer of Interest included that portion of your lot on which there was question as to whether it fell within the boundaries of Woodland Park. With this file of Disclaimer the ownership question is cleared up and the city has no interest in any portion of your lot.

This Disclaimer has been filed with the Davis County Recorder's office and should clear up any question as to the boundary of Woodland Park which now falls on the back boundary of your lot as originally deeded.

If you have any questions, please get in touch with me.

Sincerely,



Max Forbush
City Manager

MF/lr

Enclosure

591794

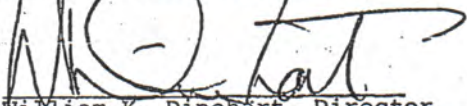
DISCLAIMER OF INTEREST

The State of Utah, by and through its Division of State Lands, hereby disclaims any right, title and interest in the following described tract of land, in the County of Davis, State of Utah, to-wit:

All property lying North of Steed Creek in Block 11, Big Creek Plat, Farmington Townsite Survey. Said creek line being described as follows: Beginning at the Southwest corner of Lot 22 MEADOWBROOK ESTATES PLAT "B" SUBDIVISION, and running thence along Steed Creek and the South line of said subdivision South 73°33'32" East 79.341 feet; thence North 31°39'49" West 40.00 feet; thence North 58°20'10" East 127.556 feet; thence North 59°01'39" East 127.244 feet; thence North 79°40'20" East 71.117 feet to the Southeast corner of Lot 25 of said subdivision; thence Northeasterly along said creek line to the East line of said Block 11, Big Creek Plat, Farmington Townsite Survey.

IN WITNESS WHEREOF, the State of Utah, by and through its Division of State Lands, has caused these presents to be signed and sealed as of this 4th day of May, 1981.

STATE OF UTAH
DIVISION OF STATE LANDS

By: 
William K. Dinehart, Director

Approved as to form:
David L. Wilkinson
Attorney General

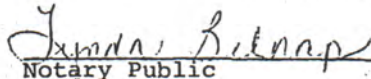
By: 

RECEIVED

MAY 8 1981

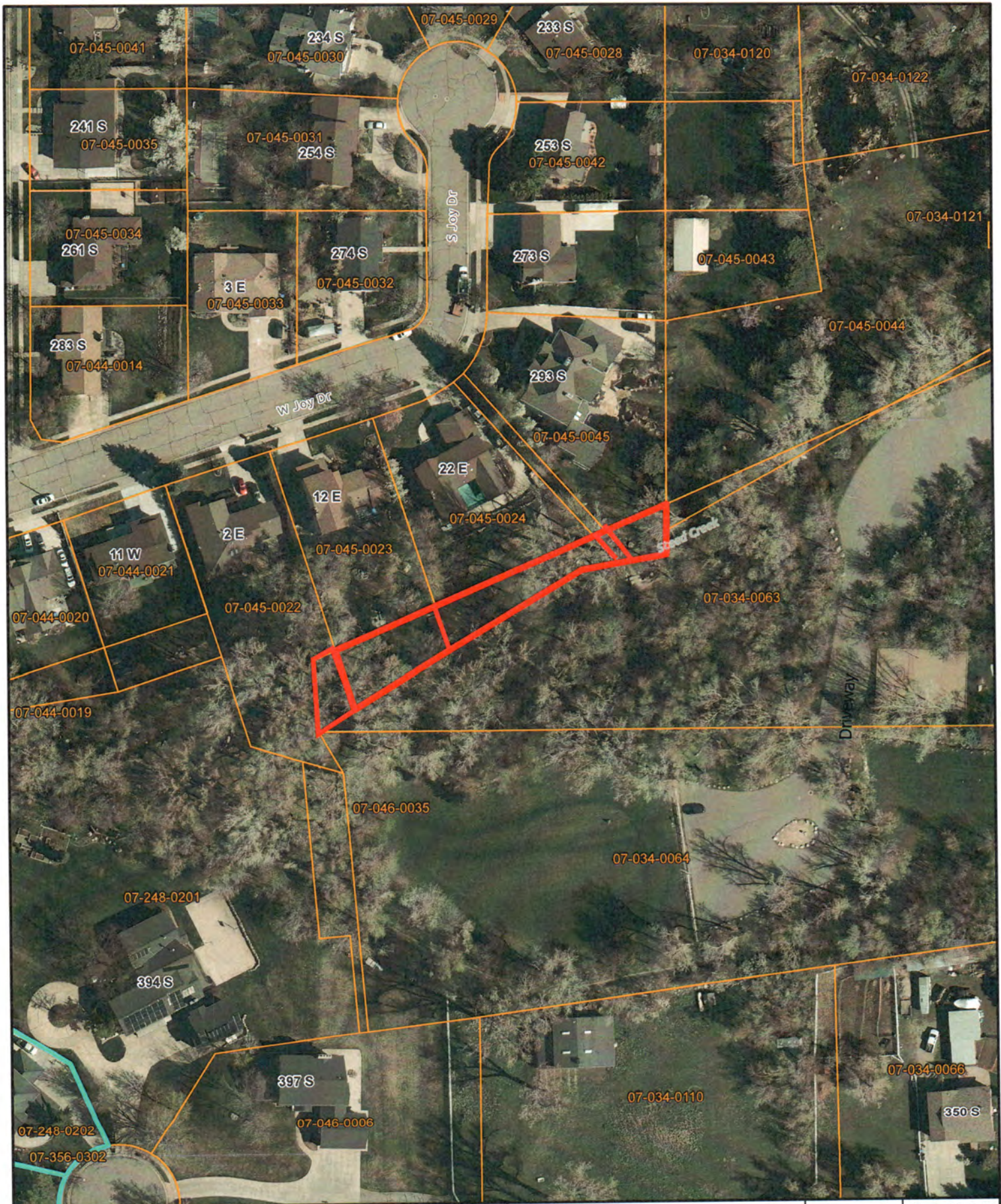
ATTORNEY GENERAL
NATURAL RESOURCE AGENCY

On this 4th day of May, 1981, personally appeared before me William K. Dinehart who, being by my duly sworn did say that he is the Director of the Division of State Lands of the State of Utah and that said instrument was signed in behalf of the State of Utah Division of State Lands.

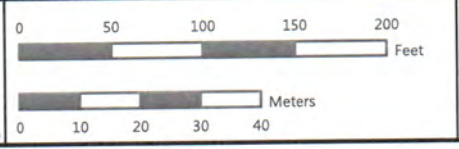

Notary Public

My Commission Expires:
10-1-81

Residing at:
A-L-C-U-L.



VICINITY MAP
Woodland Park Boundary



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

FARMINGTON CITY RESOLUTION 2022-01

A RESOLUTION ESTABLISHING VOTER PARTICIPATION AREAS

WHEREAS, In 2019, the Utah State Legislature made substantial changes to the election code regarding ballot propositions, initiatives, and referendums; and,

WHEREAS, part of that revision included a process for governmental entities to establish Voter Participation Areas following each redistricting by the Legislature based upon population data provided by the Census; and,

WHEREAS, Voter Participation Areas are based on the number of registered voters within a geographical area to clarify the application of the signature thresholds; and

WHEREAS, Voter Participation Areas are intended to ensure that signatures gathered in support of placing a referenda and/or initiative on a ballot represent a broad range of residents as opposed to a small geographical area;

NOW THEREFORE BE IT RESOLVED by the Farmington City Council that the Voter Participation Areas described in Exhibit "A" for Farmington City geographic boundaries are hereby established.

Passed and adopted by the City Council on January 4th, 2022.

ATTEST

FARMINGTON CITY

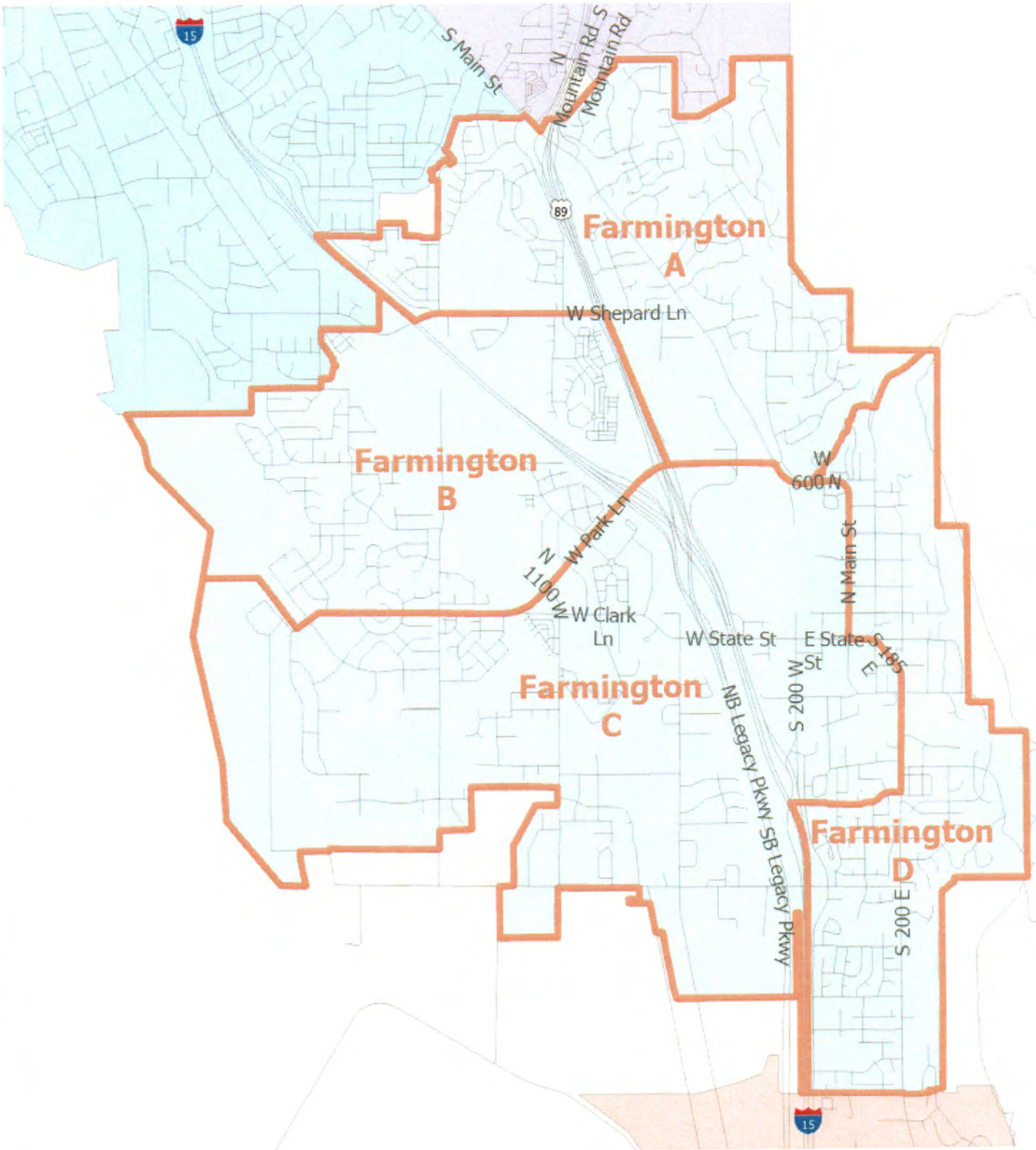
DeAnn Carlile, City Recorder

Brett Anderson, Mayor

VOTE OF THE COUNCIL

AYE:

NAY:



FARMINGTON CITY – CITY COUNCIL MINUTES

NOVEMBER 16, 2021

WORK SESSION

Present:

*Mayor Jim Talbot,
City Manager Shane Pace,
Mayor Pro Tempore/Councilman Brett
Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,*

*Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development Director
Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Assistant City Manager/Economic
Development Director Brigham Mellor.*

Mayor **Jim Talbot** called the work session to order at 6:08 p.m. Councilman **Scott Isaacson** offered the invocation.

DISCUSSION ON WATER CONSERVATION PLAN

The work session was held to consider a presentation made by Public Works Director **Larry Famuliner** about the five-year conservation update required by the State. This is different from the water restrictions proposal that was presented earlier this summer. This addresses the water system, wells, average production, and how much water residents use per day per capita. The State has set water conservation goals, and Farmington is keeping under the target thresholds. Numbers are established to decide how much production is needed if a big housing complex is built with hundreds of units. This can affect storage requirements and well production numbers. It is important for residents to conserve and not run up peak demand. Regarding usage per capita, Farmington's system is in good shape averaging 60 to 65 gallons per day per person. The State wants the City to be under 100 gallons per person per day.

City Public Works Staff met with Weber Basin Water Conservancy District three to four months ago about the Flip the Strip program. **Famuliner** said that the days of in-home conservation are over, as the residential aspect is close to being played out, although continued emphasis and education will be needed. Now, the conservation focus is on outside water and irrigation. In reality, more water consumption can be conserved in the watering of lawns and gardens.

In 2000, the State asked cities to do five-year updates with their involvement. Three years ago, the State began making every water system track everyday water production. Weber Basin had to put in a meter to read daily in order to get these numbers to the State. The numbers used to be submitted monthly, but now it is daily. Finding the peak day where the most water is produced is important to fire suppression and well production efforts. Farmington has used CRS Engineers to help with these detailed efforts. **Famuliner** is pleased that Farmington is well below the daily residential water consumption goals. Residents don't use a lot of culinary water on their lawns, even during this year's drought.

Councilwoman **Amy Shumway** has a duplex in Centerville, where the City has called them if excessive water usage is noticed due to a leaky faucet or running toilet. One toilet caused her monthly bill to go from \$115 to \$340. She asked if Farmington has a way to likewise alert residents to excessive water use. **Famuliner** responded that the meters are capable, but there is not a current way to pull the data. A fixed space unit would be needed, which costs over \$100,000 in one-time money plus ongoing maintenance. Crews used to not read meters in the winter months, and some of the resulting bills got wild. Now, Farmington has a drive-by meter reading system that shows how much water is used at certain parts of the day.

Mayor Talbot said that as a community, residents have fallen in line and conserved during the recent drought, despite the fact that there is always someone who says that since they pay for their water, they can use it how and when they want to.

Famuliner said Farmington can produce 4.5 million gallons of water each day, while residents use between 2 million and 2.5 million gallons a day. Compare that to Weber Basin Water Conservancy District and Benchland Water District, which can use 20 million to 30 million gallons each day. Secondary water was shut off Sept. 20, which was earlier than normal. While he expected chaos with people hand watering with culinary water, he didn't see that. After the middle of September, many realized that lawns don't need much water since the sun is not up as long and temperatures are not as high. **Isaacson** said he wants to put a write-up in the newsletter about how well Farmington is doing in conserving water. **Famuliner** said he would do so in the next newsletter that has space for it.

ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

Mayor Talbot introduced **Lyle Gibson**, who was recently hired as Farmington's Assistant Community Development Director. He was employed by Kaysville City for seven years, most recently as their community development director. Prior to that, he worked for Salt Lake County for two years, where he associated with **Brigham Mellor**, Farmington's current Assistant City Manager/Economic Development Director. He, his wife, two sons, and two daughters live in Kaysville on Shepard Lane. He plays ice hockey.

PRE-DISASTER MITIGATION PLAN

Mellor addressed the Council, presenting the Pre-Disaster Mitigation Plan that must be done every 10 years. The plan helps the City be ready for when disaster strikes and helps them secure public assistance grant funding. The County runs associated mindfulness exercises. The plan includes concerns and hazards Farmington is preparing for such as earthquakes, wildfire, flooding, mud slides, and chemical releases. A recent addition has been the risks associated with a major gas line that runs through the City.

To plan for earthquakes, seismic evaluation on facilities such as fire stations and bridges are needed. The State Street bridge crossing over the frontage road is crumbling, and will be replaced up to the Legacy Highway bridge. City officials have been working actively with UDOT to address concerns.

To address wildfires, the City needs to be aware of what water is available. The recent fires in Farmington Bay were unique situations, as there was not enough water to douse them during a drought year. **Mellor** said robust water infrastructure is needed, including a new water tank

situation. American Rescue Plan (ARP) COVID-related funds through State grants may be able to help address this situation.

Flooding could cause mud slides in Farmington. Residents should be educated about flood insurance. Recent flooding in Enoch demonstrated that the government can do very little to remedy flooding situations, as at max they can only offer \$3,000 in assistance. Chemical releases in Farmington are a real threat, as there are many road and railways in the City. Chevron recently upgraded the gas line that runs through Farmington, which helped allay some fears. **Mellor** said the City doesn't have many at-grade rail crossings, so most could happen to the north and south of the City until overpasses are constructed.

Mellor encouraged the Council to read the draft of the plan, and email him with any desired changes. Changes can still be submitted to the committee at the County level. He is hoping for a conditional approval during tonight's regular meeting.

SHEPARD LANE EXCHANGE ROAD NAME (NORTH STATION LANE)

City Manager **Shane Pace** addressed the Council, asking for their input on colors and names for the new interchange. "North Station Lane" is the proposed name for the road interchange that will be tied to the future North Farmington Station business park. The State is looking to Farmington to come up with the name.

Shumway said it would be nice not to chop up the road that has ties to the West Davis Corridor and 950 North, as well as Kaysville City. **Mayor Talbot** said he discussed this with Kaysville Mayor **Katie Witt**, and she doesn't seem to have a problem with the "North Station Lane" name. **Pace** noted that the new interchange is entirely in Kaysville on the West Davis Corridor. It is 2000 South in Kaysville, 950 North in Farmington, and on the east it will always be Shepard Lane.

Mellor said consultant Love Communications came up with the name, and made a point that "North Station Lane" would tie in with the North Farmington Station business park destination. It is an attempt to market the business park to interstate motorists. Councilman **Shawn Beus** pointed out that there is also a rail station at North Farmington Station that benefits the whole state, and it would be nice to raise mass transit awareness as well. All Council members gave a thumbs up to using the "North Station Lane" name.

Pace also sought input on the color of City Hall's siding. Staff would like to start painting right away. He passed around samples of tan, off-white and gray for the Council's consideration. An unofficial survey taken of city employees earlier revealed gray as the top choice, which is nice next to the charcoal gray asphalt shingles on the roof. **Mayor Talbot** said gray is a nod to Farmington rock used throughout the City, and it contrasts nicely with the red brick. **Beus**, **Isaacson**, and Councilwoman **Rebecca Wayment** said they all liked gray. **Shumway** noted that the Community Arts Center needs to be repainted from its current brown.

Mayor Talbot thanked those involved with the recent elections, saying everyone did a great job and contributed to a community of respect. He knows from experience that campaigns are not easy, and can tear candidates apart. **Shumway** said she wished more residents had come to the campaign forums and events. **Mayor Talbot** remembers past debates that drew large crowds, but not many in the past eight years have been like that. **Mellor** noted this could be because of the waning of community newspaper coverage.

REGULAR SESSION

Present:

*Mayor Jim Talbot,
City Manager Shane Pace,
Mayor Pro Tempore/Councilman Brett
Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder Heidi Bouck,
Recording Secretary Deanne Chaston,*

*Community Development Director Dave
Petersen,
Assistant Community Development Director
Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/Economic
Development Director Brigham Mellor,
City Attorney Todd Godfrey,
Public Works Director Larry Famuliner,
and County Commissioner Lorene Kamalu.*

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:01 p.m.

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

Councilman **Shawn Beus** offered the invocation, and the Pledge of Allegiance was led by **Mayor Talbot**.

PRESENTATION:

Canvass for General Election held November 2, 2021

City Recorder **Heidi Bouck** presented this agenda item. This is **Bouck**'s last day with Farmington City, as she has taken a new job. She noted that the official tabulation as provided by the County was emailed to City Council members previously.

There were 5,255 total ballots cast out of 13,647 registered voters, for a voter turnout of 38.51%. The General Election was conducted by all mail-in and provisional ballots. There were 60 total ballots not counted. Three had no proof of identity; four had no signature; 21 had a signature that did not match; and 32 were not timely. Councilman **Scott Isaacson** asked if the 21 people with signatures not matching were contacted. City Manager **Shane Pace** said there were attempts to try to contact each of them.

For Mayor, **Brett Anderson** got 3,114 votes while **Rebecca Wayment** got 2,073 votes. A total of 5,187 votes were cast for the Mayoral race.

For the two open City Council seats, a total of 9,404 votes were cast. **Alex B. Leeman** got 2,837 votes; **Melissa Allphin Layton** got 2,554; **Shawn J. Beus** got 2,321; and **Tyler L. Turner** got 1,692.

Motion:

Councilwoman **Amy Shumway** moved that the City Council approve the canvassing of the election.

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

REMARKS:

County Commissioner Lorene Kamalu

Davis County Commissioner **Lorene Kamalu** addressed the Council. She said she and her husband switched their voting envelopes in the latest election, and they were both contacted by election officials. She recognized the Councilmembers for their service in their great and important work. She is astounded that **Mayor Talbot** has served the City for 17 years, which is a long period of time. She noted that her sister lives in Farmington.

Kamalu updated the Council on the future of the Legacy Events Center, although what can be made public at this point is limited. There are plans to remodel and expand, which will mean some buildings will have to be taken down. This is a super big deal for the County and for Farmington, and the County has been sure to consult with Farmington Community Development Director **Dave Petersen** and **Pace**. At this point, an architect has been chosen. The arena will be renovated and a building will be added. The grounds will be reconfigured with an intentional space to become a facility like no other in the region, not just the state. It will be able to host large events, including large sporting events. There is a great demand for facilities that can host regional and national events. Big, giant basketball and volleyball tournaments need a lot of space. The intent is that this will be a facility that doesn't already exist in the region. The School District can hold graduations in this future facility instead of travelling further south.

The financial folks, including Davis County Clerk Auditor **Curtis Koch**, have been watching the market and have a good idea of the investment needed. It will likely be financed by bonds. This has been discussed for years, and is an asset that could do great things for this County while hosting not only local groups and events, but leveraging tax benefits while patrons shop, eat and stay in Davis County. There is a lot of demand for the arena. Over the years, Commissioners have tried to figure out the highest and best use for this public land as cities have filled in. There are many options, and many potential buyers have stepped forward.

While active, the equestrian community participating in things like the 4-H program has dwindled. Since 2008, there has not been much demand for the horse arena. County Fair participation has also decreased over the years. The County has decided to partner with Utah State University to preserve agricultural heritage and education. There may be another arena that USU will manage. USU has donated property, and the County is willing to build an indoor and outdoor arena. These facilities could host traditional elements of the county fair, which would be rebranded under a different name while moving in a different direction than the carnival aspects of the traditional fair. Because construction in general has been so delayed, **Kamalu** said she wonders if the new arena will be ready for next summer, although that was the original goal.

She is not sure what it would take to get State movement on making Farmington Canyon safer, but believes one-time funds may be able to address that. The County Community and Economic Development Department may be able to help out, as trails and transportation all come together in that canyon. The Forest Service closed Sunset Campground, and the interaction between federal and local responsibilities is slow and tricky. It is slow moving to address safety. She said local City and County governments can work together with Congressional delegates and their Staffs to address this.

Mayor Talbot said he has enjoyed his association with the County and its Commissioners over the years. This particular Commission has been open to try improvements. He hopes the County will help take the lead as Farmington's business park develops to the north. He would like a connection from Station Park to the new Legacy Events facility to create a marvelous partnership that shows Farmington is unique. **Kamalu** said she has brought that up in ongoing discussions with **Petersen** and **Pace**.

PRESENTATION:

Plaque Presentation to Outgoing Councilmembers and Mayor

Mayor Talbot said he is winding down his administration and 17-year career with the City as he prepares to serve an LDS mission in Hawaii. He expressed his deep gratitude for Council members and candidates who put their names, reputations and families out there for critique over the years. He said his time with the city has been a remarkable life experience. He presented the Council with gifts. He noted **Beus**'s contribution to affordable housing. He and Councilwoman **Rebecca Wayment** have been on the same team for a long time, including time spent on both the Planning Commission and City Council. He complimented her on her recent mayoral race. He noted that Councilman **Brett Anderson** will be vacating his City Council seat to become Farmington's next mayor. **Mayor Talbot** recognized his service on both the Planning Commission and City Council, saying he had great faith in him as the future mayor.

Anderson presented **Mayor Talbot** with a plaque noting his 17 years of service to Farmington.

PUBLIC HEARINGS:

Schematic Subdivision and Zone Change Ordinance – Kirkham Orchard Subdivision

City Planner/GIS Specialist **Shannon Hansell** presented this agenda item. Kirkham Orchard is a proposed conventional subdivision located at approximately 1000 N. Compton Road. The 2.45-acre property consists of a 13,700 square foot portion of Agricultural Foothill (A-F) zoning, with the majority of the property being zoned Large Residential-Foothill (LR-F). This would be bringing the smaller leftover A-F portion into the larger LR-F portion. The applicant is requesting that five lots be created via subdivision, which requires a zone change for the small A-F portion to LR-F. All five lots are the size permitted in that Zone. The Planning Commission reviewed and recommended the rezone and schematic subdivision on Nov. 4, 2021. A special exception was also requested and approved for an access to proposed Lot 3, crossing Lot 4. Lot 4 is not a flag lot, as it has frontage on the south.

Petersen said this was part of the original town site. What is now a trail will be a dedicated public Right of Way (ROW). It has frontage on a dedicated ROW, not just a trail. Cars don't use it because it is too narrow right now. The new access will be through Kirkham Circle, which will be a private road. Flag lots are still allowable, but the applicant would have to go through the Planning Commission.

Applicant **Daniel Barton** (975 Compton, Farmington, Utah) said Kirkham Circle is a private drive. The city would not be responsible for the 148 feet long, 20 feet wide drive. He has lived there with his wife for three years. She is the granddaughter of **Milo Kirkham**, who lived in the home from 1955 to 2017. The couple is now renovating the home and putting landscaping in to

beautify the area. Plans are for a few single-family lots. They don't intend to sell Lot 3, but would like it zoned while doing everything else.

Shumway asked if there were drainage issues on the back lot. **Petersen** answered that in the previous iteration with two or three more lots, there had not been enough room to retain the drainage. So, the previous plan was scrapped and the idea was abandoned. In the new plan, Lot 1, 2 and 5 would drain to the street.

Mayor Talbot opened and closed the Public Hearing at 7:46 p.m. Nobody signed up in person or electronically to address the Council on the issue.

Anderson said that because the application is consistent with the neighborhood, he has no heartburn.

Motion:

Anderson moved that the City Council approve the Kirkham Orchard schematic subdivision plan, subject to all applicable Farmington City ordinances and development standards, and approve the enclosed enabling ordinance rezoning a portion of the property from A-F to LR-F, including Findings 1-2 in the Staff Report.

Findings 1-2:

1. The rezone and schematic subdivision plan are consistent with the City's General Land Use Plan and Zoning Ordinance.
2. The lot sizes proposed are similar to those of surrounding subdivisions and properties.

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

Project Master Plan (PMP)/Development Agreement (DA), and Schematic Subdivision – Maverik

Hansell presented this agenda item. This gas station project is located on corner of Park Lane and the future Commerce Drive, and has been reviewed by both the City Council and Planning Commission before. The City Council approved the initial layout and concept, but tabled the PMP/DA on March 2, 2021, for it to go back to the Planning Commission, who reviewed it October 7, 2021. At that time, the Commission tabled the item, citing improvements to the elevations. At the November 4, 2021, Planning Commission meeting, Maverik presented elevations that accommodated earlier requests. The applicant added faux windows, awnings, masonry elements, and water-wise landscaping. The Commission now recommends this for approval.

Cassie Younger, representing Maverik, addressed the Council. She said access has been moved further to the south for ease of mobility through the site. The patio size has been doubled for a large pedestrian plaza. Landscaping was added to shield the parking areas and provide adequate buffering. Faux windows and awnings were added to the back and side. The applicant plans to start construction in the spring.

Shumway asked if Maverik had discussed adding charging stations. **Younger** answered that Maverik has a few locations with charging stations, but they are not well utilized. The

technology for electric vehicle charging is developing. Fast charging is very expensive. It takes 30 minutes or more to charge a vehicle, and the average gas station customer spends about 12 minutes on Maverik property. Chargers are better where people spend longer times such as at an apartment complex or work place. It doesn't make sense for Maverik to include electric chargers at this point, although they are considering them in the future.

Mayor Talbot thanked **Younger** for making the changes. **Beus** said it enhances the walkability of the project, which he appreciates.

Mayor Talbot opened the Public Hearing at 8:02 p.m.

Davis County Commissioner **Lorene Kamalu** (Kaysville, Utah) mentioned that rapid charging stations are coming this spring to the Legacy Events project, using tourism funds.

Mayor Talbot closed the Public Hearing at 8:03 p.m.

Anderson said he is thrilled to have a Maverik on the west side of the City, as it has been needed for years. **Isaacson** said it would be within walking distance for him.

Motion:

Wayment moved that the City Council approve the Maverik Schematic Subdivision plan and Project Master Plan/Development Agreement, subject to all applicable Farmington City ordinances and development standards, including Findings 1-6 in the Staff Report.

Findings 1-6:

1. The initial layout was approved by the Planning Commission and City Council.
2. The developer has worked with the City to provide the requested updates to the elevations, and Staff is satisfied with these updates.
3. The applicant has provided essential mixed-use elements to their plan, including bringing the building to the frontage, a complete landscape plan, and a plaza for pedestrians and customers alike.
4. The gas station provides a relatively interconnected travel system for multiple modes of transportation, including bicycles and pedestrians.
5. The patio defines a public space, creating high quality public realm.
6. The public comment received by the City has been favorable to the Maverik.

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

Isaacson said he appreciated the accommodations made by the applicant at the City's request. They weren't obligated to make the changes, but they respected the City's values and interests, which meant a lot.

Project Master Plan/Development Agreement, Regulating Plan Amendment, Schematic Subdivision Plan – The Everly

Hansell presented this agenda item. This apartment project is next to the Maverik, with frontage on Commerce Drive. The applicant has proposed a 418-unit multifamily project. This has been seen by the City Council and Planning Commission before, and tonight's meeting will be its fourth public hearing. There have been some changes since the Council first saw it in October of

2020. They were going to do a tiered building, starting with two levels and then tier up east to four stories. However, since then, the Commerce Drive alignment was changed and realigned, and the Everly lost land to the office area. They now want to do away with the commercial retail area originally proposed. The L-shaped building will be configured so the parking will not be seen as much.

Petersen said this is a dramatic change from residential to more office. The Boyer submittal has office buildings and retail, which will make up for the two to three retail pads lost. The housing projects got smaller. The applicant upgraded their elevations from a year ago. The Park Lane area is very visible, and this has a good corner look when entering the project with a three-story L-shaped building. It is a good football field length from that building to the nearest existing residential building, and it would be across the street from three-story buildings. Things were shifted around to front Commerce, and it will be the best face forward, which was done purposely. On the north, all buildings are two stories. There is some clubhouse space on the first floor under some residential units.

The Planning Commission liked it, but debated the corner a bit. There have been four major developers seen in the last 1.5 years, and the City knew affordable housing was coming. In the proposed conditions of approval, the DA would be updated for the applicant to provide affordable housing equal to or greater than 10%, which reflects a compromise made with the applicant. As site plan issues are addressed and Commerce Drive is being finalized, issues such as build-to lines will be solidified. The Council can expect to see things come back in final form.

City Attorney **Todd Godfrey** joined the meeting.

Petersen said while three-story apartment buildings are not permitted in the Residential Mixed Use (RMU) zone, the applicant is requesting that the City permit such a use under Section 140 of the Zoning Ordinance. This type of decision is analogous to a legislative act and is at the sole discretion of the City, as it is a policy question. Since 2007, the applicant has entitlements to do multifamily. The debate is only on the building heights. They are coming in under Section 140 because they are exceeding more than six units per building.

Applicant **Zach Hartman** (395 Parleys Road, Park City, Utah) addressed the Council, saying he is pleased to come back with a better iteration. He is worried about the condition of affordable housing, as the median home prices have gone up 50%. He praised Farmington for being willing to try things other cities haven't to address the problem. However, he would like to address affordable housing in the next phase of his project. He said he is passionate about it, and the City can hold him to it. He said it is difficult to get a staircase in the L-shaped building and make it work economically.

Mayor Talbot opened and closed the Public Hearing at 8:26 p.m. Nobody signed up in person or electronically to address the Council on the issue.

Shumway said she was having a difficult time understanding the affordable housing element of this project, as the City wants affordable housing spread throughout the community, and not centralized.

Petersen said when it comes to rental housing, 64% of Area Median Income (AMI) is market rate. A family of four making 80% AMI will spend \$1,300 to \$1,400 a month on housing. They would be in affordable housing, but it is really market rate. This applicant needs to provide 40

units of affordable housing, and they are trying to get people with low to moderate incomes able to get ownership. **Pace** mentioned that the applicant is entitled for 300 more units in Phase 2. Seventy affordable housing units can be spread throughout the 300 units of Phase 2. **Petersen** said this could depend on the wetlands.

Assistant City Manager/Economic Development Director **Brigham Mellor** said what makes this different from other residential is that between the office and this residential component, they will generate roughly \$2.4 million in affordable housing money in Community Reinvestment Project Area 3 (CRA 3). It is a different animal in that it will generate a huge pot of money the City can use in different ways throughout the City for affordable housing.

Wayment said that Section 140 is meant to be an exception to the rule rather than the rule. However, over the last year, all the City has seen are exceptions to the rule. She understands the need to be flexible and accommodating, but it bothers her that most of the things coming in haven't been businesses in the commercial areas. Instead, the City just keeps getting higher and higher density housing with promises for affordable housing in the future. Applicants keep wanting more stories and more density. It is a buzz kill to the City's vision for the business park, as they did not want a whole lot of residential.

Anderson asked how the City can say the standard for deviation under Section 140 has been met. **Petersen** answered that the applicant wants some residential, but it will not take over the whole thing. However, the applicant already has their entitlement. The non-housing area actually grew larger with the realignment of Commerce Drive, and the applicant is O.K. with that. There is a huge chance the City will get commercial on the other side of Commerce, and **Petersen** is willing to wait it out. The Evans family has been there 140 years, and they are willing to wait it out for the long term. He assured that office is coming.

Anderson said the applicant had their entitlement in 2007, so they can throw apartments in there. However, the affordable housing statute gives the City power to require 10% affordable housing. It wasn't discussed if the City wants any of the other options.

Hartman said he has done affordable housing for a decade, but he is not sure how it helps people in the long term. He wants people to have ownership to bridge the gap. Adopting affordable housing as it has been done in other states has failed. Between the CRA funds and what he can do in Phase 2, affordable housing can be addressed.

Mellor said the City has funds to build the road, but it doesn't have the ground to build the road. A key component to this application is that the applicant is agreeing to give the City the ground to build the road. While this is a more dense project than originally proposed, office can't be built without the road. The road doesn't get built until the City gets the ground with cooperation from the Evans family. The School District is willing to forgo \$17 million over 20 years in order to build this project out, and they are not worried about the residential component. They are committed to this. Everyone is working together, and this is the best way to proceed.

Pace said there are two plans to consider along with this application: CW Management and Stack. Stack has 2 million square feet of office space reserved. That means that once the road is in, they have enough interest for two buildings. CW Management is working with Weber State University as its first tenant. How soon Boyer will move is yet to be seen, but they are

advertising. So, office is coming. Part of the problem is getting the roads in. Office will come faster once the City gets the roads in.

Beus said he has some heartburn over the Denver and Rio Grande Western Rail Trail (D&RGW Rail Trail) that should be part of the compromise. Overall, for him, the possibility of owner-occupied affordable housing is difficult to pull off. He said there is a need for language spelling out 70 units. The L-shaped building on the southwest gives him some heartburn.

Anderson said he is having a hard time finding a monetary, tangible, or intangible benefit to the City upon which to base the applicant an exception. **Petersen** said the answer is the road. They own the dirt, and are willing to give fee title to the City. This is the proposed benefit to justify giving the deviation.

Isaacson said that another benefit to the public is this is a much better development than they could have put in. It could have been boring six-plexes, which they have the right to do if that was their intent. He sees a public benefit and likes the L-shaped building that hides a bunch of driveways. The three-story buildings on the corner don't bother him because they are a football field away from existing housing. This is a high quality development instead of putting in as cheap of a building as they could get away with.

Shumway said she likes the idea of owner-occupied affordable housing as a public benefit the City gets out of doing Section 140. She would really like to see owner-occupied affordable housing in Farmington. The developer is seeing the vision, and she would like to hold them to the owner-occupied affordable housing.

Petersen recommended that the Council not approve the regulating plan yet, as it is a zone text change that is a legislative act. This is not the final DA, and the final version will come back to the Council.

Wayment inquired if the City were to ask for the L-shaped building on the corner to be a two-story building, if that would kill the whole development. She believes it is worthy asking in order to protect the current residents. **Anderson** said he would be more comfortable with the L-shaped building being two stories instead.

Hartman said that every unit they lose will be taken out of the affordable housing count. In the 27-plex, considering three stories, that would mean nine units would be lost. So that would mean 15 affordable units.

Mayor Talbot said the three proposed stories would be a football field distance from the existing single-family homes. If there is going to be a three-story building, that is the best place to do it. If the City desires affordable housing in Phase 2, this is the win-win way of doing it. There is a time and a place, and it is getting close to some of the office product. He is admittedly frustrated that the City keeps getting housing up front. However, he likes the project, and the fact that there is a compromise to get a road. It is important for the Evans family to see that the City is not the enemy. They are now working with the City.

Shumway said the dialogue needs to be flipped and kept positive. The City has a rule that there are two stories along the Rail Trail. She said now the City is contemplating giving this applicant 100 extra units if they agree to allow three stories. **Petersen** said that is not true considering the upcoming phases, where they will get fewer units. He said to the passerby, more than 50% will

be office before residential is built out and occupied. To the applicant, they are getting less residential and more office.

Beus said he is stuck on the three stories by the Rail Trail. He feels the City gave their word to do only two stories along the trail, and trails are one of the City's greatest assets. **Wayment** said the City is already giving the applicant a bonus, so she feels short changed. Nine units is not that much for the applicant to give up. The Council may have to start sticking to its guns, and try to identify a public benefit that she feels is just not there. She wants the impacts along the trail to be minimal.

Anderson said there seems to be three Council members who feel strongly about the tiered approach. **Petersen** said based on the form-based code, he is not sure how many units the applicant is entitled to, although they have a right to density. He feels it is close to the maximum they could get.

Issacson said if it is close to the maximum, then the City is not giving a bonus, just three stories instead of two in certain areas. In general in Utah, building needs to go up because we are running out of land. He doesn't see an impact to having three stories there, because the neighbors to the west are far enough away they can't be seen.

Wayment said if she is seeing the aerial map correctly, the trail crossing where there are many accidents is right at the corner. This is one more reason to stick to the tiered approach. That is a really dicey area anyway. **Issacson** said trail users are not going to see it any sooner if there are two or three stories.

Petersen said a majority of the Planning Commission felt O.K. with three stories. **Anderson** said that when he read the minutes, he felt the general beef was the high density, not the heights of the buildings.

Mayor Talbot said his gut feeling is the City got some compromise. They are getting a huge benefit, and they tried to dress up the buildings and make sure to hide the garages. **Anderson** said he is feeling himself become more resigned, and asked if landscaping could be used to buffer that corner to obscure the building height.

Hartman said landscaping preserves value, and he would be fine with that being added as a condition. Mature trees on that side of the building seems reasonable to him.

Hansell asked if landscaping would block the line of sight for pedestrians on the Denver and Rio Grande Western Rail Trail (D&RGW Rail Trail) even more. **Anderson** said he was thinking the trees would be on the border running north to south.

Motion:

Shumway moved that the City Council approve the PMP/DA and Schematic Plan, subject to a-e as outlined in the Staff Report, including Findings 1-4 also in the Staff Report.

- a. The City Engineer look at the site triangle of the crossing of the Denver and Rio Grande Western Rail Trail (D&RGW Trail) and Park Lane with respect to the L-shaped building at the southwest corner of the proposed site plan. If he feels it is justified, require the developer to have a traffic engineer do a sight triangle analysis for safety.

- b. Reduces the westernmost third story units to two stories consistent with the Visionary Homes project to the north along the D&RGW Trail. This refers to the L-shaped building on the southwest corner.
- c. The PMP must meet all standards set forth in Section 11-18-080 of the Zoning Ordinance.
- d. The final development agreement—pursuant to Section 11-18-140E of the Zoning Ordinance, including more specific alternative standards to the underlying zone, if necessary—shall be recommended by the Planning Commission and approved by the City Council prior to approval of the final site plan and final plat approval for the entire project or any phase thereof.
- e. The development agreement shall be updated to show that the applicant must provide affordable housing, consistent with Farmington City ordinances, within the PMP or off-site (possible another phase), equal to or greater than 10% of the total number of dwelling units ultimately approved for the PMP. In keeping with Farmington City ordinances, the applicant may also provide a fee in lieu or some other public benefit. The City Council would like the applicant to explore and report back on owner-occupied affordable housing opportunities.

Findings 1-4:

- 1. The developer has worked with the City to provide a development with tiered building heights, a design which lends itself to the streetscape, and works with the future “Commerce Drive.”
- 2. The project takes into account the Chapter 18 design standards, with a Project Master Plan to support any deviations from that chapter.
- 3. Therefore, the project follows the City’s General Plan.
- 4. Pursuant to the motions above, the Final Development Agreement will establish a mix of uses in locations promoting the goals of the mixed use districts, consistent with any development standards determined by the City, and will establish circulation and transportation features sufficient to meet the requirements of the Regulating Plan.

Wayment seconded the motion. **Isaacson** opposed the motion. The vote carried 4-1.

Motion:

Anderson moved that the City Council table consideration of an amendment to the Regulating Plan after review and approval of a preliminary plat by the Planning Commission.

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

The Council took a short break.

600 North Street Vacation

Petersen presented this agenda item, which presents a survey error. Part of the legal description was in error and the vacation next to this parcel did not occur. This approval makes right the original intent of the 2008 City Council. Due to these circumstances, the City Attorney recommended that the City Council re-consider the action, including a new ordinance at a duly noticed public hearing. There are water lines under there and the City needs to maintain all easements.

Godfrey said when a street is vacated by way of plat or generally by deed from a property owner, it reverts by operation of law to an adjacent property owner. When you have a townsite road, those roads are vested in the ownership of the City without reservation. The City continues to own the ROW until it is deeded. In this case, the City will vacate, then convey deed to the property owner.

Mayor Talbot opened and closed the Public Hearing at 9:35 p.m. Nobody signed up in person or electronically to address the Council on the issue.

Motion:

Isaacson moved that the City Council approve the enclosed ordinance vacating a portion of the north side of 600 North Street at 28 East subject to Staff verifying the easements are in place for any existing sewer, water, storm drain, secondary water, or public utilities, and including Findings 1-3 in the Staff Report.

Findings for Approval 1-3:

1. 600 North is identified as a local street on the City's Master Transportation Plan (MTP), and this action is consistent with that plan.
2. The street vacation is consistent with other vacations in the vicinity on 600 North Street.
3. As part of the development of the once adjacent Canyon Park Subdivision (a predecessor to the Rock Mill Estates Subdivision), the City Council approved Ordinance 2008-01 on January 8, 2008, vacating a section of the 600 North Right-of-Way; however, that part of the legal description to the ordinance adjacent to 28 East 600 North (Parcel #07-014-0042) was in error and the vacation next to this parcel did not occur. This approval makes right the original intent of the 2008 City Council.

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

NEW BUSINESS:

Resolution Adopting the Water Conservation Plan

Public Works Director **Larry Famuliner** presented this agenda item. The City and CRS has completed an update to the water conservation plan. Per the Utah Water Conservation Plan Act, the water conservation plan must be updated every five years. The City's plan has to be updated and adopted by the end of the year. The water conservation plan is a tool to have a strategic plan to reduce water usage and encourage conservation. City Staff has reviewed the water conservation plan and recommend that it be approved.

Famuliner said the City is ahead of schedule on many of the goals that were established at the plan's conception. Ninety five percent of the City is covered by secondary water. The 5% that isn't, such as the bottom of 650 West on the south end, use higher amounts of culinary water.

Motion:

Beus moved that the City Council approve the resolution which adopts the Water Conservation Plan update.

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

Utah Department of Transportation (UDOT) Contract to Purchase Land for West Davis Corridor (WDC) Right-of-Way (ROW)

Mellor presented this agenda item. UDOT purchased several pieces of ground from the City this spring for the ROW associated with the West Davis Corridor. As UDOT's contractors have started construction, they have determined they need more of this particular parcel for the ROW. Selling this parcel to UDOT will not have any negative impact to the City or its residents beyond what the highway is already imposing. The State has authority to condemn municipal property should the Council refuse to sell. UDOT would still have to pay market value, but ultimately, the City would be forced to sell this land to UDOT. It is 834 square feet of land to be sold to UDOT for \$8,500.

Isaacson asked who the grantor would be referred to on Item #2. **Pace** answered the grantor is the City.

Motion:

Isaacson moved that the City Council approve the purchase contract for the sale of 834 square feet of land (parcel as described as 244B in the contract) to UDOT for \$8,500, correcting the reference in Paragraph 2 from "grantor" to "owner."

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

Mayor Talbot recognized **Melissa Allphin Layton**, who recently successfully ran for City Council, in the audience.

Davis County Pre-Disaster Mitigation Plan – Resolution

Mellor presented this agenda item. A Pre-Disaster Mitigation Plan (PDM) is required by Federal Emergency Management Agency (FEMA) to qualify for funds in the event of a natural disaster emergency where reimbursement is requested through the Public Assistance Grant (PAG) program. In the past 10 years, the City has submitted for such assistance twice, and three times if you count the pandemic. PAG is the mechanism by which a City is granted funds in the wake of a natural disaster such as the Farmington windstorm in 2011 when the City received over \$100,000. The City will eventually receive \$300,000 from FEMA for cleanup of the 2020 windstorm. This is an important document if for no other reason than it qualifies the City for assistance. This PDM was compiled by **Chad Monroe** with Davis County and their assistant, with input from Farmington. **Mellor** said Farmington benefits immensely from County projects like this because the City does not have the full-time personnel to keep up with these reports. At 300 pages, this is not a light document, and it is the best emergency plan the County has ever done. When this is approved, Farmington's contribution has been completed for the next 10 years.

Shumway noted that Farmington was lacking in its communication tree, which made her realize how vulnerable the City can be. **Pace** said it may have been a lack of communication on Farmington's part to let the County know about their system. **Mellor** said there are a number of

things that can be improved and coordinated. **Mayor Talbot** said this is a good system, and with the help of the LDS church, there is a good plan.

Motion:

Anderson moved that the City Council approve the Resolution adopting the Davis County Pre-disaster Mitigation Plan.

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

Motion:

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including Approval of Minutes from October 19 and 26, 2021; and Improvement Agreement – Farmington Orthostar LLC.

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 Fire Activity Report for August and Building Activity Report for October. He said the City has been successful in getting all the tenants out of the apartments that the City purchased except one unit with two people, one of whom is bed ridden. The eviction process will start tomorrow. This has been a difficult case involving **Mellor**, the Police Department, and Building Official **Eric Miller**. Another tenant contacted Channel 4 claiming the City was terrible. When the City explained to the reporter what the City has done to try to transition the tenants, she changed her initial approach. **Pace** said the City has bent over backwards to offer tenants help, but some just aren't cooperating. There has been absolute lack of cooperation on the tenants' part.

Pace mentioned that this would be **Bouck**'s last meeting as the City recorder, as she has taken another job working closer to her home. The City will begin the process of replacing her with an in-house employee who is interested in taking that position. **Mayor Talbot** said **Bouck** will be missed.

Mayor Talbot recognized **Dave Millheim**, former Farmington City Manager, in the audience.

Mayor Talbot and City Council Reports

Wayment gave a shout out to the Farmington High School marching band, who placed first in region and second at state while competing for their first time in the 6A bracket. They have exceeded expectations. **Shumway** mentioned that the high school cross country team took first in 6A. The mini bowl tackle football team is also doing well.

Beus said it was a good opportunity to go to the Utah Mosquito Abatement Association Conference in Park City recently. Farmington's district is in great hands. The Historic Preservation Commission desires a regular feature in the City newsletter.

Isaacson said he is appalled by the recent reports of racism in Davis County Schools, and he wondered if a statement from the City expressing their concern would help the situation.

Shumway has heard the district created a whole department just to handle this situation. **Mayor Talbot** said he has grandchildren in high school, and the issue of racism has never been raised. He is not sure if it is any different than bullying that ends up involving race. It is horrible, but kids do bully. The School District is being challenged and the Superintendent has a big project ahead of him. He is saddened to hear the reports.

Pace said the grant money for The Farm will be for an extra mountain bike trail technical course. There is \$25,000 left in the grant that was obtained, and the plans will cost \$10,000.

Mayor Talbot said he has a lot of memories as he leaves his post as mayor. Tonight will be his last meeting. After being approached by **Mayor David M. Connors**, he spent five years on the Planning Commission, many late nights that went to 12:30 and 1 a.m. He also spent four years on the City Council before serving eight years as mayor. That was a total of 17 years that have been rewarding and enjoyable. Outside his marriage, family and church, his time with the City has been the most rewarding and enjoyable, even over his successful business. Over the years, he said the commissioners and council members that have also been attorneys have helped the groups they serve with. It helps streamline things. He also appreciates the perspective women bring while they serve the City. **Mayor Scott Harbertson** asked him to extend his time as chairman of the Planning Commission, then later asked him to run for City Council. He is still not even sure why he chose to run for mayor, but it has been very fulfilling and rewarding, even though there is no glory in it. It is a matter of catching a vision and carrying it on.

He has seen the City grow. In his business, Kmart was a preferred customer. He felt Farmington needed something besides Smith's and saw that Kmart could add \$100,000 to the City budget. He went to City Staff and begged them for a Kmart next to Smith's, but they wanted it across the street and not part of the retail center. During his 17 years with the City, he saw Station Park through from its initial conception. He wants the east side of the City to stay quaint even while the west side doesn't. The west side is what will allow the City to survive.

He thanked the Council members for their friendship and being a part of his life. They have learned to disagree without getting mad. He said people are jealous of Farmington, and he hopes he leaves the City better than he found it. Just because Councilmember hear one complaint, that doesn't mean there is a huge problem. He encouraged them to keep their perspective on the whole picture. He distributed gifts to the Council.

ADJOURNMENT

Motion:

Shumway made a motion to adjourn the meeting at 10:25 p.m. **Beus** seconded the motion, which was unanimously approved.

DeAnn Carlile, Recorder

DRAFT

FARMINGTON CITY – CITY COUNCIL MINUTES

DECEMBER 7, 2021

WORK SESSION

Present:

*City Manager Shane Pace,
Mayor Pro Tempore/Councilman Brett
Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development Director
Lyle Gibson,*

*City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/Economic
Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad
Boshell,
Bradley W. Christopherson (filling in for
City Attorney Todd Godfrey),
City Lobbyist Eric Isom,
City Parks and Recreation Director Neil
Miller, and
Planning Commission Chairman Alex
Leeman.*

Mayor Pro Tempore **Brett Anderson** called the work session to order at 6:06 p.m. Mayor **Jim Talbot** and City Attorney **Todd Godfrey** were excused.

BUSINESS PARK – PARK DISCUSSION

The work session was held to consider a presentation about the park in the Business Park made by Assistant City Manager/City Engineer **Chad Boshell**. The Utah Department of Transportation took the 1100 West park. This 11-acre park will have a storm drain retention basin designed into it to take all the water from south of Spring Creek. The water flows south. This design is good for water flow. Shepard Creek runs lower than the basin, and the berm on the south will be elevated above the creek. The creek has year-round flow, and has the most of all creeks. This park needs 13 acre feet of storage, which would be 3 to 4 feet deep in the detention basin when filled. The City takes on the burden of the storm drain to allow for more development.

Boshell said he needs to proceed quickly on determining the layout of the park, especially the recessed storm drain retention portion. He shared an iteration with the Council. He reminded them that this park will be surrounded by the most dense areas of Farmington, and people will need it to meet recreation needs. He wants a thumbs up for the detention area of the park at this point, and said the rest of the park design can be an open canvas going forward.

This park will benefit the football program with three separate fields. The design also included pickle ball courts, but not a lot of parking since there will be shared parking north on the McCandless property. Storage, bathrooms, a pavilion, lazy stream play area, outdoor splash pad, and playground are also included. The roundabout will be closed most days, but food trucks can use it when it is open for covered sitting or a farmer's market area. **Boshell** said he thought of a stage, but didn't incorporate it.

City Manager **Shane Pace** said determining where the football fields and detention basin are is the most important at this point. The rest can be worked on later, and there is still a lot that can be done on the recreation side. This is a City recreation park with amenities. That being said, he feels the iteration presented by **Boshell** is a good one. Water detention is needed for the roads. An upcoming property trade might make more area available on both sides of the creek in the future. This space may be used for more paths, and possibly a bike pump park.

City Parks and Recreation Director **Neil Miller** said there continues to be more and more demand for football. The spring competition league had 350 participants. A place is needed for tackle football. The existing pickle ball courts are booked solid in the summer time, so having more courts will be nice. It will also be nice to have asphalt for the food trucks to park on.

Councilwoman **Amy Shumway** said it would be nice for walkers and those with dogs to have a continuous foot path loop around the park.

Councilman **Scott Isaacson** said he would like room for an amphitheater. **Pace** said there is an amphitheater in Woodland Park, but it needs to be upgraded and modified pretty dramatically. It could be flipped to seating on the hill with a stage below. Orem's amphitheater is all grass. **Isaacson** said he prefers seating. **Miller** said if a concert were held in the new park, the pickle ball courts would have to be shut down. Woodland Park is a nice area, and everything south of the creek is owned by the County near there.

Councilman **Shawn Beus** joined the meeting.

Development Director **Brigham Mellor** said Stack has 200,000 square feet lined up to be pre-leased by the end of the year, and the City is the hold up.

Boshell said the trade could be for wetlands, trails, bridges, and board walks. It could be pieced up to dry out some areas. There is not water depth or flow for a pond, but he will look into it. He discouraged damming off a stream. **Beus** encouraged him to look at Clinton's little pond. Planning Commission Chairman **Alex Leeman** said Barnes Park in Kaysville is beautiful, but it is closed off. **Miller** said it would only make sense if the water could be played in.

Boshell said he would move forward with the detention pond layout right away, including getting the grading done and hiring out the park design in order to get more ideas incorporated. The design could get creative and put an amphitheater below in the bottom of the basin, with tiered seating going up the hill. This would be submerged when the basin fills with storm water. He said all drainage and excavation will be done using storm drain impact fees. **Mellor** said there is \$1.5 million left over from what the City did to get the property, as well as some money available from the Utah Department of Transportation (UDOT) settlement. **Boshell** said there will be money coming in for infrastructure. Costs will go up because the road got wider to accommodate turn lanes, and drainage needs to be dealt with. The road by Cabela's has to be elevated 5 feet. The City will have to bore under the trail and under gas and petroleum lines. There is still some uncertainty to be worked through. Easements details will have to be worked out later. The Evans family is dragging their feet. It took a year to get the wetland delineations for the park, after which the Army Corps stopped and didn't get delineations done for the Stack and Evans properties. **Boshell** guessed that it is because the Army Corps is too busy. The Corps knows that an application for development means that they get 60 days to respond. **Mellor** had

to get Utah Senate President **Stuart Adams**'s office involved to get this on the Army Corps' list. If that doesn't work, the City has the option to build roads without Army Corps approvals.

Boshell said \$3 million in federal funds will be available in 2025-26, and the City is trying to get those funds de-federalized. In order to build a pedestrian overpass, Park Lane will need to be shut down and other roads built. He is pressuring UDOT so this can be built now. Discussions may need to be held between the Council and UDOT's director.

Mellor said drainage detention is needed on the north end, and the Council should be prepared for the cost of buying the needed property.

UPCOMING AGENDA ITEMS

Isaacson mentioned he had some edits on the Rocky Mountain Power Electric Utility Franchise Agreement. They were just typos, and not substantive. They were regarding defined terms being used in important places, referring to a "franchise" instead of an "agreement" and to the "developer" instead of Rocky Mountain. **Isaacson** handed his notes to **Bradley W.**

Christopherson (filling in for City Attorney Todd Godfrey), who said he agreed with all the changes and will incorporate them.

Pace provided the Council with an updated on the apartment complex. All the tenants have left except for from one unit, where a woman is cohabitating with a man. The rest of the residences are shut down and boarded up. The last unit scored 120 on a meth count. Previously, the City thought 100 was high. The City has been in contact with the County Health Department, who won't go in and evict the two tenants. The Court needs to issue the eviction notice, and the Davis County Sheriff would be the one to evict. The City filed papers in Court, the tenant filed to dismiss, then the City responded, filing a motion to move forward with a hearing on an eviction. The City is now waiting on the Court to set a date for a hearing, and to find out if the judge will let the tenant represent herself. If the Court comes to see them as vexatious litigants, they will not be able to represent themselves. Waiting for the Court means the two tenants will be in the apartments through the holidays. **Anderson** said he had received a call from the tenant, and she was mad.

The second to last tenant to leave didn't get out in a timely manner. The tenant is partially blind, but also has a license to drive. Before the City could change the locks, the tenant called a Channel 4 reporter. She called dispatch to inquire about the situation, and **Mellor** called her back with an explanation. The reporter backed off after hearing everything the City had done to help the tenant transition. He hadn't paid rent since July.

Beus asked if the City had heard the County's reaction to the de-annexation. **Pace** said the County had not seen it yet, but it has never been done before. When it is re-annexed in the future, both parcels will have to be re-annexed together.

CLOSED SESSION

Present

*City Manager Shane Pace,
Mayor Pro Tempore/Councilman Brett
Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,*

*Assistant Community Development Director
Lyle Gibson,
Assistant City Manager/Economic
Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad
Boshell, and
Bradley W. Christopherson (filling in for
City Attorney Todd Godfrey)*

Motion:

At 6:54 p.m., Councilman **Shawn Beus** made the motion to go into a closed meeting for the purpose of property acquisition. Councilwoman **Amy Shumway** seconded the motion, which was unanimously approved.

Sworn Statement

I, **Brett Anderson**, Mayor Pro Tempore 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.

Brett Anderson, Mayor Pro Tempore

Motion:

At 6:59 p.m., **Shumway** made a motion to reconvene to an open meeting. The motion was seconded by **Beus**, which was unanimously approved.

PRESIDENT STUART ADAMS—LEGISLATIVE UPDATE

Utah Senate President **Stuart Adams** addressed the Council. It is going to take a long time to get through the upcoming session, and he would like the Council's input on many issues. He said there are always questions about housing, retail, and the effort to redo the distribution of sales tax (point of sale vs. population) that has gone by the wayside. Other topics include talk of not having retail qualify for tax increment incentives or RDA tax increments. The legislature is thinking of putting some big incentives on it, meaning it has to be mixed use.

Adams said Farmington has done a good job of making the transition into a planned community, and has changed significantly in the last 30 years. The State has real problems with housing affordability. The State is considering giving out matching money. If more money becomes available, it will be given as matching money as an incentive to make sure municipalities are helping with affordable housing elements. In his experience, buying down interest rates and paying down payments actually creates more demand and higher prices. He is more interested in throughput and permitting. He said no community has done better than Farmington, and he thinks the City will qualify.

Mayor Pro Tem **Brett Anderson** asked about the rumors that State government is trying to solve the housing problem. One of the remedies is to affect the City's ability to zone. The California model is to strip areas of single-family zoning, enabling developers to build whatever they want except for single-family. **Anderson** said he would be concerned if Utah did this. If a City does it right, the State shouldn't impose on that City. Cities are trying to be part of the solution, and Farmington doesn't want to be forced into a one-size fits all remedy. He would rather have an "if-then" proposal.

Adams encouraged Farmington to stick with the Utah League of Cities and Towns. He said he has watched the State legislative process a long time, and the 104 legislators get a lot of input and come out with solutions. Councilman **Shawn Beus** shared Farmington's recent affordable housing ordinance that was passed this fall requiring every multifamily development to set aside 10% of their development for affordable housing. **Adams** said he wants to hear more about it.

City Manager **Shane Pace** thanked **Adams** for his participation in helping with the Utah Department of Transportation (UDOT) conservation easement settlement. **Adams** said he was glad to see it happen, but noted that things are not finished yet. Councilwoman **Amy Shumway** said Highway 89 is amazing, even though it took a long time. **Adams** said transportation is essential to quality of life, and interconnectivity is significant. He has children who live in South Kaysville and drive Highway 89 to South Weber. Money is needed for a southwest interchange. **Anderson** mentioned a future pedestrian bridge between the Davis County Legacy Center upgrade to Farmington's Station Park so that people can move safely back and forth.

Adams said as Senate President, he has statewide purview. He wants to hear from the Council so the State can help out. He said Utah has a high Gross National Product, has seen theater ticket sales increase compared to other states, and is keeping their COVID rates and fatalities down.

REGULAR SESSION

Present:

*City Manager Shane Pace,
Mayor Pro Tempore/Councilman Brett
Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,*

*Assistant Community Development Director
Lyle Gibson,
City Planner/GIS Specialist Shannon
Hansell,
Assistant City Manager/Economic
Development Director Brigham Mellor,
Finance Director Greg Davis,
Assistant City Manager/City Engineer Chad
Boshell, and
Bradley W. Christopherson (filling in for
City Attorney Todd Godfrey).*

CALL TO ORDER:

Mayor Pro Tempore **Brett Anderson** called the meeting to order at 7:10 p.m. Mayor **Jim Talbot** and City Attorney **Todd Godfrey** were excused.

Roll Call (Opening Comments/Invocation)Pledge of Allegiance

Councilwoman **Amy Shumway** offered the invocation, and the Pledge of Allegiance was led by Councilman **Scott Isaacson**.

PRESENTATION:

Appointment of New City Recorder

City Manager **Shane Pace** presented this agenda item. **Heidi Bouck** accepted a job at another organization in Cache County and terminated her position as City Recorder on November 17, 2021. He recommended the City appoint **DeAnn Carlile** as the new City Recorder effective immediately. She served as Deputy Recorder for seven years before moving into the Utility Billing position. **Pace** said she is organized, proactive, and detail-oriented. Nothing sits on her desk long. He encouraged her to be careful with information, and not become too relaxed about it. This position requires the employee to be a notary public.

Motion:

Isaacson moved that the City Council approve the attached Resolution appointing **DeAnn Carlile** as the new City Recorder for Farmington City.

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

Filling in for **Godfrey**, **Bradley W. Christopherson** administered the oath of office to **DeAnn Carlile**, appointing her the new Farmington City Recorder.

PUBLIC HEARINGS:

Allart Street Vacation – 500 North Street

Assistant Community Development Director **Lyle Gibson** presented this agenda item. This property is part of a larger Right of Way (ROW) outside of the physical street improvements. Previously, the City Council vacated a portion of the ROW for the Allarts directly east of this location within 5 feet of the back of curb to allow sidewalk at back of curb to deal with slope issues in the area. The applicant’s request would vacate the ROW to the same depth as was done to the east, leaving space for a sidewalk at back of curb. This encompasses a piece that is approximately 26 feet x 165 feet, or 4,257 square feet. Vacation of the ROW would give more property to the adjacent owner, who controls two lots adjacent to each other. The applicant has provided a letter and concept plan illustrating their objective of creating space to build a detached garage that is made feasible with the vacation of the ROW. It is the opinion of Staff that vacating to a depth to allow for a park strip would still accommodate the applicant’s needs. The applicant is willing to commit to an affordable housing unit within the detached garage.

Applicant **Richard Allart** (138 E. 500 North, Farmington, Utah) addressed the Council. He thanked City Staff for helping them through the steps of making improvements on their property. Richard’s wife **Susan Allart** also addressed the Council, saying that they have every intention to include affordable housing in their project.

Anderson opened and closed the Public Hearing at 7:25 p.m. Nobody signed up in person or electronically to address the Council on the issue.

Shumway said the Council is grateful the applicant is willing to do affordable housing.

Motion:

Councilwoman **Rebecca Wayment** moved that the City Council approve the ordinance vacating a south portion of the 500 North Street Right-of-Way (ROW), adjacent to the Allart property at 496 North 100 East. This street vacation is approved with the following conditions a-d:

- a. The property owner of 07-023-0094 must provide a legal description for the area to be vacated (Exhibit A), which leaves sufficient area for a standard park strip and sidewalk.
- b. Sidewalk shall be installed within 1 year of this approval according to Farmington City specifications at back of curb along 500 North Street to match sidewalk to east and west. This improvement is to include a handicap ramp and approach at the southeast corner of the 500 North Street and 100 East Street intersection.
- c. Any detached accessory dwelling unit created on the property coinciding with 138 East 500 North shall be deed restricted to assure affordable housing.
- d. A public utility easement shall be granted along the northern 15 feet of the property being considered for vacation to accommodate existing and potential future utilities.

Findings 1-3:

- 1. The property owner of 07-023-0094 is the logical recipient of any Right-of-Way (ROW) being proposed for vacation.
- 2. The ROW directly to the east and west is already more narrow than the subject section of 500 North Street.

3. The ROW can be put to better use and no harm to the general interest of the public is created by its vacation.

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

Appointment of Appeal Hearing Officer

Gibson presented this agenda item. Farmington City is the applicant for this item. The Farmington City Zoning Ordinance provides a great deal of flexibility to property owners. In addition to opportunities to request a variance to the Board of Adjustment (BOA), the ordinance allows the Zoning Administrator to also consider variances, under limited circumstances. Moreover, several years ago the City enacted special exception provisions which provides authority to the Planning Commission to consider such things as exceptions to fixed dimensions as per criteria set forth in the ordinance. Furthermore, appeals to administrative determinations related to code enforcement, and other issues, are already heard by a hearing officer.

The last time the BOA convened to consider an application was August 24, 2017, and even before this date, the BOA met sporadically. Under such circumstances, it is hard to keep and maintain a consistent and well trained five-member board. Many communities have implemented a hearing officer approach to act in place of a BOA. This is a popular direction as it is valuable to have someone with a legal background functioning in a quasi-judicial manner. Staff is recommending that Farmington do the same, but not discontinue the BOA altogether. Instead, the City Manager would be allowed to appoint a hearing officer if necessary, at his or her sole discretion.

Members of the Planning Commission earlier expressed concern about placing the decision-making of a group into the hands of a single individual, but voted in favor of enabling a hearing officer with the consent of the City Council for an extended term. Following the recommendation of the Planning Commission and having reviewed the motion with the City Attorney, it is still the opinion of Staff that the ordinance not require the consent of City Council or an extended service term. Allowing Staff to appoint a Hearing Officer when needed will enable a more time-efficient process when needed and allow for the potential of an agreed-upon party by both the City and appellant to create more buy into the decision.

Gibson said this ordinance would give Staff the ability to use either the board or officer option. The Commission recommended the text that is before the Council tonight.

Anderson opened and closed the Public Hearing at 7:32 p.m. Nobody signed up in person or electronically to address the Council on the issue.

Wayment said when she was on the Planning Commission, she was told the BOA never meets, or that it was very sporadic. She asked, when people want a variance, does the City give them the option to do an officer or a board? She is worried about backlash. **Gibson** said that in the appeal process, it is better to use an officer in a quasi-judicial process.

Christopherson said the challenge is in making a good record. With someone who is familiar with the law acts as an officer, it is easier to get a defensible record. It is not a political process, and it should not be someone you knowing making the decision. Having an officer takes the emotion and personalities out of it, and decisions can be based on merits. It makes for a more defensible position, which is better long term.

Beus said he likes the idea of an officer. However, he also likes checks and balances of executive and legislative branches. **Christopherson** said if the City Council appoints the officer, it would be a political appointment.

Isaacson said appointing a different officer for individual cases doesn't feel right. It would be appointing someone to get the results the City wants. It would be like appealing a decision made by the City, with the City choosing the judge. It would look more fair to the citizens if the officer was a permanent position. He has served on Centerville's BOA when there was a dispute with Walmart.

Pace said it is difficult to interview a whole board at a time. An officer is appointed based on experience. The City had a hearing with an officer four months ago. **Godfrey** recommended a person to serve as an officer, and that officer documented every element of the hearing and result. This documentation is important if the decision goes on to the District Court.

Christopherson said in a quasi-judicial hearing, the Administrative Procedures Act (APA) is followed and there are no discussions with the City. Many times such decisions are between two residents and don't involve the City.

Community Development Director **Dave Petersen** said that four months ago, the City had to defend a citation and just like in a deposition, someone was taking minutes and transcriptions were taken. The officer wrote a good decision, and the City lost. The City had issued a citation for someone they felt was running a home business. The officer ruled that he wasn't running a home business. The City was satisfied with the decision. Those who are trained in the law are good at helping interpret the code.

Christopherson said it would be difficult to get someone to serve a five-year term, as usually it is just a one-time case. He has never heard of a time when a City told an officer what decision they think he or she should make. Decisions must be based on merits.

Isaacson said he is a big fan of mediation, but it is only fair if the two parties agree on the mediator. It bothers him that the City would be allowed to choose the officer, as the City may be a party to the issues being heard. **Christopherson** said these are public meetings reviewable in District Court, and are not private like mediations usually are.

Anderson said he is becoming more convinced of hiring an officer on a case-by-case basis, as the officer can smoke out biases and errors.

Pace said he had real experience with this in Sandy in a case where flags posted along the top of a commercial building were seen as violating the city's sign ordinance. The City cited the man, but the board agreed with the building owner. The City sued the BOA, and the BOA's decision was eventually seen as an emotional one.

Petersen said this is an expansion of the use of a hearing officer. Before, it was just for ordinances and code. This would be for interpretation of the zoning ordinance. It would be for appeals of Staff and Zoning Administrator decisions, as well as for any grievances by any officer, department, board or bureau of the City.

Motion:

Isaacson moved that the City Council approve enactment of Section 11-8-045, the text of the new section to read as follows, or similar:

Hearing officer: the city manager, at his or her sole discretion, and with the advice of the community development director, may appoint a hearing officer to act in the place of the board of adjustment. Once appointed, the hearing officer shall have all the powers and duties of the board of adjustment set forth in this chapter and elsewhere in this title and the Farmington City Code.

Findings 1-3:

1. The amendment is consistent with State Law, the Farmington City General Plan, and the purpose of the Zoning Ordinance.
2. It provides the opportunity for a well trained and experienced individual to hear applications that cannot be considered by the Zoning Administrator.
3. The amendment results in increased flexibility for the property owner.

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

NEW BUSINESS:

Eagle Creek Phase II Plat Amendment

Planning and GIS Specialist **Shannon Hansell** presented this agenda item. The property owner of Lot 213 of Eagle Creek Phase II would like to amend the plat to incorporate 0.11 acres from Parcel A into Lot 213, and provide Lot 213 with creek-front property. This would create an even line south of Farmington Creek. Most of the land in the proposed acquisition is covered by trail, flood, creek and drainage easements. Previously, the owner of Parcel A needed the 0.11 acres for an access to their property. However, they no longer utilize that point. The applicant requested this plat amendment in order to straighten their boundary, and is fine with the drainage, flood and trail easements.

Shumway asked where the trail easement is. **Hansell** answered that the County has access on the northern portion, so nothing can be built. She said she referred the applicant's question about flood control and trail easements to City Parks and Recreation Director **Neil Miller**, as they wanted to put in a gate. **Pace** said the trail easement would have to be discussed with the applicant so that they know not to put a gate on it. **Hansell** said the applicant is aware of that.

Applicant **Morgan Cox** (1121 W. 475 S., Farmington, Utah) addressed the Council via Zoom, saying the owner of the south side lot indicated they are planning on selling their property in the next year. The property line is now in the middle of the creek. City Staff talked him through the trail easement, and the County talked to him about flooding. He wants to clean up the property and make it look nicer. Part of the bridge is still there including the metal beams, but not the bridge surface. Those living south now access their property to the south of the creek.

Isaacson confirmed that all the property is on the north side of the creek.

Motion:

Shumway moved that the City Council approve the Eagle Creek Phase II plat amendment, subject to all applicable Farmington City Ordinances and Development Standards, including Findings for Approval 1-2

Findings for Approval 1-2:

1. The property owner of Parcel “A” (Tax ID: 08-347-0217) no longer utilizes the access that made the current parcel shape necessary.
2. The lot line adjustment would create an even lot line between Parcel “A” and Lot 213.

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

Resolution Authorizing Participation in a State-wide Settlement Agreement – Opioids

Christopherson presented this agenda item, a resolution adopting the City’s participation in a state-wide settlement agreement resulting from litigation against the sellers of opioids.

Anderson recused himself because he has clients involved in this litigation, and billions of dollars are at stake. He asked **Isaacson** to chair this portion of the meeting.

Isaacson asked if there was any reason not to agree to this. **Christopherson** replied that the Utah League of Cities and Towns is encouraging cities to agree to the settlement, as they want 80% of said cities to sign on by the end of the year, for a settlement between \$140 million and \$270 million.

Pace said a vast majority of the money will go to the County, but it may also come to the City Fire Department. It would be a benefit to Farmington. The County will have more money to fight opioid addictions in various ways, as first responders won’t have to respond to as many overdoses.

Motion:

Isaacson moved that the City Council approve the Resolution as presented in the Staff Report adopting the City’s participation in a statewide settlement agreement resulting from the litigation against the sellers of opioids.

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

Electric Utility Franchise Agreement with Rocky Mountain Power

Christopherson presented this agenda item. This is wording that was being used decades ago, and he agrees with changes being recommended by **Isaacson**. **Pace** said Farmington communicates regularly with Rocky Mountain Power, to make sure they are made aware of subdivisions going through the approval process.

Petersen said Rocky Mountain Power doesn’t sign plats. However, before the City outlines or vacates public utilities, they have to get a sign off from the power company. They do not attend Development Review Committee (DRC) meetings. **Isaacson** wanted to make sure this was not making a new obligation.

Motion:

Beus moved that the City Council approve the electric utility franchise agreement with Rocky Mountain Power, with changes as presented by **Isaacson**.

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

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including Ordinance Establishing Dates, Time and Place for Holding Regular City Council Meetings; Pick-up Contribution for Public Safety and Firefighter Tier II Employees; Resolutions Enacting Sections 12.049 and 17.150 of the Personnel Policies and Procedures Manual; Improvements Agreement with Jack Fisher Land Company, LLC; and Ordinance Disconnecting (De-Annexing) Property located at 825 W. Glovers Lane from Farmington City – Theresa Hill.

The City Council schedule for 2022 allows for budget hearings in April, May and June. There is only one meeting in April due to Spring Break.

Regarding the pick-up contribution, **Pace** said the legislature updated the amount of Tier II Public Safety and Firefighter Retirement Plans. These plan enhancements have led to increased costs for employers (12% to 14%) as well as the employees (2.27%). Previously, employees have not had to contribute. Federal and State law states that employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions. In order to stay competitive in hiring and retaining Public Safety employees and Firefighters, the City would like to pick up the 2.27% required to be paid for all City employees participating in the Public Safety and Firefighter Tier II Contributory Retirement System. **Pace** said everyone decided it is best for the employer to cover this, and everyone has done it since then.

Beus said the public piercing and tattoos update to the Personnel Policies and Procedures Manual was forward-thinking of Human Resources. **Pace** said it will allow the City to be more culturally sensitive, especially to cultures where tattoos are an essential part of life. Farmington doesn't want to miss out on a good quality candidate because there is a tattoo on their arm. The new change will make it easier to recruit. The City has had some issues arise with employees related to emotional support animals and tattoos. However, the Personnel Policies and Procedures Manual did not previously address these issues. The new sections will provide clarity. These include prohibiting visible tattoos that contain vulgarity, obscene messages, slogans or pictures. It also addresses piercings of the tongue, mouth, nose, or cheek, as well as ear lobe expanders/gages. Lastly, it prohibits emotional support animals of employees.

Motion:

Shumway moved to approve the Summary Action list items 1-5 as noted in the staff report.

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

OLD BUSINESS:

Cancellation of December 21 City Council Meeting

There are no items that need to be addressed for the rest of the 2021 year, as the Rocky Mountain Power and opioid settlement items were addressed today. The next meeting will be held January 4, 2022.

Motion:

Isaacson moved that the City Council cancel the December 21, 2021, City Council meeting.

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

GOVERNING BODY REPORTS:

City Manager Report

Pace thanked **Wayment** and **Beus** for serving on the Council, saying he appreciated working with them. He respects them for their efforts, and mentioned that the City is looking to fill a Council vacancy. He also thanked **Anderson** for his hours and hours of time he spent serving on the Council as he moves into the Mayoral position next month.

Mayor Talbot and City Council Reports

Isaacson said he would like to express support for the efforts the Davis School District is making to address racism. **Beus** said it may be worth reaching out to the School District, as the superintendent is taking so much heat. **Shumway** said a lawsuit has been started, and she would rather the City stay out of that.

Shumway asked if the City is attempting to collect the delinquent ambulance fees, as typically they only recover less than 50%. **Pace** said the collection firm continues to make efforts to collect. However, most uncollected are due to the patient not having insurance, or they have insurance that does not cover ambulance transportation. Anytime someone does have insurance coverage, the City collects. It is a difficult thing. It is not written off at the end, but there are continued collection attempts. **Isaacson** said that taxpayers are left holding the bill in the end. **Shumway** said she would like it legislated that all insurances have to cover ambulance transportation.

Shumway said there is cooperation with the Forest Service to get work done on the Farmington Creek Trail. It has been a bigger headache than originally anticipated. The trail starts at the pond and goes up to the canyon. A portion of the trail needs explosives, as it is steep and juts out. That one section is dangerous, while 90% of the trail is great. The committee is still working on maps.

Wayment said that construction trucks are back during school, so motorists should be aware on Glovers Lane and Frontage Road. She said it is worth a conversation to light the merge sign that is off to the left at the southbound I-15 entrance coming off 200 West, where the Lagoon entrance comes and merges. She has been cut off several times there.

As she steps down as a City Council member, **Wayment** said it has been nine years of sheer pleasure serving the City. She has appreciated the support over the years, and trusts the people who will continue on the Council in 2022.

Beus said the Historic Preservation Commission canceled their November and December meetings. He inquired about the inability to reserve lots at the City Cemetery, especially when residents are in the planning stages. **Carlile** responded that the City has lots, and will have lots well into the future, as there is also room for expansion. Residents or those who have owned property in the City for 20 years or more can have a spot in the cemetery, and can pay for the plot through a plan with their mortuary. However, they cannot choose the location. Occasionally, people will return lots to the City. Also, the City can reclaim lots if they have not been used in 60 years. What the City is doing has been working, **Carlile** assured the Council. **Pace** said there have been some very emotional conversations about this matter over the years. Centerville has floated the idea of bonding for a cemetery. This would help, as some Centerville residents have desired to be buried in Farmington since there is no option in Centerville and neighboring cities. The more cities that have cemeteries, the better off Farmington will be.

As he steps down from his Council position, **Beus** said he has enjoyed his time, even though it has been a short 3.5 years. He has been in local government before in other cities. He has lived in Farmington 10 years, and therefore offers a different perspective on the Council. He said the Council has made him feel part of the community, even when he was not sure how he would be received. He said national politics freak him out, and the real work and community building is done through local government. He comes from a family culture of service, as his grandfather was on the State Legislature. **Anderson** said **Beus's** service has been meaningful and will impact his children and the next generation.

The Council took a short break from 8:45-8:52 p.m.

CLOSED SESSION

Present:

*City Manager Shane Pace,
Mayor Pro Tempore/Councilman Brett
Anderson,
Councilman Shawn Beus,
Councilman Scott Isaacson,
Councilwoman Amy Shumway,
Councilwoman Rebecca Wayment,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,*

*Community Development Director Dave
Petersen,
Assistant Community Development Director
Lyle Gibson,
Assistant City Manager/Economic
Development Director Brigham Mellor,
Assistant City Manager/City Engineer Chad
Boshell, and
Bradley W. Christopherson (filling in for
City Attorney Todd Godfrey).*

Motion:

At 8:52 p.m., **Shumway** made the motion to go into a closed meeting for the purpose of possible sale and acquisition of real property. **Wayment** seconded the motion, which was unanimously approved.

Sworn Statement

I, **Brett Anderson**, Mayor Pro Tempore 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.

Brett Anderson, Mayor Pro Tempore

Motion:

At 9:36 p.m., **Beus** made a motion to reconvene to an open meeting. The motion was seconded by **Shumway**, which was unanimously approved.

ADJOURNMENT

Motion:

Wayment made a motion to adjourn the meeting at 9:36 p.m. **Isaacson** seconded the motion, which was unanimously approved.

DeAnn Carlile, Recorder

CITY COUNCIL AGENDA

For Council Meeting:
January 4, 2022

S U B J E C T: City Manager Report

1. Building Activity Report for November

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

Month of November 2021	BUILDING ACTIVITY REPORT - JULY 2021 THRU JUNE 2022				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	59	59	\$12,495,161.32	108	108
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	3	155	\$16,349,202.11	4	325
CARPORT/GARAGE	2		\$170,422.54	123	
OTHER RESIDENTIAL	0	0	\$0.00	9	
SUB-TOTAL	64	214	\$29,014,785.97	144	433
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	1		\$23,430.00	52	
ADDITIONS/REMODELS	5		\$227,467.69	45	
SWIMMING POOLS/SPAS	1		\$35,528.00	55	
OTHER	17		\$425,765.00	126	
SUB-TOTAL	24		\$712,190.69	278	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	8	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER	1		\$1,000.00	31	
SUB-TOTAL	1		\$1,000.00	39	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	3		\$299,672.00	47	
OFFICE	0		\$0.00	2	
PUBLIC/INSTITUTIONAL	0		\$0.00	2	
CHURCHES	0		\$0.00	0	
OTHER	1		\$9,680.00	12	
SUB-TOTAL	4		\$ 309,352.00	63	
MISCELLANEOUS - NON-RESIDENTIAL *****					
MISC.	0		\$0.00	9	
SUB-TOTAL	0		\$0.00	0	
TOTALS	93	0	\$30,037,328.66	524	866

CITY COUNCIL AGENDA

For Council Meeting:
January 4, 2022

S U B J E C T: Mayor Anderson & City Council Reports

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