

FARMINGTON CITY – CITY COUNCIL MINUTES

October 21, 2025

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 Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Finance Director Levi Ball.*

Mayor **Brett Anderson** called the work session to order at 6:02 p.m.

CLOSED SESESSION

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 Lyle
Gibson,
City Planner/GIS Specialist Shannon
Hansell, and
Finance Director Levi Ball.*

Motion:

At 6:03 p.m., Councilmember **Alex Leeman** made the motion to go into a closed meeting for the purpose of strategy session to discuss the purchase, exchange, or lease of real property, and strategy session to discuss pending or reasonably imminent litigation.

Councilmember **Roger Child** 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

Aye ____ Nay
 Aye ____ Nay
 Aye ____ Nay
 Aye ____ Nay
 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 6:28 p.m., **Leeman** made the motion to reconvene to an open meeting.

Councilmember **Melissa 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 Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay

MOSQUITO ABATEMENT DISTRICT-DAVIS PROPOSED TAX INCREASE

Councilmember **Scott Isaacson** said The Mosquito Abatement District is planning to raise taxes to update their buildings, adding women's restrooms and specifically tearing down and replacing the pesticide storage building. They will need to bond for the construction and have started interviewing contractors. **Isaacson** feels everything they plan to do with the tax increase is necessary. The City won't be voting on this increase, but the Abatement District wanted to inform Farmington beforehand.

Mosquitoes are coming into houses now searching for a place to hibernate over the winter. Three people died in Davis County with West Nile virus this year, which is a constant threat because of development that keeps pushing further west into mosquito habitat. He said many people have had West Nile and not known it, as it feels like the flu. City Manager **Brigham Mellor** said the tax increase will amount to a \$7 annual increase. **Isaacson** said the new building could cost \$8 million in total construction costs.

STACK DISCUSSION

Ryan Thomas with STACK Real Estate addressed the Council, saying STACK has worked on this project for quite a while. **Isaacson** said he was disappointed to see the new plans for a storage unit facility. Councilmembers **Amy Shumway** and **Alex Leeman** both said they don't remember hearing about storage units in past iterations of this project. Community Development

Director **Lyle Gibson** said previously approved agreements included the ability to do storage units, as it is an allowed use.

Thomas said when you have a smart city with density, support services like climate-controlled indoor storage are needed. At the last Planning Commission meeting, there were two to three positive comments. It comes down to economics, as things are hard to build now. Farmington City is underserved when it comes to storage units.

Councilmember **Roger Child** said the return for storage units is through the roof, and a spur for economic development.

Isaacson said storage units at the first intersection at the entrance of Farmington's big, new, fancy development may not be what is wanted. It is not wonderful office buildings like originally planned, but he hopes the rest will develop as hoped.

Thomas said the storage units will be behind a big box commercial establishment on the northernmost corner of the property. The developer is saving a building for a desired grocer, which could be an anchor tenant. **Child** said this will be great for the City with tax benefits and property taxes.

Leeman said there are concerns that the City has been sold big master plan developments, but in the end, all that gets developed is the "crap at the end of the list." **Thomas** said those concerns are fair, but this project is near and dear to STACK's heart, and they have not brought in any partners. They want to do this the right way.

Due to Rocky Mountain Power's constraints on power until they can put in a new substation, STACK has had to scale back some of its immediate plans to only some apartments, townhomes, storage units, and commercial pads on C4 and C6 for now. Office is very tough since construction costs have doubled to \$55 per square foot, and the market hasn't risen to that yet. STACK is looking for ideas on the southern office area. They want a mix of uses in the northern part including restaurants and small shops, although they do not want to steal tenants from Farmington Station.

STACK is requesting drive throughs on the C4 pads in order to keep the car-centric development away from the core pedestrian-oriented area. This is a high-traffic corridor; the world has changed and now tenants all want drive throughs.

Gibson said since everything on the agenda tonight is a modification of an agreement, the Council gets a lot of say. Figuring out the master plan will make surveying easier and help avoid errors and overlaps. **Thomas** said it helps them transact better with tenants. He also wanted to note that the townhomes will be individually platted, which is different from the apartments they originally planned.

Isaacson said he would rather see something with a theme where everything fits together, and more pitched roofs. He wants something nicer with continuity and perhaps a similar color palette.

Thomas said roof-top patios are very popular. He noted that the developer has design control with all tenants. The developer can't plant landscaping on top of the Enbridge easement, so there are limitations in this area.

Leeman said he has yet to see a business work out in a live/work commercial element, and called it a “scam” for commercial. They are all over Salt Lake, and he hasn’t see a live/work unit that is “working.” He is concerned with the view from the west, and would rather have shorter non-live/work units there. **Isaacson** said he likes the idea and experiment of the live/work units.

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,
Community Development Director Lyle
Gibson,
Treasurer Shannon Harper,
City Planner/GIS Specialist Shannon
Hansell, and
Finance Director Levi Ball.*

CALL TO ORDER:

Mayor **Brett Anderson** called the meeting to order at 7:06 p.m. Councilmember **Scott Isaacson** offered the invocation, and the Pledge of Allegiance was led by **Mayor Anderson**.

BUSINESS:

Acceptance or Denial of Annexation Petition submitted by Michael Falk, parcel 070710096, approximate address 1420 S. 450 E.

Community Development Director **Lyle Gibson** presented this agenda item, saying Farmington doesn’t consider annexations very often. This is for potential residential development of 4 acres adjacent to the City on the east bench. The annexation policy plan gives guidelines for the Council to lean on for these sorts of applications.

Isaacson noted that the Council recently adopted a new General Plan, and this was not even covered in that plan. He asked about the 2001 policy, since the City recently adopted a new General Plan.

Gibson said the Council has discretion on this item to determine if it is worth City time to consider annexation. If it is, Staff will further study how Farmington could serve this area. If approved, the notification process would be started in the next multiple weeks to invite landowners to a public hearing, where the Council would then consider approval of the actual annexation. He said as Staff and the Development Review Committee (DRC) has considered this, they have all determined that there is not enough culinary water infrastructure to provide adequate water pressure to service this area. This applicant owns land uphill where a water tank could be constructed, but this would need to be considered in a future Development Agreement. **Gibson** said Staff already knows the water pressure of the area and that another water tank would be needed for any additional development. While Staff may not be opposed to this annexation forever in the future, the City has more discretion now than they ever will.

Councilmember **Melissa Layton** asked if property is zoned when it is annexed. **Gibson** answered that land often comes in with an agricultural zoning designation as a “holding zone,” that could be rezoned when approved.

Councilmember **Amy Shumway** asked if the developer wants an agreement for the whole area marked in red, or just for the yellow area. **Gibson** answered that the red shows what they anticipate for the future in the long term, but the Council is just considering the area marked in yellow, and if the Council wants to further study annexation of that land. This item has been before the Planning Commission for a public hearing, but they tabled it. The property abuts 200 East, which has a residential zoning while things to the east have agricultural zoning.

Councilmember **Alex Leeman** said this is a potentially expensive decision because if Farmington agreed to annex this land, the City would then be obligated to service it.

Gibson said Staff has seen more extensive plans for the developer showing their desire to extend the road all the way to the east. Many of the issues are already known, so he is not sure if there is a lot more to keep studying.

Isaacson said the City has looked at annexation in the southwest part of the City before, but tonight’s decision is if Farmington should study it, which would trigger a statutory time limit for the intense study. He doesn’t feel the City should do that unless there is a good chance they may proceed with the annexation. It would trigger a lot of work for the Staff.

Councilmember **Roger Child** asked if Centerville could annex this property instead. If they did, Farmington would lose the ability to control its east bench. **Gibson** doesn’t feel Centerville has desires to annex this area, although he has heard of cities that compete with each other to annex land. Access to this property from Centerville would be difficult, and he is not sure that Centerville would have better water or services for this area than Farmington would.

Applicant **Carrie Paswaters** addressed the Council via Zoom. She said their ask tonight is simple, and it does not include immediate development rights or a rush in the process. She plans to work with Farmington on future water infrastructure and service plans. They already own the surrounding land within Farmington boundaries that currently isn’t serviceable by water. They would like to work hand-in-hand with the City to create a responsible plan going forward.

Mayor Anderson said it is good that Farmington has input into several factors, including controlled oversight of slope protection. City Attorney **Paul Roberts** said technically this land is currently in Davis County’s jurisdiction, not Farmington’s. Therefore, the City doesn’t have any controls.

Isaacson asked if Farmington annexes this property in, who would be responsible for putting in the additional water tank that would be needed. **Roberts** said current residents aren’t under obligation to pay for infrastructure meant to service new residents. The City would partner with the developers to make sure they paid for their own portion, and the City would not be required to increase the water pressure there. **Roberts** said that while Farmington has enough water storage for build-out of the City, more engineering and study would be needed to address the water pressure issue. This is merely a micro parcel of a much bigger plan.

Child said the Council owes it to the applicant to provide feedback. **Roberts** said not making a motion is the same as a motion to accept it, and the study would go forward. Having been

involved in annexing properties into cities, **Child** said he believes in personal property rights and is a protector of such. He doesn't want Farmington to lose control of its east bench, and he doesn't want Centerville reaching in for that control either. He also doesn't believe there is an appetite to cluster density. He doesn't want Staff to spend time and money for something that doesn't seem on the surface to be economically feasible.

Mayor Anderson said as Farmington worked on its hillside ordinance, it was with the intent not to become like Bountiful. **Isaacson** said when he was first elected to the Council, he asked if Farmington had a strong hillside ordinance. This proposal is part of a bigger plan on the part of the developer, and it doesn't seem efficient to study just 4 acres of what could end up being a 200-acre development. It doesn't make sense to do this in a piecemeal manner. It is premature in his mind.

Motion:

Shumway moved that the City Council deny the petition for further study.

Findings 1:

1. Currently the property cannot be serviced with culinary water per pressure issues. While the property owner is aware of that issue and has control of additional property to the east where infrastructure could be installed to provide the necessary capacity and pressure needed to service this site, annexation could wait until the City is satisfied with plans for servicing the site.

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

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

Consideration of the Stack Master Subdivision Plat and a sub Project Master Plan (PMP)/Development Agreement for the Concept Site Plans and Schematic Plats for R1, C1, C4, and C6 including sign details

Gibson presented this agenda item. This area is close to Interstate 15 (I-15), Shepard Lane, the Denver and Rio Grande Western (D&RGW) Rail Trail, and the new planned interchange. The applicant owns 130 acres, and is already entitled to do a number of things due to approval from prior councils. The developer is now honing in on details in specific areas. The Master Subdivision Plat carves out several parcels, which are not official developable lots. Identifying these parcels helps the developer market the land to future tenants, do individual plat amendments, designate streets, and eliminate service gaps. Aside from that, the Staff has some concerns with heights in the R1 project.

Mayor Anderson asked if the live/work areas could be removed from the plan. He would like the three stories to be pure residential instead of four stories with a live/work feature on the ground floor. **Roberts** said the Council would have that legislative discretion.

Gibson said the Development Agreement is two-sided. The developer is currently required to do commercial in the area marked in red on Page 28 near the 950 North interchange. The proposed live/work units are in this R1 area, which has no current height restrictions. The Planning Commission liked the live/work proposal, which shows a commercial intent. A prior approval allowed multi-level storage units where currently proposed. While not usually permitted in the area, drive-through windows are being requested on commercial pads near the freeway interchanges.

The Council will have to consider signage heights, as mixed-use has restrictive signage requirements, which the Planning Commission discussed during a three-hour hearing. **Leeman** said signage height is part of what a tenant considers before signing contracts. **Isaacson** said big signs are not needed further to the west, and lack of big signs makes a community look nicer. A lot of cities in California don't have pylon signs. He would like to remove signs from the agenda tonight in order to further study the issue. He is wondering if the residential/commercial ratios that were so carefully crafted in the past are now going to be changed.

Shumway said she would not like to deny someone the possibility of having a small business by denying the live/work units, which are proposed on a busy connector to a major freeway. Even if the units aren't used for business purposes, the areas could be used as living space instead.

City Manager **Brigham Mellor** said that the live/work units at Sego Homes at Station Park have 15-foot ceilings with an adjacent bathroom, which is impractical to use for living space. Those units have still not sold yet. The proposed live/work units are four stories with 600 feet dedicated to commercial use. Live/work units began in the early 2000s in Murray as a test case, and they learned. The ones on 1100 in Farmington didn't really work. Daybreak tried it as well.

Leeman said there are some in Salt Lake at 3rd West and North Temple across from the Triad Center, and he doesn't think a single one of them is working. The concept is not worth the cost. He doesn't like the four-story flat walls he sees in tonight's application, as they can't have a tree in front of the wall due to a gas easement. It is not worth the negative impact on the area.

Ryan Thomas with STACK Real Estate addressed the Council. He said flipping the live/work units won't work, as the garages would then face the street. The developer likes the rooftop element. Some on the Planning Commission likewise mentioned eliminating the live/work units.

Regarding signage, **Thomas** would like the Council to set a height limit so future tenants know their options. Some tenants want a 50-foot sign, but the developer would accept a 30-foot height near the interchange. Mid-box tenants will want visibility of their signs, and pads can impede the view corridor. They are willing to be flexible on height in order to contribute to the human scale of the area.

Child said he has no concerns with the 30-foot height. Commercial buildings C4.5 and C4.6 have residential across the street, and homeowners don't appreciate a sign lighting up their living rooms. **Gibson** said in a mixed-use district, the maximum sign height is 20 feet.

Thomas said 20 feet at Building C4.5 is acceptable if the height can increase closer to the interchange.

Shumway said the storage units should be tucked in. She would favor rentals being two stories, and would prefer owner-occupied units. **Isaacson** said he would also like owner-occupied units.

Leeman thought it was to be two-story townhomes by the Rail Trail, and 30 feet after that. The apartments were proposed at 36 feet, with the ends being 45 feet. The proposed trade-off would be to get owner-occupied units with taller ones on the ends. **Thomas** said that was his understanding as well.

Leeman and **Isaacson** both proposed reworking the Development Agreement language on page 3, subsection 3. **Roberts** said that had already been red-lined. **Isaacson** also mentioned the termination clause 14 on page 5, that it would be developed within five years. **Roberts** said today's approval would mean that the time period would restart. **Thomas** said they plan to develop this area as quickly as the market permits, hopefully as soon as next year. Five years is a standard, and they would propose to keep it as-is.

Roberts said the PMP agreement is an amendment to the prior agreement.

Child said a 100,000 square foot anchor tenant is small, and the number of pads in ratio to anchor tenants seems excessive. **Thomas** admitted that the number of restaurants and smaller shops is not typical. The nine to 10 pads in the southeast quadrant is in flux, as it could also become office space. As roads are completed and tenants come forward, that could change. A gas station is proposed on the northeast corner. He believes the commercial and residential uses are sufficiently parked with high parking ratios for the pads. He said the current curb cuts are sufficient. Tenants want visibility, parking, and access, and there is enough here of each. East and west there will be a median down the road with a right-in, right-out. The plan is to build and lease the pads, although there may be negotiations that will allow tenants to own their own space.

While **Isaacson** and **Shumway** said they were fine with signs 20 to 30 feet high, **Child** said he wanted them scaled down. **Leeman** said he feels strongly that Farmington is not gaining enough to offset the impact on the neighborhood. **Mayor Anderson** said it would be nice to have a gradual change in elevation. **Isaacson** said while the theory is nice, it doesn't work in practice.

Thomas said the 52 units are apart from the second row of townhomes.

A Motion:

Leeman moved that the City Council approve the Stack Master Plat subject to all applicable Farmington City standards and ordinances, and that all Development Review Committee conditions are met.

Findings 1-3:

1. The stated Master Plat aligns with the North Station Area Master Plan, the General Land Use Plan, and original Stack Development Agreement from 2020.
2. The proposed plat does not create buildable lots, but parcels, which will require further review prior to development.
3. Recording the proposed plat will clean up property boundaries and rights-of-way while providing for easier identification of future development.

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

Mayor Pro Tempore/Councilmember Alex Leeman

Aye _____ Nay

Councilmember Roger Child
Councilmember Scott Isaacson
Councilmember Melissa Layton
Councilmember Amy Shumway

Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay

B Motion:

Leeman moved that the City Council approve of the schematic subdivision plans for R1, C1, C4, and C6, subject to all applicable Farmington City standards and ordinances, and that all DRC conditions are met, and also in compliance with the supplemental Development Agreement.

Findings 1:

1. The stated schematic subdivision plans align with the North Station Area Master Plan, the General Land Use Plan, and original Stack Development Agreement from 2020.

Child seconded the motion. All Councilmembers 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

Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay

C Motion:

Leeman moved that the City Council approve the supplemental Development Agreements for R1, C1, C4, and C6 subject to all applicable Farmington City standards and ordinances, and that all DRC conditions are met, with the following changes to the supplemental Development Agreement that the City Attorney and the developer will work to finalize:

1. Applicable to the R1 area within the Denver and Rio Grande Western (D&RGW) restricted area defined in the agreement as 200 feet from the Rail Trail, we are selecting the option for owner-occupied townhome units in the two yellow buildings will be individually platted and offered for sale.
2. The buildings closest to the Rail Trail should be limited to two stories as shown in the building elevations included in the Staff Report as 2WE.
3. The second row of for-sale townhomes shall be depicted as in the Staff Report as 3M and 3E, the elevations in the Staff Report.
4. The apartment building should be as depicted in the Staff Report elevations as APT B01. The building heights depicted in those elevations shall not exceed the heights shown in the elevations without Council approval.
5. For the building on 950 North, in the northwest corner of the blue area we have been referring to as live/work unit, we will substitute in the building elevation as provided by the developer today by email that calls for the building to be two stories tall from the north side and three stories on the back side with rear-entry garages.
6. For the signage plan, we are changing to limit the height of pylon signs to 20 feet in front of the C4 building block; pylon signs can be no further west than the gap between Building C4.7 and C4.6.

7. The Council is OK with 20-foot pylon signs in front of the Building C7 area.

Finding 1:

1. The stated concept site plans align with the North Station Area Master Plan, the General Land Use Plan, and original Stack Development Agreement from 2020.

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

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

Sales and Franchise Tax Revenue Bond Parameters

City Treasurer **Shannon Harper** presented this agenda item authorizing the issuance and sale of not more than \$8 million aggregate principal amount of sales and franchise tax revenue bonds. The proceeds will be used to construct the new fire station and other related improvements such as the water system and water tank. She proposed changing the language from 6% to 9% to enable establishing a cap on a variable interest rate.

Mellor said if the City does a variable rate, it would be for the short term to be changed later to a fixed rate, as he is confident interest rates will go down.

Marcus Keller, representing Crews & Associates, addressed the Council. Flexibility of rates gives more options to go out to the market to get more and potentially better bids. **Mellor** said other cities have had trouble getting bids back, not because of the parameters, but because of the market. Farmington wants to increase the number of bidders. For example, they recently got 12 bids on the fire station construction. There are transactional costs associated with going out to get additional funding for the water tank, and Farmington could benefit from having those resources more readily available. Between now and the Nov. 18 City Council meeting, Staff will have a better understanding of the construction costs of the water tank.

Motion:

Child moved that the City Council adopt a resolution authorizing the issuance and sale of not more than \$8 million aggregate principal amount of Sales and Franchise Tax Revenue bonds, Series 2025, with the modification of being flexible with a cap on the interest rate to be 9%, and the use to be flexible to include water infrastructure.

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

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

Councilmember Amy Shumway

Aye _____ Nay

Consider Approval of Quote for Verkada Systems

Geneva Communications and Control Account Manager **Jay Maxwell** presented this agenda item. As part of the North Cottonwood Park development, enhanced security infrastructure is needed to protect facilities, deter vandalism, and ensure safe operations. Staff has evaluated a unified system that provides camera surveillance, electronic access control for secured areas, and an integrated alarm system. Geneva Communications is an approved vendor with the State.

Via Zoom, **Kari Hansen** provided a live demonstration of the Verkada camera system. The quote includes a 10-year warranty on hardware, free support, and a software-focused platform.

Mellor said he has been impressed with this software. When Farmington was looking for a system, Verkada was recommended from other cities. He would like to protect the millions of dollars worth of equipment the City is investing into its new park.

Mayor Anderson said he wants the public and youth to know that the City has state-of-the-art cameras. Centerville also uses this same system to protect City hall, parks, and their police station. It helps to identify vandalism such as children destroying public bathrooms.

Mellor noted the recent embarrassment for North Salt Lake when it was discovered they faked their security cameras. Using this system, Farmington will have awesome footage in the future. The camera system was included as part of the park construction budget, but the City hasn't picked a vendor until now.

Child said residents' windows and doors facing the park have been the best protection so far. Having a fire station across from a park will also help.

Motion:

Isaacson moved that the City Council approve the contract with Geneva Communications for the installation of Verkada access control, security cameras, and alarm systems at North Cottonwood Commons in the amount of \$57,261.36.

Leeman seconded the motion. All Councilmembers 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

Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay

Amendments to Overnight Winter Parking Ordinance

Roberts presented this agenda item. The proposed amendment does four things. First, it adjusts the beginning date range from Nov. 15 to Dec. 1 instead. Second, it is only a violation of code if snow is accumulating on the street, or if snow has accumulated on the street in the prior 24 hours. Because there are often long stretches of no snow and ice accumulation, there is no reason

not to park on roads, **Roberts** said. Third, the amendment entirely removes the parking prohibition within all mixed-use zones. In these areas, on-street parking is anticipated and crews will only clear snow in travel lanes, not the whole road like in other zones. Cars that park on the street may be buried by snow pushed off the travel lanes. Lastly, it eliminates the allowance for the police chief to permit on-street parking for 24 hours by request. A new civil parking ordinance was authorized in July.

Mellor said people may complain about this change, but Staff will stick to the new amended code.

Motion:

Child moved that the City Council approve the amendment to the overnight winter parking ordinance (attached to the Staff Report) with the following four items identified in the Staff Report:

1. It adjusts the date range during which overnight parking on City streets is prohibited from beginning Nov. 15 to beginning Dec. 1.
2. It adds a provision that even during that date range, it is only a violation of the code if snow is accumulating on the street during those hours, or if snow has accumulated on the street during the prior 24 hours.
3. It removes the prohibition entirely for parking within all mixed-use zones in the City. It makes it clear that cars that park on the street will be buried by snow pushed off the travel lanes.
4. It eliminates the allowance for the Police Chief to permit on-street parking for 24 hours per request.

Layton seconded the motion. All Councilmembers 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

Aye Nay
 Aye Nay
 Aye Nay
 Aye Nay
 Aye Nay

Isaacson mentioned that while he lived in Denver for four years, they never had snowplows ever.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including:

- Item 1: Approval of Minutes for October 7, 2025.
- Item 2: Monthly Financial Report

Motion:

Child moved to approve the Summary Action list Items 1-2 as noted in the Staff Report.

Shumway 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

Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay
 Aye _____ Nay

GOVERNING BODY REPORTS:

City Manager Report

Mellor presented a proposal for lighting on Farmington's Main Street. They would be similar to the bistro lights that are permanently installed year-round on Larchmont Boulevard in Los Angeles. In Farmington, overhead street lights aren't effective when covered by tree foliage. The proposed lighting is similar to some seen in Spain and St. George. The area near Francisco's is projected to cost \$130,000, which is roughly what street lights cost in the same area. Extending from 100 North to 300 North would cost another \$130,000. It could be tested further north by the office park around the mill at some point. They would be hung high enough for fire trucks to go under, and funding would come from the street fund.

Shumway said she is not very excited about it. **Mayor Anderson** said the proposed lighting is too contemporary, and he would prefer something with an older feel. **Mellor** said for now he will hold off, and look for different lighting style options.

Mellor said recent rains have pushed back the date for the grand opening of the new park. Crews don't want to lay down sod until the ground dries out. Construction should be done by Nov. 20, a week before Thanksgiving. A pickleball tournament hosted by Lifetime, as well as food trucks may mark the grand opening.

Mayor Anderson and City Council Reports

Layton inquired about the possibility of putting a pump track on City-owned property at the 250 South Legacy Parkway Trailhead. **Mellor** said he would check the Development Agreement.

Isaacson noted that there is no mosquito abatement in the State of Colorado. As a result, they have hundreds of cases of West Nile Virus compared to only three deaths in Utah.

Shumway said the Legislative Policy Committee (LPC) of the Utah League of Cities and Towns is discussing Truth in Taxation. They have heard complaints that the public feels the Truth in Taxation isn't transparent and just a formality after the budget season. While the August date for the hearing can't be moved, the LPC is looking on ideas to change it.

Mellor would like the certified tax rate to be tied to actual inflation. It would be great if tax collection rose as home values and inflation rose, but it is set up to collect the same amount of money as the year before. Davis County is talking about a 30% tax increase because inflation has reduced their purchasing power.

Shumway said the LPC is also discussing motorcycles and political signs. Regarding signs, they are considering sizes, rights to remove, indication of who paid, and charging a candidate for removal.

Child asked for a follow up on dead end/no outlet signs requested at Cobble Creek and 200 South.

Mayor Anderson mentioned an indoor warehouse-style pickleball facility in Santaquin. If Farmington considered expanding on space south of the gym, this may be something to consider. Santaquin's facility is cost-effective.

ADJOURNMENT

Motion:

Child made a motion to adjourn the meeting at 9:57 p.m.

Leeman 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



DeAnn Carlile, Recorder