

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, July 1st, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed immediately by the regular session. The link to listen to the regular meeting live can be found on the Farmington City website www.farmington.utah.gov.

WORK SESSION – 6:00 p.m.

- Lagoon Administration Building Discussion
- CW Heritage Project Discussion

REGULAR SESSION

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

SUMMARY ACTION:

1. Approval of Minutes 06.17.25
2. Approval of Big T Recreation quote for North Cottonwood Commons Park

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, 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 at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on June 26th, 2025

FARMINGTON CITY – CITY COUNCIL MINUTES

June 17, 2025

WORK SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
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
Assistant Finance Director Levi Ball.*

Mayor **Brett Anderson** called the work session to order at 6:05 p.m. Councilmember **Scott Isaacson** was excused.

DISCUSSION OF INTERSTATE 15 (I-15) WIDENING LANDSCAPE

Assistant City Manager/City Engineer **Chad Boshell** presented this agenda item. During the West Davis Corridor (WDC) project, the Utah Department of Transportation (UDOT) gave Farmington City \$750,000 for betterments. The I-15 widening project will be different, as the City will not be getting betterment money from UDOT. Instead, the \$100,000 in betterments have to be part of the entire project's \$4 billion bid package. Farmington will be getting one interchange (200 West). There is not enough space to keep the trees in that area, and there has to be a sound wall. The berm on the west side will go away, and the overpass will come in with wider sidewalks.

City Manager **Brigham Mellor** said this is an opportunity to do water-wise landscaping on both the east and west sides, which will save on City maintenance costs. Currently, it takes three City employees eight hours to maintain the landscaping there each week. Often UDOT will replace trees that they take out during projects. He said UDOT is strapped for money, as this project came in at around \$2 million more than originally projected.

Boshell said that the "Welcome to Farmington" sign will need to be relocated, or another one constructed. If it will be relocated in the same vicinity, UDOT will pay for it. The sycamore tree at the entrance to the City will be removed to make way for the new interchange, but it may be able to be relocated. The City will need to determine how they want the landscaping at that new interchange to look. The interior will be used for a detention basin. He said it may take most of the \$100,000 just to install a sprinkler system in the area.

Mellor said the City is at a disadvantage trying to determine which betterments to put in the bid, as they don't know how much things will cost. However, he said it may be best to err on the side of putting more in and then scaling it back later if costs come in too high.

BUDGET DISCUSSION

Assistant Finance Director **Levi Ball** presented agenda items including the amended Consolidated Fee Schedule, the amended Fiscal Year 2025 municipal budget, compensation schedule for executive municipal officers, and the Fiscal Year 2026 municipal budget. All will be public hearings tonight. The biggest change is the sewer utilities that have increased.

Mellor noted that unexpected incidents—such as a robbery, shooting, and paying out a departing police chief—can increase the Police Departments expenditures. When money is pulled from fund balance to cover such unexpected expenditures, the bottom line to consider is the condition it leaves the fund balance in. Last year the City ended with 37% fund balance. This year will end at 32%. In the past, Farmington got an audit finding for having over a 35% fund balance. Former City Manager **Shane Pace** tried to keep the fund balance at 30%. **Mellor** feels that Farmington's fund balance will be fine, even after covering the unexpected expenditures.

Ball noted that ending at 32% fund balance after the budget amendment doesn't include any revenue increases. Instead of such a large amendment at the end of this fiscal year, **Ball** plans to do more throughout the next fiscal year as they come up. He has addressed many of the FY25 amendments in the FY26 budget, including increasing the Police Department's budget.

Mellor said Farmington would do well to look at the Planning Commissioners' pay and compare it to other comparable cities. He said Commissioners should not be motivated to be on the Planning Commission for pay, and they should also not be on the Commission for too long.

Mellor noted that Davis County's Western Sports Park (WSP) is set to open in September. He and the City Councilmembers are questioning how the WSP will provide security, especially as the County Sheriff's Office has recently lost many deputies through attrition. City Councilmember **Roger Child** said he is worried about the demographics the WSP will appeal to including high school students and large crowds.

Mellor said that there may be additional transient room and tourism tax resources that could help pay for WSP security. Farmington should track the metrics of police and emergency responses to the WSP for future funding negotiations, as right now things are unpredictable. The fee schedule mentions \$100 an hour for police services, which is what Lagoon pays Farmington deputies who work at-will there. Farmington don't force their officers to work overtime at Lagoon.

REGULAR SESSION

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
Mayor Pro Tempore/Councilmember Alex
Leeman,
Councilmember Roger Child,
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,
Finance Director Greg Davis, and
Assistant Finance Director Levi Ball.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:10 p.m. Councilmember **Scott Isaacson** was excused. Councilmember **Melissa Layton** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Amy Shumway**.

PUBLIC HEARING:

Amending Municipal Budget for Fiscal Year ending June 30, 2025

Assistant Finance Director **Levi Ball** presented this agenda item. Administration wishes to amend the budgets for the following items that were unforeseen, unplanned, or of different dollar amounts than originally budgeted during the budget cycle. This is the culmination of a lot of work over the last several months and the closing out of the fiscal year budget.

There are 35 proposed changes:

IT support and cyber security (\$85,000 increase); email transition from Google to Microsoft (\$10,500 increase); insurance premiums (\$12,500 increase); one-time VOIP phone system installation (\$45,000 increase); IT monthly service hour overages (\$20,000 increase); IT server at City Hall (\$6,000 increase); Spyglass (\$12,000 increase); fire chief retirement event (\$3,500 increase); fire overtime payroll (\$265,000 increase); fire vehicle repairs, high dollars unexpected (\$24,500 increase); dispatch E911 taxes paid to Bountiful (\$117,252 increase); Early Intervention Grant (\$10,275 expense and revenue increase); inauguration of the President of the United States (\$11,425 expense and revenue increase); Jason W. Read grant for rifle replacement (\$1,000 expense and revenue increase); police chief retirement event (\$3,500 increase); police crossing guards payroll (\$23,000 increase); police overtime payroll (\$75,000 increase); police equipment (\$22,000 increase); unplanned emergency events (\$5,000 increase); body, vehicle, and building cameras (\$56,000 increase); parks chemicals and supplies (\$8,500 increase); parks overtime payroll (\$15,000 increase); parks seasonal payroll (\$12,000 increase); parks vehicle maintenance (\$4,500 increase); sycamore tree fungus trimming (\$23,000 increase); street lighting maintenance (\$35,000 increase); streets vehicle maintenance (\$30,000 increase); employee wellness budget reallocation (\$112,000 expense reallocation); HTRZ analysis and consulting (\$14,800 increase); RAP tax bond-trustee administration fees (\$1,000 increase); close out 2009 police sales tax bond fund 31 (\$2,000 expense and revenue increase); business park roadways (\$3,345,000 expense increase carryover); emergency generator repaid (\$13,500 increase); property taxes paid – condemned property (\$8,100 increase); and sewer utilities

collected and remitted to Central Davis Sewer District (CDS) (\$85,000 expenditure and revenue increase).

Mayor Anderson opened and closed the Public Hearing at 7:13 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Councilmember **Alex Leeman** moved that the City Council approve the resolution amending the FY25 Municipal Budget for Fiscal Year ending June 30, 2025, as set forth in the Staff Report.

Layton seconded the motion. All Councilmembers 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 Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Amending the Consolidated Fee Schedule (CFS)

Ball presented this agenda item for Fiscal Year 2026 starting in July of 2025. The biggest item relates to utility fee increases. Major changes include:

Impact Fees: Change to columns to break out Fire Equipment and Fire Facilities.

Utility Rate: Increases are roughly 8%.

Parks & Recreation: Reducing nonresident fees for park picnic pavilion rental and special use permit fees to be the same as resident fees. The main reason for this change is to help with the administration of these fees in the recreation software. Having two separate amounts causes complications.

Youth Theater: Presentation change to remove the rows breaking out resident from nonresident.

Business Licensing Fees: Under the Temporary Business License Fee section, there are references to two fees. Remove the \$75+ fee and only have the one fee for \$50 per solicitor.

Police Department: Increase rate for police report from \$15 to \$20. Increase rate for accident report from \$20 to \$25. Fingerprinting services for residents was removed.

Government Records Access and Management Act (GRAMA) Request: Increase the hourly rate for time researching from \$30 an hour to \$35 an hour. Some clarifying descriptions for cost of a flash drive were added. **Mellor** said the City only charges for GRAMA requests in certain circumstances. The number of GRAMA requests the City fills differs and depends on the season and other circumstances. For example, people will request utility and code enforcement violations as part of a marketing strategy. A legal battle between real estate developers will also produce a lot of GRAMA requests. City Attorney **Paul Roberts** said if records can be produced in under 15 minutes, there will be no charge. However, if a broad request requires much research, the City can require prepayment. He said the charge is based on the lowest paid qualified person who can pull the records.

Mayor Anderson opened and closed the Public Hearing at 7:20 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Councilmember **Roger Child** moved that the City Council approve the amended Consolidated Fee Schedule as spelled out in the Staff Report.

Leeman seconded the motion. All Councilmembers 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 Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Adopting the Compensation Schedule for Executive Municipal Officers

Ball presented this agenda item. In accordance with Senate Bill 91, a municipal government must adopt compensation of “elective and statutory officers” after holding a public hearing. This is a new requirement. A 11% increase is proposed for the Assistant City Manager/City Engineer’s wages; while a 5% increase is proposed for the Assistant Community Development Director, Assistant Finance Director, Assistant Public Works Director, City Attorney, City Manager, Community Development Director, Councilmembers, Finance Director, Mayor, Parks & Recreation Director, Police Chief, and Public Works Director. No increase for the Fire Chief is proposed since this was a new hire in June of 2025.

Mayor Anderson opened and closed the Public Hearing at 7:21 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Leeman moved that the City Council approve the ordinance enacting compensation increases for specific City officers and officials as set forth in the Staff Report.

Shumway seconded the motion. All Councilmembers 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 Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Adopting the Municipal Budget for Fiscal Year 2026

Ball presented this agenda item. Since the City Council adopted the tentative budget May 6, 2025, two changes have been identified. First, property value growth was more than projected. Staff now recommends increasing the General Fund’s property tax revenue budget by \$153,000 to match the final amount reported to the State Tax Commission. Secondly, public safety dispatch reimbursement revenue from Davis County should be removed including \$175,878 to the General Fund and \$117,252 in the Ambulance Fund. Furthermore, the Council should reduce

the General Fund expense budget by \$28,883 in the General Fund and \$19,256 in the Ambulance Fund expense budget.

Mayor Anderson opened and closed the Public Hearing at 7:23 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Davis said this will be the last budget of his career. It is a huge relief that **Ball** learned so quickly.

Motion:

Child moved that the City Council adopt the 2026 municipal budget as spelled out in detail in the Staff Report.

Layton seconded the motion. All Councilmembers 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 Melissa Layton	X Aye ____ Nay
Councilmember Amy Shumway	X Aye ____ Nay

REDEVELOPMENT AGENCY (RDA) MEETING

Present:

*Mayor Brett Anderson,
City Manager Brigham Mellor,
RDA member Roger Child,
RDA member Melissa Layton,
RDA member Alex Leeman,
RDA Boardmember 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,
Finance Director Greg Davis, and
Assistant Finance Director Levi Ball.*

Motion:

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

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

RDA member Roger Child	X Aye ____ Nay
RDA member Melissa Layton	X Aye ____ Nay
RDA member Alex Leeman	X Aye ____ Nay
RDA member Amy Shumway	X Aye ____ Nay

CALL TO ORDER:

Mayor Anderson called the meeting to order at 7:27 p.m. RDA Member **Scott Isaacson** was excused.

PUBLIC HEARINGS:

Amending the RDA Budget for Fiscal Year ending June 30, 2025

Assistant Finance Director **Levi Ball** presented this agenda item. In an effort to address Utah's housing affordability crisis, the Utah legislators created Housing and Transit Reinvestment Zones (HTRZ). It's a tool used by local governments to facilitate transit-oriented development (TOD) and increase public transit usage by using a portion of tax revenue generated in the area to support costs associated with development near transit stations. Farmington has an opportunity to utilize this tool because of the nearby Utah Transit Authority (UTA) frontrunner transit station at Station Park. This budget amendment is for the fees paid to the State of Utah and a consulting group to establish the Farmington HTRZ. These costs were paid for out of the Station RDA Fund.

Mayor Anderson opened and closed the Public Hearing at 7:28 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

RDA Member **Amy Shumway** moved that the RDA approve the Fiscal Year 2025 amendment.

RDA Member **Melissa Layton** seconded the motion. All RDA members voted in favor, as there was no opposing vote.

RDA member Roger Child	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Alex Leeman	X Aye	___	Nay
RDA member Amy Shumway	X Aye	___	Nay

Adopting the RDA Budget for Fiscal Year 2026

Ball presented this agenda item. Since the RDA Board adopted the tentative budget on May 6, 2025, no changes to the tentative RDA budget were identified.

Mayor Anderson opened and closed the Public Hearing at 7:30 p.m., as nobody signed up in person or electronically to address the Council on the issue.

Motion:

Child moved that the RDA adopt the FY26 RDA budget as spelled out in the Staff Report.

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

RDA member Roger Child	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Alex Leeman	X Aye	___	Nay
RDA member Amy Shumway	X Aye	___	Nay

Motion:

Layton moved that the RDA adjourn and reconvene the City Council Meeting.

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

RDA member Roger Child	X Aye	___	Nay
RDA member Melissa Layton	X Aye	___	Nay
RDA member Alex Leeman	X Aye	___	Nay
RDA member Amy Shumway	X Aye	___	Nay

Motion:

Leeman moved that the City Council switch the first and second business agenda items. The First Amendment to the Supplemental Development Agreement for Canopy Square Development will be heard before the Frodsham Farms Subdivision Rezone of 2.6 acres.

Shumway seconded the motion. All Councilmembers 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 Melissa Layton	X Aye	___	Nay
Councilmember Amy Shumway	X Aye	___	Nay

BUSINESS:

First Amendment to the Supplemental Development Agreement for Canopy Square Development

Assistant Community Development Director/City Planner **Lyle Gibson** presented this agenda item. Wasatch Development was approved for 465 primarily residential units in their Canopy Square project in late 2022. The biggest discussion before the Council was where their commercial should go. It was decided that their podium building with residential over commercial space would go up against Maker Way. With the passage of time, the installation of roads, change in markets, and struggles with the Army Corps of Engineers over wetlands, Wasatch Development is now close to moving forward with the project. Exhibits have changed, but not the terms. The developer would like to swap different units in the project and make some slight adjustments. The greenway and podium building will be in the same spot.

The most notable change is the apartments, which concerned Staff at first. The townhomes along Burke Lane will be mostly three-story, and there is a four-story product as well. There is a corner townhome product that was not proposed before. The podium building is a seven-story building closer to Maker Way and the freeway, and is a bit smaller than originally proposed. **Gibson** said each townhome is 25 feet wide and they will collectively span two blocks between Maker Way and Innovator. They will be less imposing than originally planned. The changes make the greenway more emphasized. Originally it was to be developed in three phases, and now the developer wants to do it in less. They want the commercial to go in before the second phase.

Child said the townhomes have a softer streetscape than originally planned. He said the new design is more appealing and pedestrian-friendly.

Applicant **Adam Langford** (620 S. State Street, Salt Lake City) said he plans to submit site design at the beginning of July. The wetlands have held them up, but they are anxious to now

move forward. Because he hates to start a project in late fall, construction will probably start in spring. They have planned to place the playground and ball courts along the trail to open things up. He said they didn't change the parking ratio per unit. The corner townhomes will have rooftop amenities, and the clubhouse will be built into the pool. The landscape strips in the parking lots will be widened to allow for the planting of trees.

Councilmember **Alex Leeman** noted that this could be the tallest building in Farmington. **Mellor** said that is to be determined, as one could be taller at the UTA site.

Layton noted that originally 358 apartments and 107 townhomes were approved, and the developer is now proposing 14 more apartments and 14 fewer townhomes. The updated request is for 372 apartments and 93 townhomes.

Motion:

Child moved that the City Council approve the First Amendment to the Supplemental Development Agreement for Canopy Square Development.

Findings 1-3:

1. The proposed amendment is substantially similar to the original proposal with the number of units, manner in which it addresses the street, and amount and location of commercial use.
2. The plan maintains a form consistent with the original which addresses the street frontage of Burke, Innovator, and Maker while also maintaining variety in architecture.
3. The updated plan creates an enhanced greenway experience.

Layton seconded the motion. All Councilmembers 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 Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

Rezone of 2.6 acres of property from Agriculture Foothill (AF) to Large Residential-Foothill (LR-F) and consideration of Schematic Subdivision, Preliminary Planned Unit Development (PUD), and Development Agreement for the Frodsham Farms Subdivision at 230 E. 1700 South

Gibson presented this agenda item. This is one of the few remaining agricultural pieces surrounded by residential to the east and west. The proposed subdivision is compatible with the residential use surrounding it. At the public hearing held during a prior Planning Commission meeting, there was little opposition to the single-family detached development. Concerns included the visibility on the tight bend of the road and the neighboring septic tank leach field. The applicant proposed to pay to connect their neighbor to the sewer, and the curbs will be repainted red. The applicant will qualify for more density (10,000 square foot lots) by building one Subordinate Single Family (SSF) that will qualify as moderate-income. **Gibson** said planning SSFs into new projects is very beneficial, and the Planning Commission was very enthused to see this proposal.

Applicant **Joey Green** said the Frodsham family is done with their business and has sold it. They plan to remove the old home and barns that **Frank Frodsham** built. They may construct a gate or entry marker using stone from the old home.

Layton said she likes seeing the SSF lot as part of the plans. **Mayor Anderson** said there is a lot of pressure to push the development of affordable housing, so he likes the SSF option. **Shumway** said this may be the first SSF constructed in the City and she would like to make it the subject of a future fieldtrip.

Motion:

Child moved that the City Council approve the rezone of approximately 2.6 acres from A-F to LR-F, and approve the Preliminary Planned Unit Development, Schematic Subdivision, and Development Agreement for the Frodsham Farms Subdivision, subject to all applicable Farmington City development standards and ordinances.

Findings 1-3:

1. The zoning is consistent with the zoning found in the area and will facilitate development that is compatible with the surrounding property.
2. The proposed DA and Deed Restriction qualify the project for the proposed number of lots.
3. The restrictions set for in the DA will create a desirable development compatible with surrounding homes and which will improve traffic safety.

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

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

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

Amendments to Chapter 10 and 11 to allow for the preservation of historic resources related to additional lot alternatives

Gibson presented this agenda item. The City has offered increased density in exchange for historical preservation in the past under the description of “some other public benefit.” The Original Townsite Residential (OTR) zone specifically states that historic preservation is considered a benefit to the City. This proposed change would match other sections of code and put historic preservation explicitly in writing so that developers actively consider it. Most of the City’s historic resources are in the OTR zone between 2nd South 6th North, while there are others outside that area.

Motion:

Layton moved that the City Council approve the enabling ordinance (enclosed in the Staff Report) amending Chapters 10 and 11, subject to all applicable Farmington City development standards and codes.

Findings 1-3:

1. The text amendments further implementation of, and is consistent with, an underlying goal of the General Plan, that is, “Preserving [the City’s] historic heritage.”
2. The changes mirror language in a recently adopted Section 11-17-045 of the Original Townsite Residential (OTR) chapter of the Zoning Ordinance, which provides incentives for preserving an historic resource.
3. Historic resources are not limited to the OTR zone (i.e. central Farmington), but exist in other parts of the City as well (see attached historic buildings map).

Child seconded the motion. All Councilmembers 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 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: Main Street (Park Lane – Shepard Lane) Davis County Interlocal Agreement for the street widening project. **Shumway** said she is impressed with what Assistant City Manager/City Engineer **Chad Boshell** has had to go through for this project.
- Item 2: Main Street (Park Lane – Shepard Lane) Local Government Contract with AECOM for street widening project in the amount of \$1,015,259
- Item 3: Lyon Meadows PUD Overlay Enabling ordinance
- Item 4: Resolution appointing **Eve Smith** to serve as an Alternate Member of the Planning Commission
- Item 5: Monthly Financial Report
- Item 6: Approval of Minutes for June 3, 2025. **Layton** noted that she had not attended that meeting, and therefore should be taken out of the voting block on the last page.

Shumway said she would like to meet the Planning Commissioners, who don’t have to campaign in order to get on the Planning Commission. **Gibson** said the Commissioners would like more interaction with City Councilmembers as well.

Motion:

Child moved to approve the Summary Action list Items 1-6 as noted in the Staff Report.

Leeman 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 Melissa Layton	X Aye	_____	Nay
Councilmember Amy Shumway	X Aye	_____	Nay

GOVERNING BODY REPORTS:

Mayor Anderson and City Council Reports

Child said it is nice to have Main Street back open to motorists.

Leeman asked Staff for an updated calendar of construction projects.

Mellor said a full-time Geographical Information System (GIS) employee will start in July. He comes from the Bureau of Land Management after two decades, and will be able to bring many features that City leaders have been asking for.

Leeman asked if the City could clean up the fake turf that is found by driving west on Burke Lane, crossing over the Rail Trail, and in the left park strip. There was no weed barrier installed beneath, so now weeds are growing up through the fake grass. **Mellor** said it has been there for seven years, and he will have Staff look at it.

Shumway said residents appreciate how fantastic Heritage Park is looking when five years ago, it was just a weed patch.

Mayor Anderson said he heard about new fire technology at a recent Community Council meeting where a representative of the Utah Department of Natural Resources recently spoke. Cameras are assisted with artificial intelligence (AI) at a range of 30 miles to immediately sense any fire activity, especially on hillsides and up canyons. The system can immediately notify fire departments with the exact GPS coordinates, saving valuable time when otherwise fires that started at night aren't discovered until the next morning.

Mellor said Farmington's new fire chief is knowledgeable about this technology. The highest wind speeds in the City were 104 miles per hour in 2011 in Farmington Canyon, although fire can create its own wind speeds.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 8:43 p.m.

Layton 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 Melissa Layton
Councilmember Amy Shumway

X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay
X Aye ____ Nay

DeAnn Carlile, Recorder



160 S Main
Farmington Utah 84025

CITY COUNCIL STAFF REPORT

To: Mayor and City Council
From: Colby Thackeray
Date: June 26, 2025
Subject: Approval of Quote for Site Furnishings Purchase from Big T Recreation

RECOMMENDATION

Staff recommends that City Council approve the quote from Big T Recreation in the amount of \$131,547.11 for the purchase of site furnishings and authorize staff to proceed with the purchase.

BACKGROUND

During the planning and bidding phases of the North Cottonwood Commons construction project, certain components, including site furnishings, were intentionally excluded from the general contractor's scope and designated for owner purchase. The original furnishings specified in the design documents were priced significantly higher than the current quote. After evaluating available options, staff determined that the quote from Big T Recreation offers a comparable level of durability and aesthetic quality while achieving meaningful cost savings. The selected furnishings while strike an appropriate balance between customization and fiscal responsibility.

SUPPLEMENTAL INFORMATION

1. Big T Quote
2. Site Furnishings Images

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'CT' or similar initials.

Colby Thackeray
Parks & Recreation Director

Review and concur,

A handwritten signature in black ink, appearing to be 'BM' or similar initials.

Brigham Mellor
City Manager



Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782
taft@bigtrec.com

QUOTE

Date	Quote #
06/19/2025	20324
Exp. Date	08/29/2025

Shipping Address

Farmington City
100 North 720 West
Farmington, UT 84025

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
	Ivy Acres Park Site Furnishings Package			
Site Furnishings	6ft Spruce Table With City Logo	20	1,156.22	23,124.40
Site Furnishings	6ft Mountain Maple Bench - No Logo	16	1,618.85	25,901.60
Site Furnishings	6ft Sugar Maple Flat Bench With City Logo	40	1,243.77	49,750.80
Site Furnishings	Single "U" frame Bike Rack with City Tree Logo	9	344.00	3,096.00
Site Furnishings	Cafe Table with Connect Chairs	3	1,937.21	5,811.63
Site Furnishings	Circular Flat Bench	2	9,687.34	19,374.68
Freight	Freight Mulit Truck Deliver	1	4,488.00	4,488.00
	Supply Only			
	Assemble and Placement Not Included			
	City Tax Exempt Certificate Due at Time of Order			
			SUBTOTAL	131,547.11
			TAX	0.00
			TOTAL	\$131,547.11

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft @bigTrec.com or merit@bigTrec.com.

We thank you for your business.

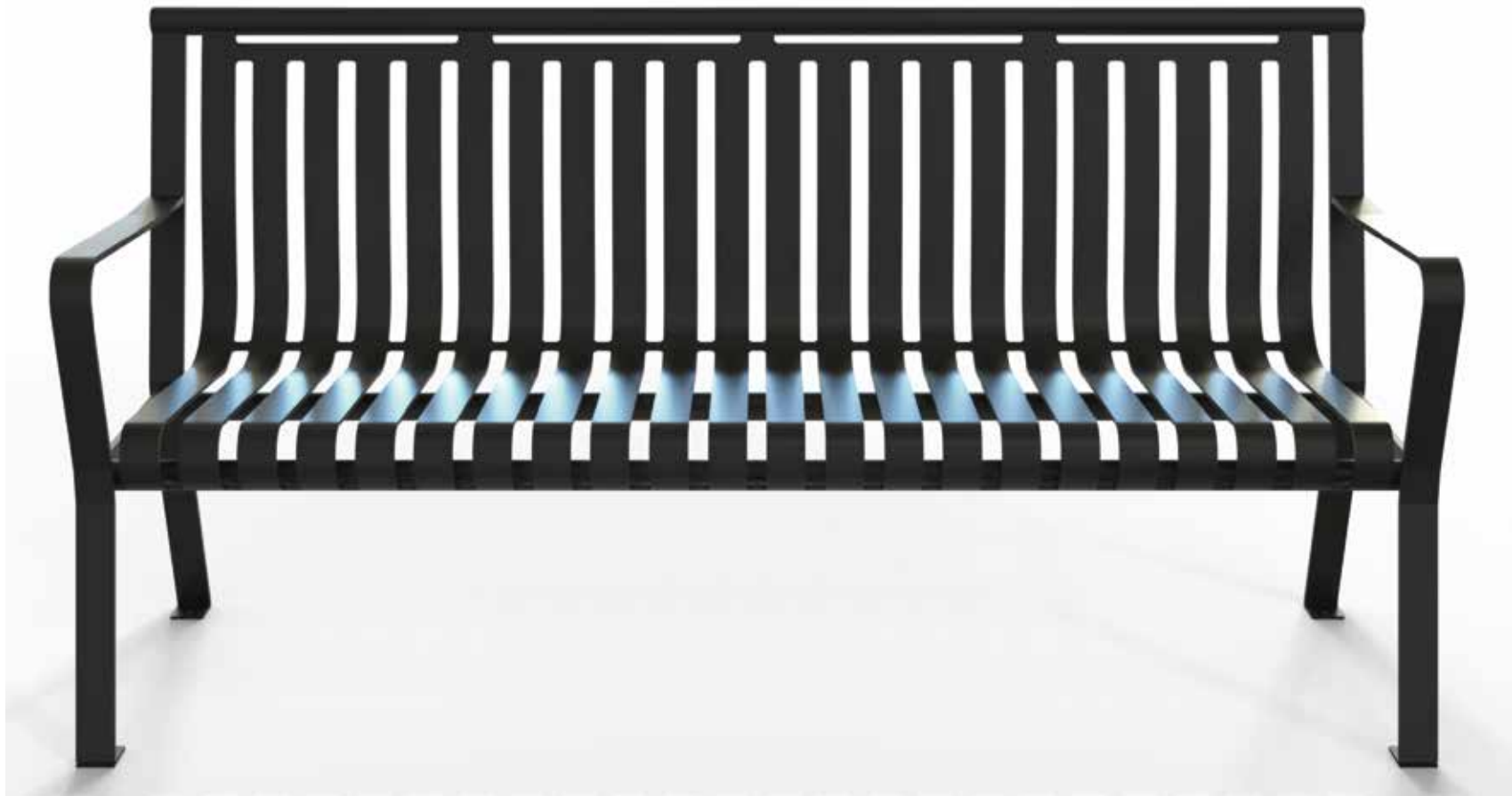
Spruce Picnic Table

Qty: 20



Mountain Maple Bench

Qty: 16



Sugar Maple Bench

Qty: 40



Bike Rack

Qty: 9



Cafe Table with Chairs

Qty: 3



Circular Bench

Qty: 2



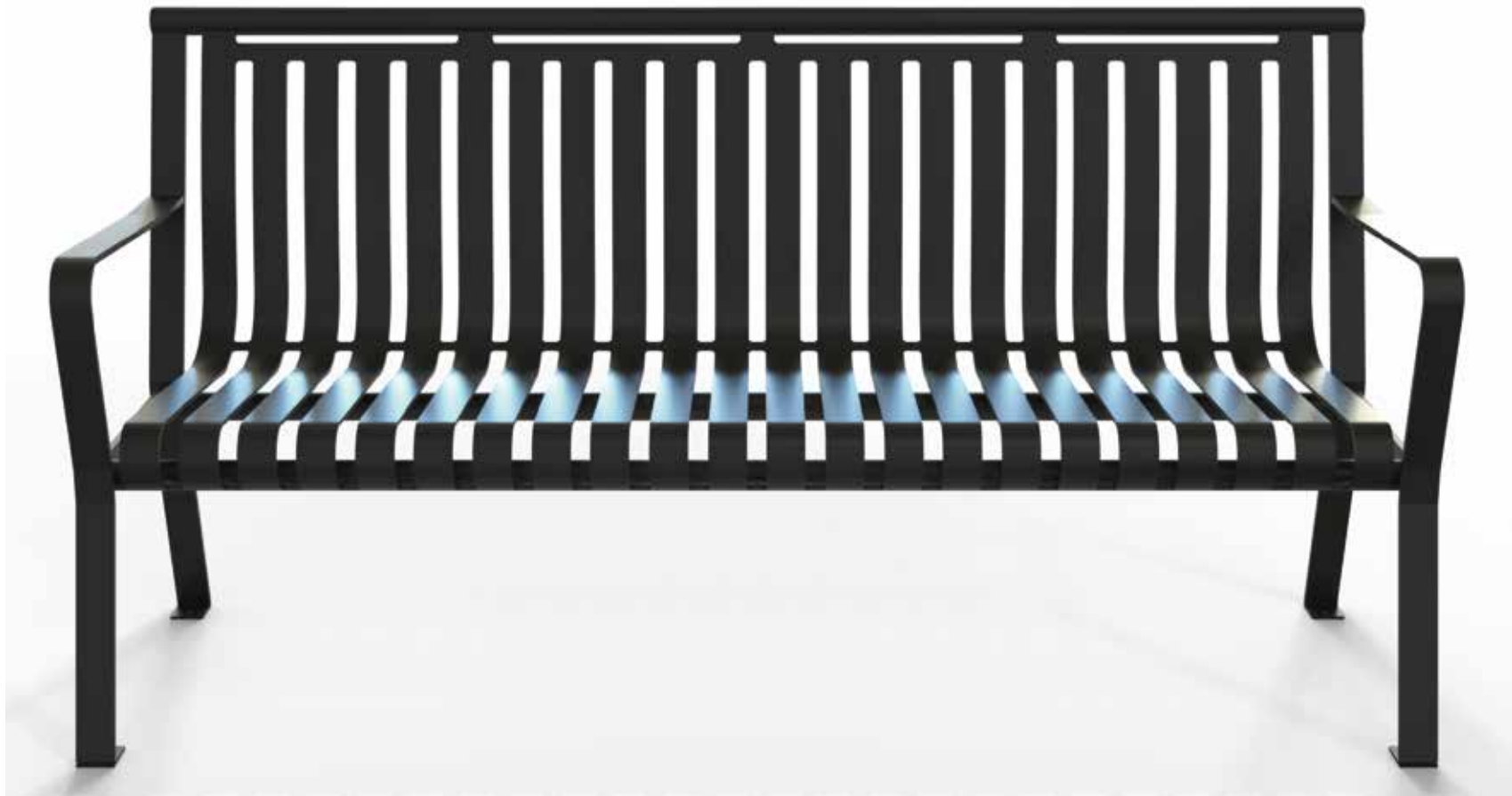
Sugar Maple Bench

Qty: 40



Mountain Maple Bench

Qty: 16



Cafe Table with Chairs

Qty: 3



Circular Bench

Qty: 2



Spruce Picnic Table

Qty: 20



Bike Rack

Qty: 9

