

FARMINGTON CITY – CITY COUNCIL MINUTES

May 7, 2024

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,
Community Development Director Dave
Petersen,
Assistant Community Development
Director/City Planner Lyle Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Greg Davis,
Public Works Director Larry Famuliner,
and Fire Chief Rich Love.*

Mayor **Brett Anderson** called the work session to order at 5:10 p.m. Finance Director **Greg Davis** introduced the new Assistant Finance Director, **Levi Ball**, and his wife **Rachel**, both of whom grew up in Farmington and have parents living in the area. His first day will be June 17, 2024. He will be coming from Kaysville, where he started in 2021. Prior to that, **Ball** worked in a public tax accounting firm and lived in Washington D.C. for a couple of years. He now lives in Syracuse, Utah.

BUDGET PREPARATIONS AND DELIBERATION

Davis introduced the annual tentative budget. There will be a second budget work session held on May 21, 2024, to address police and parks. Everything else will be addressed tonight. The budget process will wrap up by June 18, 2024. If there is a property tax rate increase, Farmington will hold a Truth in Taxation on Tuesday, Aug. 20, 2024, when nothing else will be on the agenda that evening.

Davis said the Budget Committee has met multiple times to forecast revenues, consider needs, and attempt to balance the budget. It was painful in some ways. He would love to have property and sales tax revenues cover the City's needs, but they do not. It is concerning that sales tax revenue is decreasing and not on the rapid increase it has been in prior years. The City has tried to be reasonable and conservative in its budgeting. A key point of the budget is trying to cover ongoing expenses once one-time revenues go away.

Fire Department

Fire Chief **Rich Love** said there is a \$4,100 deduction because funding for a portion of the employees was moved from the General Fund balance to the ambulance fund budget instead. Therefore, there will be an increase in the ambulance fund to cover payroll. There are market adjustments for employee payroll to keep up with inflation, cover promotions, and keep up with neighboring communities.

City Manager **Brigham Mellor** said there is a 2.5% increase in pay for merit and another 2.5% increase for Cost of Living Adjustments (COLA). Some employees will only get the minimum

2.5% increase to keep up with inflation. It is up to the discretion of the department head to decide those who get the merit increase. **Mayor Anderson** said he has heard other cities giving a 7% pay increase to their employees, and even others giving no pay increases. Councilmember **Roger Child** said 2.5% doesn't even keep up with inflation.

Chief Love said he hopes pay increases will encourage employees to get education (such as paramedic school) and certifications. Farmington does tie employees to the City a bit if the City pays for their paramedic schooling and prerequisites. Employees sign a two-year contract to pay it back if they leave before two years. Farmington is one of only two or three agencies that pay employees for the days they can't work while they are in school. That is a big benefit.

The budget reflects a uniform and Personal Protective Equipment (PPE) allowance increase. The bunker gear they wear to go into fires has an expiration date after about 10 years. The City can be held liable if the gear has expired and it causes a dangerous environment for the employee. He tries to keep it on a rotation so that those not expected to go into dangerous environments are the ones wearing the expired gear.

Davis said there has been a change moving administration for the Fire Department out of the General Fund into the fire fund instead. That way it is a true reflection of what it costs to run the department.

At the request of the fire marshal's office, the emergency management budget was absorbed into the fire budget. **Mellor** said it is rare to have a fire fighter who also likes to do inspections, so the City may have to amend the budget to eliminate two part-time positions in favor of one full-time position for the fire employee who will also help do inspections.

Chief Love said that in 2024, first responders got a mental health grant. In 2025, the City will have to pay out for mental health, as it is now a state law to also include retired fire fighters and their families. It cost Farmington \$119,000, with 40% going to fire and 60% going to police. The budget also reflects two new 700 megahertz base radio units that work with the UCAN system that everyone is changing to. One will be in the chief's vehicle and the other will be in the battalion chiefs' vehicle. Prior, the battalion chiefs didn't have a radio.

Chief Love said he wishes the budget could have funded 500 feet of 5 inch hose replacement, as fire hoses have expiration dates as well. A new engine is coming in July. **Mellor** said in past years the City has had three to four budget openings, meaning Farmington is open to amending budgets as the need arises throughout the year. Councilmember **Alex Leeman** asked if money for hose replacement could be found in the new fire station construction budget. Assistant City Manager/City Engineer **Chad Boshell** said the City is hoping to have excess to throw at replacement hose and other equipment, but it depends on impact fees.

Mellor said he intends to take full advantage of the construction of the new fire station. It will take 12 months from when construction starts to have the building finished. Crews started raising the grade of the site today. Once the City gets the bid, they can hold a formal groundbreaking. **Chief Love** hopes to hold the groundbreaking on Sept. 11, 2024.

Ambulance Fund

Chief Love said that last year Farmington had more service charges than was included in the budget. For 2025, he is expecting to have \$1.67 million in service charges, which is not a huge increase.

Davis said Farming underestimated service charges. Looking at gross billings helped get it more in line with what is being experienced. Historically the City doesn't collect well on ambulance billings because Medicare and Medicaid don't pay much, and people don't have the capacity to pay the remainder. **Mellor** said the City collects 33 cents for every dollar billed to Medicare or Medicaid. **Love** said there are "frequent fliers," or those who use the ambulance for doctor visits. The City gets calls for individuals who need help getting into and out of their car before and after going to medical appointments. While the City doesn't charge for those types of things, the busier the department gets, the harder it will be to have time to do them. **Love** said he heard at a fire chief meeting that the cap to pay out for ambulance transport fees is increasing by 9%.

The budget also has a 5% payroll increase built in for reclassifications, merit, COLA, and market adjustments. As revenues and calls go up, expenses likewise increase, so the department will need an increase in supplies and apparatuses. For example, a new gurney costs close to \$70,000.

Attorney/Human Resources Department

City Attorney **Paul Roberts** said the City is getting rid of the old program that paid employees not to get sick. General budget increases include an increase in prosecutor rates as well as newsletter expenses. There was an increase in wellness program reimbursements, which totaled \$115,000.

Child said it has been a huge increase in service to bring legal in-house. **Mellor** said there was money set aside to handle the transition from a third party to bringing it in-house, but Farmington didn't need it because **Roberts** hit the ground running. The City's liability has decreased dramatically since bringing legal services in-house.

Public Works Department

Public Works Director **Larry Famuliner** said revenues from excavation permits have increased. Building permits are handled same day. This year, there was a huge emphasis to try to get sidewalk cracks and displacements taken care of. Striping and patching cost \$220,000, as it is a busy fund. The capital streets budget will be the same as last year. He has cut his budget everywhere possible.

Davis said even though it is in the same fund, the City has to keep separate track of impact fees. **Mellor** said the City is limited with what they can do with impact fees, as they can't be used for maintenance. Any projects paid for by impact fees have to be identified before the money is spent.

Famuliner said the Environmental Protection Agency (EPA) wants an inventory of City service lines. The City brought back the retired water superintendent to verify things and then sign affidavits, something that will save Farmington money and thousands of man hours.

The proposed budget includes repairs. Brass parts and polyvinyl chloride (PVC) pipe have increased in price, which has affected the budget. In an "unfunded mandate," the State now

requires all cities to get a new grinder for cuts, so that is included in the budget. Impact fees are restricted and some will be used to build a new well that has now been redesigned. There is a new reservoir going in at 150 E. 700 N., and it will go to bid in a few months. **Boshell** said Farmington is obligated to pay the funds back, and is depending on some development to come in to help pay for it.

Famuliner said boring under Interstate 15 (I-15) is the last of the four projects. **Boshell** said the City is trying to time tearing up roads to not coordinate with Festival Days. The Central Davis Sewer District is raising their fees dramatically this year, and Farmington pays to re-collar their manholes. He knows Farmington will take some heat for the increased sewer fees, but the City doesn't have control over that. It is cheaper to dispose of cement when it is dry than when it is wet. The budget also will cover a pump for flooding problems. His budget requests included a plow, sander, replacement truck to dump the dumpster for green waste and spring clean-up, and a pneumatic plate compactor to make patches last longer. Garbage fees will be raised 6%.

Councilmember **Amy Shumway** said she recently talked with former Mayor **Scott Harbertson** about what a budget is, specifically reflecting on what Station Park has done for the tax revenues in Farmington. They discussed how Farmington residents deserve police protection at night. **Boshell** mentioned how the City had grown from three to 18 traffic signals since **Harbertson** was mayor. **Mellor** said to **Harbertson**'s credit, Farmington would be in a lot worse shape if it wasn't for Station Park.

Engineering Department

Boshell said payroll adjustments to the budget include raises, reclassifications, and market adjustments. Although he has budgeted for a salt storage building for the prior two years, that funding was sent back to the General Fund. It can now be funded out of Class C money. Expenses in the budget include improvements to Bella Vista and the ballooning Main Street widening project.

In the Main Street project, Farmington is solving a Utah Department of Transportation (UDOT) project on its own. **Mellor** said UDOT is a wholesaler with a primary focus on moving 200,000 people a day on I-15. They keep kicking Farmington's Main Street project down the road because it is only moving 12,000 people in a retail project. **Boshell** said he has been working on this project for 10 years, and the Council was working on it five to six years before that. **Leeman** said it took UDOT five years to pain a crosswalk on Main Street, and that was after Farmington got the help from the governor to address the issue. **Mellor** said Farmington is hoping to get funding from the County to help cover expenses for the project. If that funding does not happen, **Boshell** said Farmington is going to walk away from the project until UDOT funds it. It will cost \$12 million to follow all federal and state requirements, but \$4 million without because temporary Right of Ways cost the same as a Right of Way.

Boshell said his budget includes relocating the power line for the County's Western Sports Park (WSP). **Mellor** said that according to the County's economic impact analysis, Farmington will get 1% in sales tax revenue the WSP will bring in. That should mean Farmington will get about \$1 million of total tax impact.

Boshell said capital street improvements will cover the design of Glovers Lane to expand into Farmington's boundary. Councilmember **Scott Isaacson** said he is concerned with safety on

such a narrow road. **Boshell** responded that Davis County needs someone to push this project through. The only other way to address it is if Farmington annexes it. It is in separate parcels, and someone buying them all would simplify it. **Mellor** said negotiations could include that if the County puts in the road, Farmington can agree to maintain it. However, right now, the City's priority is Main Street.

Boshell said the new Ivy Acres Park will be funded in multiple ways, and it is likely the City will need a \$1 million bond that could be paid with Recreation, Arts, and Parks (RAP) and Redevelopment Agency (RDA) funds. Sidewalk construction will come out of the County's business park portion of State funds, with a transfer of storm water impact fees to purchase the land. **Mellor** said a betterment committee has been put together to gather input.

Regarding the Richards Mill project, people are excited and have already donated \$130,000 worth of volunteer help. The City has budgeted for a consultant plan for the project at the end of the calendar year, but nothing major for the actual improvement of the land. A funding source and actual plan is needed first. **Mellor** said there may be other funds available depending on what gets done with Old Farm.

Boshell said \$13 million has been budgeted for the fire station, but a bond may be needed to pay it back. He is worried while waiting on future development to pay much needed impact fees. He said one more \$1 million water tank is needed, along with another well, to accommodate all future development.

Community Development Department

Community Development Director **David Petersen** said this budget has 7.4% less spending than last year's budget. There has not been much change except for employee pay raises to meet the market after a survey of counterparts in other cities.

Items requested but not funded in this budget included an Electronic Vehicle (EV) charging station and new camera system at City Hall. Farmington missed out on a historic preservation grant, and a historic restoration program won't happen for years.

Building Department

Boshell mentioned that rubber roofing maintenance is needed on buildings such as the gym to prevent leaking.

Administration Department

Davis We will be converting one part-time position into a full-time position in January, an \$8,000 increase is in the budget. The City is hoping to save some money converting from Google to Microsoft this upcoming year.

City Manager Department

Davis said **Mellor** is acting as both City Manager and Economic Development Director. They are planning to put reauthorization of the RAP tax on the ballot. **Mellor** said the RAP tax has to be re-upped every 10 years. When it was first approved in 2014, it was collecting \$300,000 per year. Now it is collecting \$800,000 annually. The funds are for the regional park and gym, and those bonds are paid off. In the future, funds may be used for a swimming pool or gym

expansion, if that is the way the Council wants to do. It can also go the Rock Mill. He said there are more funding resources available for parks than for public safety.

Shumway said in the past she was part of a citizens group that advocated for voting yes to the RAP tax. However, she realizes the City can't spend money on such a campaign. **Mellor** said Farmington should start strategizing asking for the RAP tax, although he doesn't think it needs to be an aggressive effort. Perhaps the Parks, Recreation, Arts and Trails (PRAT) advisory board could help organize the effort. **Roberts** advised that the City not put their thumb on it either way.

Mellor said Salt Lake County does a good job at being factual and telling voters where RAP tax money went and where it is planned to go in the future if the tax is approved. Although he is unaware of a city that has not re-upped their RAP taxes, Farmington should not rest on its laurels. It is worth mentioning that a majority of the RAP tax money is not paid by Farmington residents, as a majority comes from those who come into the community visiting Lagoon and Station Park. **Isaacson** would like to see a factual, education piece about the RAP tax in an upcoming newsletter.

Davis said this recommended budget includes a 5% raise for all employees. Police wages being short will be addressed in a future budget work session, along with increases in utility billings and property taxes. **Mellor** said Staff will do its best to get the word out about the sewer increase in an upcoming newsletter, but there is not much Farmington can do about it since the Sewer District is its own entity.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile,*

*Recording Secretary Deanne Chaston,
Assistant Community Development
Director/City Planner Lyle Gibson,
Assistant City Manager/City Engineer Chad
Boshell,
Finance Director Greg Davis, and
Youth City Councilmembers Adelyn Tingey,
Farrah Farnsworth, Isabel Oldroyd, Nikole
Freebarin, Charlotte Smith, Avi Muirbrook.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:06 p.m.

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

City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by a group of local Scouts.

PRESENTATION:

Student Spotlight: Brigden Sunderland

Mayor Anderson presented this agenda item. Police Chief **Eric Johnsen** nominated **Brigden Sunderland** as Farmington City's Student of the Month. He is an athletically gifted student of Farmington High School who always comes to practice and games with the right effort and attitude. On December 20, 2023, **Sunderland** was in a skiing accident that resulted in a broken neck. As news of the strategy spread, the outpouring of concern and love toward **Sunderland** was simply amazing and a testament to the type of friend, classmate, and teammate he is. With the same effort and attitude that he put forth on the football field, he is battling every difficult day as an example of how to accept life's unforeseen challenges.

The two public hearings originally scheduled for the Main Street Landmark Register Designation Ordinance, and Code Text Change Proposal – Section 11-39-050 F of the Zoning Ordinance items, will be on the June 4, 2024, City Council agenda.

BUSINESS:

Consideration of a Moderate-Income Housing – Fee In Lieu Proposal for the Mashburn Lot Split at 247 S. 650 West

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. The applicant owns one acre of property at the corner of 650 West and 250 South, where he lives in the existing home. He is looking to subdivide the property to create one additional lot on the north side of the property. The existing home and new lot would each be half an acre in size.

The lot is close to the regional park, and the current zoning of the property is Agricultural Estates (AE) with the standard lot size of one acre. Under conventional circumstances, the applicant would not be able to subdivide. However, there are allowances for the approval of smaller lots if the subdivider provides a public benefit such as moderate income housing. For such a small project, it is impractical to include a Moderate Income Unit as part of the development. Rather, the applicant is proposing to contribute funds to the City that would be earmarked for the support and creation of moderate income housing.

While some details in the application show the property and the proposed split for context, the City Council is only being asked to review whether or not the fee in lieu proposal is acceptable. The City's moderate income housing requirement states that 10% of lots in a subdivision be for moderate income housing. The proposed fee in lieu amount is based on statistics provided by a local Realtor including: Davis County median home sales price of \$599,295; Davis County median household income of \$101,825; 80% of Area Median Income (AMI) of \$81,460; moderate income home price of \$344,800; and the difference between the median home sales price and moderate income home price of \$254,495. The result is a 10% adjustment for one new lot of \$25,449.50. If the Council accepts this amount, from there on out it will be Staff-level approvals. **Gibson** said Staff recommends approval of the proposed fee amount.

Councilmember **Amy Shumway** said the provided market summary was interesting and eye-opening. Councilmember **Roger Child** said \$25,000 for a single lot seems high to him. He hopes Farmington is being fair as a City, as this is not a major subdivision. It is just a single landowner with one lot. Paying \$25,000 on top of a building permit adds up.

Gibson said the computations were followed as outlined. If they had used only Farmington figures, the median house prices would have been higher than those in the whole of Davis County. **Mayor Anderson** said the process and computations used to be more Draconian in the

past under other administrations, as half of any profit incurred was due to the City. Now it is way less than it used to be.

Applicant **Alex Mashburn** (247 S. 650 W., Farmington, Utah) addressed the Council, saying his neighborhood doesn't have sidewalks on either side of 250 South. His grandmother, **Julie**, lives two doors down. He has friends who want to move here, there are not a lot of places to purchased, and he is not using that half acre.

Councilmember **Alex Leeman** said in the City's quest to make housing affordable, they sure have made housing unaffordable after following the calculation. However, deviating isn't a good policy either. Alternatively, they could ask the applicant to do more sidewalk. **Gibson** said the applicant proposed extending the sidewalk further to the north. Councilmember **Scott Isaacson** wanted to make sure they wouldn't be required to pay for improvements to the south, because they already fulfilled their obligation.

Leeman agreed, saying it would be a reconfiguring of normal street improvement obligations. It would make more sense than being the only lot on the whole street with finished curb and gutter. There is not much Farmington can do with the fee in lieu formula until the City makes a change in its code. He doesn't like collecting a lot of fees in lieu and then not doing anything with the funds. **Isaacson** said he is not happy with how moderate income housing has been working in Farmington for the last four years, and has asked multiple times to have the issue put on a work session agenda. **Shumway** agreed, and wants findings available for review at the work session. She said Farmington has not collected any fees in lieu yet; this would be the first.

Motion:

Isaacson moved that the City Council accept the proposed amount of \$25,449.50 as a means of meeting the fee-in-lieu option for moderate income housing allowing the use of the half-acre alternate lot size for the Mashburn Subdivision and direct City Staff to create an agreement affirming the payment of this amount prior to recording a plat which divides the subject property. This agreement will be approved by the City Attorney and signed by the Applicant and Mayor when complete without the need to return to the City Council. This includes confirmation that when the sidewalk is ever installed on 250, the land owner has already satisfied any obligation.

Findings 1-2:

1. The existing zoning at 247 S. 650 West is Agricultural Estates (AE). Chapter 11-10 allows for the consideration of an Alternative Lot size for projects which provide moderate-income housing. A fee in lieu of setting units aside within the project is an identified option in the ordinance.
2. The proposed fee in lieu follows the rationale of the example Moderate Income Housing Fee in Lieu Analysis from section 11-28-260 of the City's code.

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___ Nay
Councilmember Roger Child	X Aye	___ Nay
Councilmember Scott Isaacson	X Aye	___ Nay
Councilmember Melissa Layton	X Aye	___ Nay

Adoption of FY 2024-2025 Recommended as Tentative Municipal Budget

Finance Director **Greg Davis** presented the City Manager’s recommended budget for Fiscal Year 2024-2025. Staff has spent months crawling through budget requests to produce the recommended budget. High inflation and reduced revenues from sales tax have had a major impact on the City’s budget, making it so less money than normal was allocated for capital improvements. High inflation has had an impact on all operations, supplies, and services, putting pressure on City budgets. His department has tried to accommodate all the requests they could while implementing strategies to bring a balanced budget.

The FY 2024-25 budget includes a 2.5% Cost of Living Adjustment (COLA) for employees, as well as some merit, reclassifications, and market adjustments. The budget includes fewer equipment purchases. There is also less one-time funding in the proposed budget than has been seen in recent years.

The proposed budget includes a 15% property tax increase on the general operations portion that residents will see on their property tax bill. It is the same amount for the general obligation bond, which is the same dollar amount as the prior fiscal year. Overall, it will be a 13% increase on residents’ property tax bill. Farmington City only gets 12% to 15% of the residents’ entire property tax bill. Farmington’s portion will be a \$72 annual increase for an average Farmington home, or about \$6 per month.

What is not addressed in the proposed budget is that Farmington is falling behind in police wages according to a recently conducted survey. Staff recognizes that shortfall. **Davis** said Farmington never wants to fall behind in the quantity and quality of its police force.

There will also be a utility rate increase. The largest portion is a pass-through from the Central Davis Sewer District. All Farmington does for the sewer district is handle its billing. The district has asked Farmington to reflect a \$10 per month increase on residents’ bills. There will likewise be an increase in water, garbage, and storm water in order to cover operational impacts and needs. Inflation has taken a toll on operations. The garbage fund is a simple fund, reflecting the costs of the contractor who hauls the garbage, pays the dumping fees, and fuels their vehicles. To keep afloat, there has to be an increase in this as well.

Davis said there will be a 3% increase to customers in the water budget. This is part of a plan for annual increases to handle the aging and expensive infrastructure. Farmington has large projects that need to be done in the future, and the 3% increase will also help with inflation’s impact on operations. Resources need to be boosted annually in order to address aging infrastructure. Farmington has engaged a third-party software company to analyze the water budget through multiple years, considering needed capital improvements. It is a great model that stages different years. The City needs to keep resources and cash balances up, as the General Fund does not fund the self-contained Water Fund. One-time American Rescue Plan Act (ARPA) federal funding has helped this fund in the past. When **Davis** began his employment with the City, there hadn’t been a water increase for quite some time, and the fund was not where it needed to be. The Utah Taxpayers Association prefers gradual increases annually instead of large jumps sporadically.

Mellor said the software takes into account where the City is now and future projects, showing graphically what needs to be done. It is a good tool to help comprehension.

Child said he would like to know what the increase has been over time for the median income of Farmington residents, as he would like to see if the cost of living has been hard to absorb.

Mellor said those figures are available through the demographic software of economic development groups. He noted that the Consumer Price Index doesn't take into account the cost of gas, housing, or wages. It also doesn't take into account the massive change in attitude toward policing. The next budget meeting will address what is happening in the City's police budget, which is the lion's share of the City's financial pressure.

Isaacson noted that if Farmington's portion of residents' property taxes is 15% of the whole, the City's increase really equates to a 2% overall property tax increase. **Davis** said the next budget work session will address increases in utility fees. Garbage, recycling, storm water, transportation, and sewer fees are pass-through increases that the City has no control over, and all are increasing. Since Farmington handles the billing for these fees, it appears that the City controls them. **Isaacson** said Farmington needs to do more education on each of the utility fees, which could be accomplished through the monthly newsletter. It is important that residents don't think that Farmington is trying to subsidize other things with money meant for the water fund. He said most residents don't understand pass-through fees, and that these entities have their own processes to set fees. The more transparent the City is and the more information residents have, the calmer they get.

Mayor Anderson said the new billing software doesn't accommodate the City's desire to set up a method for residents to donate to those who need help paying their utilities. However, Staff is actively trying to figure it out. **Leeman** asked if the City could pass on the credit card fee that they have been otherwise absorbing. **Isaacson** said that he is fine with the fund balance going down from 35% to 27%. The City is required not to go above a certain amount. It used to be 25% but now it is 35%. He would like to have a list of resources Farmington can give to those who struggle to pay their utilities.

Motion:

Leeman moved that the City Council adopt the Fiscal Year 2024-2025 recommended tentative municipal budget.

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

REDEVELOPMENT AGENCY MEETING

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,
Councilmember Melissa Layton,
Councilmember Amy Shumway,*

*City Attorney Paul Roberts,
City Recorder DeAnn Carlile,
Recording Secretary Deanne Chaston,
Assistant Community Development
Director/City Planner Lyle Gibson,
Assistant City Manager/City Engineer Chad
Boshell, and
Finance Director Greg Davis.*

Motion:

Councilmember **Melissa Layton** made the motion to adjourn to the Redevelopment Agency (RDA) Meeting.

Councilmember **Alex Leeman** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Roger Child	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Scott Isaacson	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Melissa Layton	X Aye	<input checked="" type="checkbox"/>	Nay
Councilmember Amy Shumway	X Aye	<input checked="" type="checkbox"/>	Nay

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 8:03 p.m. Roll call established that all members of the Governing Board of the Redevelopment Agency (RDA) of Farmington City were present.

Ratify Adoption of FY 2024-25 Tentative RDA Budget and Setting the Public Hearing for June 18, 2024

Finance Director **Greg Davis** presented this agenda item. He said there are two RDA funds and budgets to consider including Fund 20, the old Highway 89 fund, which doesn't have many changes. It will continue to pay the debt service for the last year.

City Manager **Brigham Mellor** said the only reasons that the RDA exists is to pay the \$1 million bond for the gym. When that is completed at the end of the year, that fund will go away. **Davis** said the Station Park RDA will last longer as it collects property taxes. There is a \$615,000 contribution for the West Davis Sports Park. The budget also includes Ivy Acres park construction. **Mellor** said the park is in Community Reinvestment Area (CRA) 2 and serves as a detention basin for both CRA 1 and CRA 2, which will start collecting tax increment in 2027. The Council previously approved a Right of Way agreement as well as land needed for Evergreen using an impact fee credit, which is essentially an advance on Evergreen's park impact fees.

Motion:

Councilmember **Scott Isaacson** moved that the RDA approve the resolution adopting the tentative RDA budget for fiscal year ending June 30, 2025.

Councilmember **Alex Leeman** seconded the motion. All RDA members voted in favor, as there was no opposing vote.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

Motion:

Leeman made a motion to adjourn and reconvene to an open City Council meeting at 8:09 p.m.

Layton seconded the motion, which was unanimously approved.

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Interlocal Agreement for Third-Party Building Inspections with three nearby jurisdictions including Syracuse, Kaysville, and West Haven for providing mutual aid in residential inspection services.
- Item 2: Clark Lane and 1100 West Power Relocation Agreement with Rocky Mountain Power in the amount of \$397,297 to relocate and bury power lines fronting the Western Sports Park.
- Item 3: Listing Agreement with Newmark
- Item 4: Approval of Minutes for April 9, 2024. **Shumway** proposed changes including her “nay” vote on The Charlotte item.

Motion:

Child moved to approve the Summary Action list items as noted in the Staff Report.

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

Mayor Pro Tempore/Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay

Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor said the Planning Commission is considering a draft of the Accessory Dwelling Unit ordinance. He would like two City Councilmembers to be involved, along with three Planning Commissioners. **Child** and **Shumway** volunteered.

Thanks to **Gibson**, Farmington got an additional \$140,000 on top of the \$90,000 already received for the Farmington Creek Trail. The City is going out to bid for Ivy Acres park. In preparation for building a new fire station in Farmington, Staff recently took tours of fire stations in Utah County associated with the same architect. They also toured a park done by Blu in Utah County as well.

Mayor Anderson and City Council Reports

Layton commented on a park she was recently in while visiting Nashville, Tennessee. It was a seating area between two buildings with trees, a wall of water, wooden lounge benches, and speakers in the bushes playing soft jazz music. It got her excited for the City's new park.

Isaacson asked if Farmington is in compliance with a new subdivision law that requires Staff—instead of Council—approval. He heard about the new law during a recent Utah League session. He said a lot of the smaller cities are struggling because they don't have staff who can function in this position. **Roberts** said Farmington changed its ordinance six months ago, and the Legislature gave small cities an extra year to implement it.

Isaacson said he spent a recent weekend in Valencia, California, just north of Los Angeles with family. He was impressed with the beautiful landscaping on both sides of the roads in a regular middle class townhome development. The intersections had wide, green spaces instead of townhomes right up to the road. He said it is a well designed community that has been developed in the last 30 years. He would like to see something like this higher standard in Farmington. He will get photos to show the Council for examples.

Mayor Anderson said that when the Council has so much heartburn over the amount of residential coming to Farmington, it makes sense to make it look good. **Leeman** said that Farmington's form-based code requires construction up to the road.

Mellor informed the Council that the mural artist will be coming to Farmington the week of June 10, 2024, and staying with her husband. Staff is priming the walls to get them ready. Staff had a design concept that was required for the \$10,000 County grant. After the artist is finished with the mural, Farmington will pay the last half of the bill. Staff has given the artist some ideas including animals that are in the area. Councilmembers said it may be fun to follow the mural painting progress on social media.

Leeman said he has heard that **Glen M. Leonard**, a well-known area historian, is almost finished writing a history of Farmington that he was hired to do 30 years ago. He is 86 years old and in failing health, so his sons have been assisting. He expects to hear it is done by this

summer, and **Leeman** expects the history to be thorough and well researched. Included information about the Old Mill will be a good resource for the City. **Shumway** said Farmington should make the history available as an e-book on its website and perhaps only have a handful printed, as they can be expensive.

Child asked if there is a way for the City to reinforce high school resource officers handling bullying going on in area schools. He feels school districts have been watered down and lost the ability to deal with social issues. **Roberts** said the State Legislature has taken enforcement away from School Resource Officers (SROs) and given it to the schools. A juvenile court will not take City ordinances seriously. If Farmington wants to be more heavy-handed, their hands are tied.

Isaacson said public consequences may be helpful. **Shumway** asked if there was anything SROs can do to educate students about bullying. She said there is a lot of bullying taking place in schools, and she has seen children that are not able to function at school because of it. It is not criminal conduct, but just kids being mean. At times it comes down to individuals not saying something after they have witnessed bullying. It is even rampant in City recreational programs.

Leeman said he hesitates having the City tell the schools what to do. **Mellor** said the City has some ins, and they may be able to take advantage of opportunities to partner up. For example, the schools provide Farmington with student volunteers. City officials have clout and can set an example. **Layton** said the Communities That Care (CTC) group has access to Utah Student Health and Risk Prevention (SHARP) data, and it would be interesting to see if bullying is in this data. The CTC can target specific Farmington problems with proven tactics meant to tackle them.

Shumway suggested taking the high road as a City and passing a resolution about bullying. **Child** said a resolution could be used to reinforce that bullying will not be tolerated in the City's own athletic programs and that the Council would support consequences. Assistant City Manager/City Engineer **Chad Boshell** suggested only handling things in Farmington's control instead of branching out. **Mayor Anderson** said this could be a topic in an upcoming work session.

Mayor Anderson said he has been receiving an increased number of emails from residents south of the high school parking lot concerned with people parking on their road. They are sending pictures and videos of things they would like the City to address. This may need to be an item on a future work session as well. Farmington needs creative solutions. **Leeman** suggested that the cul-de-sac in question could be made into a private street with residents responsible for their own road maintenance, snow removal, and parking enforcement.

CLOSED SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
Councilmember Scott Isaacson,*

*Councilmember Melissa Layton,
Councilmember Amy Shumway,
City Attorney Paul Roberts,
City Recorder DeAnn Carlile, and
Recording Secretary Deanne Chaston*

Motion:

At 8:51 p.m., **Child** made the motion to go into a closed meeting for the purpose of pending or imminent litigation, and acquisition or sale of real property.

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

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay
Councilmember Alex Leeman	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

Sworn Statement

I, **Brett Anderson**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session, and that no other business was conducted while the Council was so convened in a closed meeting.

 /s/ Brett Anderson

Brett Anderson, Mayor

Motion:

At 9:12 p.m., **Leeman** made the motion to adjourn the closed meeting.

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

Mayor Pro Tempore/Councilmember Scott Isaacson	X Aye	___	Nay
Councilmember Roger Child	X Aye	___	Nay
Councilmember Melissa Layton	X Aye	___	Nay

Councilmember Alex Leeman
Councilmember Amy Shumway

X Aye ___ Nay
X Aye ___ Nay

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 9:13 p.m.

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

Mayor Pro Tempore/Councilmember Alex Leeman
Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay
X Aye ___ Nay

/s/ DeAnn Carlile

DeAnn Carlile, Recorder