

## FARMINGTON CITY – CITY COUNCIL MINUTES

January 6, 2026

### WORK SESSION

Present:

*Mayor Brett Anderson,  
City Manager Brigham Mellor,  
Mayor Pro Tempore/Councilmember Amy  
Shumway,  
Councilmember Roger Child,  
Councilmember Scott Isaacson,  
Councilmember Kristen Sherlock,  
City Attorney Paul Roberts,*

*City Recorder DeAnn Carlile,  
Recording Secretary Deanne Chaston,  
City Parks and Recreation Director Colby  
Thackeray,  
Community Development Director Lyle  
Gibson, and  
Fire Chief Shelby Willis.*

Mayor **Brett Anderson** called the work session to order at 6:01 p.m. Councilmember **Melissa Layton** was excused.

### **ALL-WHEELS PARK DESIGN ON FARMINGTON CITY PROPERTY AT APPROXIMATELY 845 S. 1100 WEST**

City Parks and Recreation Director **Colby Thackeray** said that due to Utah Department of Transportation (UDOT) expansion of Interstate 15 (I-15), Farmington is losing its skate park, which was Utah's first concrete skate park. What will be left is a 3-acre unoccupied, odd-shaped remnant that only makes sense for an all-wheels park.

City Manager **Brigham Mellor** said skate parks don't require water rights, and the land has to be retained for use as a park, even though it won't function like it used to. It would be expensive to transfer water rights and put grass and irrigation on this property, so use as an all-wheels park makes more sense.

**Jarrold Pace**, lead designer with American Ramp Company, presented schematics. His company designed the large 3-acre all-wheels park that opened in Vernal last year, and it is a mix of a skate park, bike playground, and progressive jumps. It was built for \$2.5 million, which didn't include landscaping. They have also designed others in Bluffdale (1.5 acres for a \$1.2 budget) and Pleasant Grove.

Farmington's park would be next to Canyon Creek Elementary with a world-class asphalt pump track, jump flow lines, and concrete skate park. Combined with some off-street parking, the on-street parking should be adequate. It will also include spectator areas for families to sit in the shade. Asphalt skate parks are the most popular thing right now, and there are only nine in the state including Nibley, Grantsville, Herriman, and one coming soon to Salt Lake City.

**Julia Brueckler**, a designer with American Ramp Company and a professional skateboarder for 15 years, said skateboarding brings everyone of all ages together. The goal is to create a space that is welcoming, safe, and challenging that has a lot for everyone. Variety with bowls, stairs and ledges is also important. Farmington's current skatepark lacks variety. A redesign would welcome those on scooters, bikes, and skateboards. There will be both challenging steep slopes as well as mellow features for those who want to cruise and work on cardio.

**Pace** said Lehi, Logan, and American Fork have gnarly bowls that are between 8 to 10 feet deep, but only 1% will use it. Farmington's will have between a 2- to 7-foot drop-in. Maintenance will be low. The special blend of asphalt will make it smoother than roads so that users can maintain their momentum. Jump flow lines are popular. Bicycle playgrounds are designed for beginning riders such as toddlers on strider bikes, but can accommodate riders of all ages, including those with strollers and bike trailers. The course is challenging but not dangerous, and helps build confidence and skills such as balance. A circulation hub and queuing area will be needed.

**Pace** said the City has a lot of potential for themes given the Farmington High School phoenix mascot and local amusement park. The idea is that Farmington's all-wheel park will not look like any other in the state. Councilmember **Amy Shumway** said it would be fun to incorporate tractor wheels in a city that was founded on farming.

**Mellor** said the timing of this project will not allow it to be located out by the power lines in West Farmington by the Ranches. The South Park sewer lift station will be moved to the north, and things have to be relocated by the end of this year. UDOT does not want anyone in their area beginning in 2027. Everything including the new fire station, water tank, and park amendments is coming to fruition at the same time, so it will be a busy year for City Staff, who will be acting as project manager for all of these items. Design for the all-wheels park was budgeted for in the current fiscal year, and Farmington has the resources. Having a design completed or nearly completed will help the City's chances in securing grant money. Resources from UDOT and Recreation, Arts, and Parks (RAP) taxes may help.

Councilmembers discussed other locations for an all-wheels park including the power lines by The Ranches, Old Mill, Farmington Canyon, and the wetlands next to North Cottonwood Park.

Councilmember **Scott Isaacson** asked if cooperation with the nearby school could result in more parking, since he thinks this will be a popular attraction. He is also concerned about informing all the landowners with homes that back onto this area. They need facts and information about proposed hours and lighting arrangements. Public relations will be needed because many people have a negative view of skate parks, and assume they will impact them in a negative way. He said the City owes it to the residents to inform them if something is being built next door. While they may not be happy about it, they will respect the City more if they are informed early.

**Mellor** said he would check with the School District about expanded parking. Kids have a tendency to skateboard in many places such as the \$1.5 million splash pad. Providing them with a more appropriate alternative is important to curb damage to other infrastructure.

Councilmembers asked about the liability ramifications of skate parks. City Attorney **Paul Roberts** said children get hurt all the time at skate parks. However, he is not worried about it because there are rarely claims, as these parks are an obvious and inherent danger. **Mellor** said like the bike park, it has been proven that a liability exists, but it is not as big as assumed.

**Dalton Vaughn** with American Ramp Company said these parks are not a massive liability because they are all designed with signage and maps indicating ability levels (beginner to advanced) as well as rules such as no earbuds and drinking. This signage mitigates liability. Unlike dirt parks where Public Works tries to fix features that deteriorate with time, this park will have permanent asphalt features that won't require maintenance. The shapes are covered by American Ramp's professional liability.

**Shumway** said she is excited, but the School District would need to jump on board quickly if they will be cooperating to provide parking.

**Mellor** said the Old Mill master plan does not include a skate park, and there are still a lot of unknowns in that area. Farmington hasn't fully explored what they are going to do with the Old Mill property yet. With the increased use of electric bikes, it would be good to provide an alternative for kids to get back into skating and biking again.

Councilmembers indicated their support of the project.

### **PROPOSAL TO LEASE FARMINGTON CITY PROPERTY AT 51 S. 200 EAST FOR USE AS A FARMERS MARKET**

The work session was held to consider a lease for the old Sidwell property, half an acre across from Sinclair where apartments were demolished. The area is slated for future housing, but a farm stand may be a good use for the land in the meantime.

**Lindsey Waddoups**, who owns a flower farm on Farmington's west side and has connections with cattle and vegetable farmers around the state, addressed the Council. While Utah is a large agriculture state, there is food scarcity for locally produced and grown products. Producers need avenues to sell their high quality products to the public. Farmers Markets present challenges such as inconvenient locations and hours.

She has a friend in Kamas who created a hyper-local farm stand food hub that is open year round. It is a self-serve 10 foot by 20 foot shed with a fridge that holds beef, fresh eggs, and produce. A bar code can be scanned so the user purchases the product before the fridge opens. All is done in compliance with the Department of Agriculture. **Waddoups** feels this would be a good fit in Farmington's historic small town district. Extra gravel may be needed for the parking lot, which could hold two to three spots, and the road there is wide enough to park on. The shed would be open from dawn to dusk, and automatically lock at night. It only needs electricity, not water or sewer. There may be options to add flowers and a community garden.

**Jeff Hepworth** said there is a need for this in the community. The free food pantry in front of his bike shop during COVID was regularly used before it was destroyed by the wind.

The Council indicated their support of the proposal.

## **REGULAR SESSION**

Present:

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

*City Attorney Paul Roberts,  
City Recorder DeAnn Carlile,  
Recording Secretary Deanne Chaston,  
Finance Director Levi Ball,  
Community Development Director Lyle  
Gibson, and  
Fire Chief Shelby Willis.*

### **CALL TO ORDER:**

Mayor **Brett Anderson** called the meeting to order at 7:07 p.m. Councilmember **Melissa Layton** and Finance Director **Levi Ball** participated electronically via Zoom. City Manager **Brigham Mellor** offered the invocation, and the Pledge of Allegiance was led by Councilmember **Roger Child**.

### **PRESENTATION:**

#### **Oath of Office Administration to newly elected Mayor Brett Anderson and City Councilmember Kristen Sherlock**

City Recorder **DeAnn Carlile** administered the oaths of office to **Mayor Anderson** and Councilmember **Kristen Sherlock**.

#### **Recognition of Battalion Chief Shaun Smith as Davis County Officer of the Year and recognition for earning Managing Fire Officer Designation**

Fire Chief **Shelby Willis** presented this agenda item, awarding Battalion Chief **Shaun Smith** with two different awards. **Smith** has earned the Managing Fire Officer Designation recognized by the International Association of Fire Chiefs and the Utah Fire Rescue Academy. The Association and Academy recognize the leadership courses, formal and technical education, administrative and technical knowledge, and 50 hours of addition training required for this designation.

The second award is the Davis County Fire Officer of the Year. A nomination committee from around Davis County was created in November. Both **Willis** and another officer from another department nominated **Smith** for this award. **Smith**'s career spans 20 years, during which he has served in many roles including regional representative for the Hazmat and Technical Rescue Teams. **Willis** said he meets and exceeds the needs of the community and pays attention to detail. He is a leader to many.

#### **Recognition of Service to outgoing Planning Commissioner and Historic Preservation Commission members**

**Mayor Anderson** presented this agenda item thanking **Sherlock** for her two years of service on the Planning Commission. He also expressed appreciation for **David Barney** and **Dorothy Arnold**'s service on the Historic Preservation Commission.

## **BUSINESS:**

### **Consideration of Second Amendment to the Supplemental Development Agreement for Canopy Square**

Community Development Director **Lyle Gibson** presented this agenda item regarding 20 acres on the north side of Burke Lane. This townhome/apartment building with 465 units has come before the Council multiple times in the past. Of particular interest tonight is the podium building with parking underneath and nonresidential retail space on the ground floor. During review of the site plan on the whole eastern half of the development, Staff discovered an issue with the northeast corner of the podium building in regards to property lines, which has made negotiations necessary. A property swap will be necessary to clean things up. This situation has made it necessary to amend the project's phasing and timing.

**Adam Lankford** (620 S. State Street, Salt Lake City, Utah), with Wasatch Residential Group, addressed the Council, saying the parcel swaps are taking more time than initially planned. Therefore the road and land swap need to be moved out of the planned phase. The new phase would take in all the townhomes, which will help the project gain a competitive edge. An office across the street would support the retail. Even considering the proposed phasing change, **Lankford** said Farmington would still have leverage with this project since 200 units would come in with the podium building. He can't afford to leave half a project unbuilt. If it is needed to shift the building south or west due to property lines, he would rather do that before establishing the Housing and Transit Reinvestment Zone (HTRZ).

**Mellor** said more time is needed to work through these issues in order to get the best use of the land in the end. The developer needs to work a deal out with STACK or IHC on the other side of the road. Staff has recommended switching the podium building to Phase 3, and the developer is following Staff direction in order to get a better product.

**Isaacson** said that having residential proceed before building commercial gives him pause, although he does recognize that the City still has some leverage. He is taking the developer at his word that the commercial will get built. **Lankford** said it is a fair comment. **Isaacson** mentioned a typo on the agreement referencing the "first" amendment instead of the "second."

**Mellor** said moving the building to the south created a small, unbuildable dead space. It is in everyone's best interest if Wasatch takes possession of it, but there needs to be some give and take.

**Shumway** said she shares **Isaacson's** concern, as getting residential before commercial is something the City Council was worried about years ago. **Child** said retail follows rooftops.

**Mellor** said there is a first-come-first-served rush for power in this area. Once the power "runs out," there will be a push to address the power needs in this area. Rocky Mountain Power's contract calls for them to close on property with Farmington in May or June, which will start the design-build process. He predicts a new substation is 12 months out. The Legislative Session is a good time for the City's lobbyist to try to push and figure things out.

### ***Motion:***

**Isaacson** moved that the City Council approve the Second Amendment to the Supplemental Development Agreement for Canopy Square Development.

Finding 1:

1. The proposed amendment deals exclusively with the phasing of the project as previously approved, allowing for work to begin on site while details related to the podium building are worked out.

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

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

**Fiscal Year 2025 Annual Comprehensive Financial Report (ACFR) and Audit Report Review and Acceptance**

Finance Director **Levi Ball** presented this agenda item virtually. Gilbert & Stewart Certified Public Accountants, the City’s independent auditor firm, has completed its Annual Comprehensive Financial Report (ACFR) audit of the City’s financial records and financial statements.

**Ron Stewart**, partner at Gilbert & Stewart CPA, addressed the Council electronically. He said the audit looks at three and potentially a fourth area of the City. These include financial statements, internal controls, compliance with state law, and an audit of all federal grant award expenditures, which was required this year because Farmington expended more than \$750,000 of federal grant awards during the year. During Fiscal Year 2025, the City spent all \$2,998,886 of American Rescue Plan Act (ARPA) grant money received on major water infrastructure projects. The State Auditor also gave them certain things to look at every year on a rotating basis. His company encountered no significant difficulties or disagreements with management while completing the audit. Any misstatements discovered were corrected and not material.

**Stewart** said Farmington’s financial statements meet accounting standards, internal controls are working correctly, and books and balances meet accounting standards and are materially correct.

State law requires that a city’s treasurer is to be properly bonded or insured in accordance with amounts set forth in Utah Administrative Code. The audit also found that the City treasurer was underbonded/insured by \$219,476 during the prior year, but is currently in compliance with state law this year.

The audit also uncovered some findings for the current and prior year. State law requires actual expenditures in any given fund do not exceed the budgeted expenditures for that fund. During the current fiscal year, the City’s Capital Equipment Projects Fund expenditures exceeded budgeted amounts by \$76,623. For the prior year, the audit found that the City’s Fire Protection Capital Projects Fund expenditures exceeded budgeted amounts by \$118,706. Budget amendments should therefore be approved and proposed near year-end.

State law requires that a city’s unrestricted General Fund balance cannot exceed 35% of total revenue. The audit noted that Farmington exceeded that by \$16,156 last year and \$444,793 in the current year. The audit recommended that the City bring the unrestricted fund balance in

accordance with State law. **Stewart** called these findings “minor,” as having too much money is a good finding to have.

**Isaacson** said it may not be a good finding. The threshold used to be 25% and now it is 35%. Farmington may be being too conservative. While Farmington is over 35%, he would be fine to end the year with between 20% and 25%. **Mellor** said when Farmington ended the year, they were not entirely sure what would happen with dispatch. However, it was still absorbed into the budget going forward. He said prior City Manager **Shane Pace** always aimed for a fund balance in the teens. **Mayor Anderson** said it would be interesting to know what balances all the other cities in Davis County have.

**Child** said because revenue is hard to predict, the budget has to be conservative.

The Council received and accepted the annual ACFR for the fiscal year ended June 30, 2025.

### **Review Farmington Fire Department EMS and Interfacility Transport Services and Request for Proposal (RFP)**

Assistant City Manager **Shelby Willis** presented this agenda item. Senate Bill 215 that passed in 2025 makes it so Farmington can decide who provides the City with EMS and interfacility transport services. This will provide the opportunity to review services and the associated costs. **Willis** was the only one to answer the resulting RFP, which is required every four years. She suspects the State law will change and be refined in the person.

**Isaacson** said when one city in Utah messes up, the State Legislature punishes every city.

The Councilmembers indicated their support of Willis providing EMS and transport services.

### **SUMMARY ACTION:**

#### **Minute Motion Approving Summary Action List**

The Council considered the Summary Action List including:

- Item 1: Resolution Appointing **Randy Hopkins**, **Brian Shepherd** (alternate), and **Kevin Sanders** (alternate) to serve as members of the Planning Commission. **Mayor Anderson** and **Gibson** interviewed nine people for these positions.
  - **Randy Hopkins** addressed the Council. He has lived in Farmington for 43 years and loves this City. He feels City government has done a good job over the years regarding development and stewardship. He hopes to offer insight and input.
- Item 2: Resolution Appointing **Steffanie Sanders**, **Wes Holmes**, and **Liz Holmes** to serve as members of the Historic Preservation Commission.
  - **Wes Holmes** introduced himself and his daughter, **Elizabeth Holmes**, as himself representing the past and his daughter representing the future. He considers the recent purchase of the Old Mill as a “genius move” that he is proud of.
  - **Elizabeth Holmes** addressed the Council. She grew up in Farmington. After living in Bountiful for nine years, she moved back and is now a neighbor to the Rock Mill.
- Item 3: Resolution Appointing Councilmembers to various Committees and Boards including the following:
  - **Shumway**: Mayor Pro Tempore (through December 2027)

- **Isaacson:** Davis County Mosquito Abatement Board (January 2026 through December 2027)
- **Anderson:** Wasatch Integrated Waste Board (January 2026 through December 2027)
- **Anderson, Child:** Davis Chamber of Commerce
- **Anderson, Shumway, Layton, and Gibson:** Utah League of Cities and Towns
- **Anderson, Isaacson, Layton:** Personnel/Problems Resolution Committee
- **Anderson, Sherlock:** Special Events Liaisons
- **Anderson, Shumway, Isaacson:** Development Review Committee/Economic Development
- **Layton:** Historic Preservation Liaison
- **Child, Layton:** Youth City Council Liaison
- **Isaacson, Layton:** Parks, Recreation, Arts and Trails Liaisons
- **Isaacson:** Fundraising Liaison
- **Anderson:** Community Council Liaison
- Item 4: Approval of December 9, 2025, City Council minutes

***Motion:***

**Sherlock** moved to approve the Summary Action list Items 1-4 as noted in the Staff Report, with items discussed.

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

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

**GOVERNING BODY REPORTS:**

**City Manager Report**

**Mellor** announced that North Cottonwood Commons Park is now open. Staff will soon have full access to control the tree lights as well as the lights in the fireplace, all of which will be on a timer.

Zions Bank is leaving its current location to relocate to where Mountain America used to be at North Station by Cabela’s. They contacted Boyer as a potential buyer, with the price of the building starting out at \$4 million and lowering to \$2 million most recently. Now a developer wants tear down the Zions building and pursue a density on that 1.5-acre property of nine to 10 units, similar to the density of the Old Farm property. Otherwise the building would sit empty until someone bought it. The Council indicated their support.

**Mr. Flanders** wants to set up a meeting to work issues out. Adding a sidewalk may be pricey due to the grade change. **Mellor** said he, **Mayor Anderson**, and **Layton** will participate in an upcoming meeting.

The upcoming Council Retreat will be March 6-7 at the Zermatt Resort in Midway. City Councilmembers and department heads are invited to attend.

**Shumway** said Utah is pushing America250, and she would like a fun, flag-theme painted crosswalk at State and Main. **Mellor** said the paint won't last more than two years, and it can be painted this spring after the snowplow season is over but before Memorial Day. The Councilmembers indicated their support for the effort. **Mellor** said a new stop light may be added to 1525, as there will eventually be an interchange with West Davis Corridor on that road.

**Isaacson** mentioned that some Farmington Junior High marching band students were invited to perform in Washington D.C., including his eighth-grade granddaughter.

### **Mayor Anderson and City Council Reports**

**Isaacson** said it is dangerous not having the intersections on Innovator Drive, Burke, and Maker lit at night. **Mellor** said Cache Valley Electric has yet to install power to the area. Rocky Mountain Power (RMP) finished what they promised to by Dec. 18, 2025, but that didn't mean the lights would be operational. **Shumway** said Utah State Senator **Stuart Adams** asked her to provide him with an update.

**Isaacson** said Glovers Lane past 1525 on county property is narrow with no shoulders. It is dangerous, especially for the runners who use that road. **Mellor** said **Jeff Oyler** with Davis County oversees the third quarter money, and he was going to put in an element for the \$500,000 design of that road, which would happen throughout 2026. The design would be paid for with one tranche. In the fall, Farmington would oversee and manage the road construction project, which would begin in 2027 and be the City's contribution. An application to fund the construction will be submitted in October of 2026. **Mellor** said City Staff has a lot on their plates in 2026, and wouldn't be able to manage another project until 2027.

**Isaacson** said he is worried about the ivy growing on the Old Mill. **Mellor** replied that Staff has looked at it and plans to take it down this spring.

**Isaacson** said that eight people showed up to the Mosquito Abatement District Truth in Taxation hearing.

**Shumway** said she is concerned that the Utah Department of Transportation (UDOT) installed a median in front of homes on the North Station Lane bridge due to the closeness to the interchange. It prevents left turns into one street of the neighborhood. One resident is unhappy because it comes up to the edge of her driveway and she will now lose parking in front of her home. She reported that Assistant City Manager/City Engineer **Chad Boshell** suggested that changes could be made once UDOT finishes the project and turns the road over to Farmington, depending on traffic data. The interchange won't be done for another nine months.

**Layton** mentioned that she had had several messages expressing gratitude for the new park. **Isaacson** expressed that some residents may not be in favor of the tree being lit in the evening hours.

### **ADJOURNMENT**

#### ***Motion:***

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

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

Mayor Pro Tempore/Councilmember Amy Shumway  
Councilmember Roger Child  
Councilmember Scott Isaacson  
Councilmember Melissa Layton  
Councilmember Kristen Sherlock

X Aye \_\_\_ Nay  
X Aye \_\_\_ Nay  
X Aye \_\_\_ Nay  
X Aye \_\_\_ Nay  
X Aye \_\_\_ Nay

  
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**DeAnn Carlile**, Recorder