

**CITY OF FARMINGTON  
CITY COUNCIL MINUTES  
REGULAR MEETING  
JUNE 19, 2017**

**1. Call to Order**

Mayor Larson called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

Mayor Larson led those in attendance in the Pledge of Allegiance.

**3. Roll Call**

Present-Larson, Bartholomay, Bernhjelm, Craig and Donnelly

Staff Present-Administrator McKnight, Finance Director Hanson, Public Works Director Gehler, Parks and Recreation Director Distad, Community Development Director Kienberger, Human Resources Director Wendlandt, Planning Manager Wippler and Attorney Jamnik.

**4. Agenda**

Motion by Bartholomay, second by Bernhjelm, to approve the agenda as presented. APIF, motion carried.

**5. Announcements/Commendations**

**a) Trinity Campus 50<sup>th</sup> Anniversary**

Joy Lauterbach from Trinity shared with the city council that this year is the 50<sup>th</sup> anniversary of the Trinity Campus in Farmington. A ribbon cutting and open house are scheduled for Friday, July 20, 2017 at 3:30 p.m. The public is invited to this event.

**6. Citizen Comments**

Dustin Hemaure, 19499 Elkridge Trail, shared with the city council that he recently installed a new fence and received a code violation notice from the city. He built the fence out of stamped corrugated steel which is not allowed in the city code. Hemaure stated he did contact city staff last fall when he was starting the process to build the fence and was not told this material could not be used. Hemaure asked the city council for reconsideration on this issue.

**7. Consent Agenda**

Motion by Bartholomay, second by Craig, to approve the consent agenda:

- a) Approve Minutes of the June 5, 2017 City Council Meeting-Administration
- b) Approve Minutes of the June 12, 2017 City Council Work Session-Administration
- c) Approve 2018 ALF Ambulance Budget-Administration
- d) Approve 2017 Summer Ice Rental Agreement-Parks
- e) Accept Alternate Bid for Trail Reconstruction Vermillion River Bank Stabilization and Habitat Restoration Project in Rambling River Park-Parks
- f) Approve Seasonal Hiring-Human Resources
- g) Appointment Recommendation Fire Department-Human Resources
- h) Approve Contract for Emerald Ash Borer Tree Injection Services-Public Works
- i) Approve Bills-Finance

APIF, motion carried.

**8. Public Hearings**

None

**9. Award of Contract**

None

**10. Petitions, Requests and Communications**

**a) Facility Analysis Report**

John McNamara of Wold Architects presented the Facility Analysis Report that was recently completed on a number of city owned buildings. The purpose of the study was to identify short and long term maintenance needs in city facilities and the estimated costs associated with addressing the maintenance issues.

McNamara reviewed the city facilities that were studied, talked about the different categories that were reviewed and the prioritization method used.

The study included recommendations on building maintenance in future years including:

City Hall	\$920,150
Pool	\$1,150,900
Fire Station #1	\$968,750
Fire Station #2	\$163,500
Ice Arena	\$2,386,000
First Street Garage	\$82,600
Maintenance Facility	\$2,566,900
Police Station	\$980,300

Rambling River Center	<u>\$759,525</u>
TOTAL	\$9,978,625

Councilmember Craig asked if there was a type of roof that is recommended. McNamara shared that a rubber roof with a 30 year warranty is his recommendation but there are other options as well.

Councilmember Donnelly shared that he is not surprised by the results of the study and money will be the issue.

Councilmember Bernhjelm stated that three buildings are revenue generating and also the oldest. We need to look at the long term plan for each of these buildings before investment decisions are made.

Councilmember Bartholomay asked if the total dollars were in today's cost. McNamara responded yes and shared that construction inflation runs between 4-5% per year. The estimated costs in the report do have a 30% multiplier for construction and fees included.

Motion by Bartholomay, second by Craig to accept the 2017 Facility Analysis Report. APIF, motion carried.

**b) Comprehensive Plan Amendments and Rezoning for a Portion of the Property Commonly Known as the Sayers Property**

Planning Manager Wippler presented the comprehensive plan amendment and rezoning for the property generally located at the northwest intersection of County Road 50 and Flagstaff Avenue. The comprehensive plan amendments are to change the 2030 land use designation for the 24.08 acre parcel of land from agriculture to low medium density residential and to include the property within the city's Metropolitan Urban Service Area (MUSA). The rezoning request is to change the zoning of the property from A-1 (agriculture) to R-2 (low medium density residential) planned unit development.

Giles Properties, Inc. is the contract purchaser of the property and is looking to subdivide the property into a single family development. A total of 65 single family homes on the 24.08 acres. The subdivision would need to be approved as a planned unit development being the gross density of the proposed development (2.7 dwelling units per acre) would fall below the minimum 3.5 dwelling units per acre required in the R-2 zoning.

The Planning Commission held a public hearing on these applications on June 13, 2017. After taking public comment the commission voted 3-0 to recommend denial of the proposed comprehensive plan amendment and rezoning to the city council. The Planning Commission reiterated concerns expressed through the public comments regarding potential drainage and water table issues along Flagstaff Avenue, concerns regarding traffic and speed on Flagstaff

Avenue along with concerns over the intersection of County Road 50 and Flagstaff Avenue and how all of this could be impacted with such a development in this area.

Councilmember Bernhjelm asked if the city had done any studies on water issues. Wippler responded no study has been completed but staff is willing to work with property owners on issues. Wippler shared that in 2014 a study was completed on the County Road 50 and Flagstaff Avenue intersection but no upgrades were warranted at that time.

Bernhjelm stated that we can work with the police department and the county on traffic issues on the two roads.

Councilmember Donnelly stated that the road issues are not related to this proposed development. This addition may hasten the remedy of some of the issues. Development is coming and the city needs to resolve these issues.

Mayor Larson stated that the water issues can be resolved through engineering. He had concerns with the school location when it was built and wants to develop in our current MUSA available areas. Larson stated he worries that development in this area will benefit neighboring cities.

David Christopherson, 20993 Flagstaff Avenue, stated that the water issues are concerning. He has standing water in his ditch today and has questions on the property lines of the project. He has concerns in the future that a trail may be installed in his front yard. The traffic at County Road 50 and Flagstaff Avenue cause him to go west to other cities.

Motion by Bernhjelm, second by Craig, to adopt resolution R36-2017 amending the 2030 comprehensive plan land use designation for the 24.08 acres portion of the property commonly known as the Sayers property from agriculture to low medium density as well as the inclusion of the subject property into the city's Metropolitan Urban Service Area. Motion adopted 4-1. Ayes-Bernhjelm, Craig, Bartholomay, Donnelly. Nays-Larson.

Motion by Bernhjelm, second by Bartholomay to adopt ordinance 2017-728 rezoning 24.08 acres of the Sayers property from A-1 (agriculture) to R-2 (low/medium density residential) planned unit development. Motion adopted 4-1. Ayes-Bernhjelm, Craig, Bartholomay, Donnelly. Nays-Larson.

### **c) Human Resources Department Annual Update**

Human Resources Manager Wendlandt presented the 2016 department annual update.

Wendlandt reviewed work in the areas of new online application software, ACA reporting requirements, benefits evaluation, staff training and policy review, employee payroll, IT hardware and software services, the new website and other communication pieces, cable commission work and more.

Councilmember Bartholomay asked what the biggest challenge will be in the next year or two. Wendlandt responded it is employee recruitment and retention.

Councilmember Bernhjelm asked if we monitor our social media platform use. Wendlandt responded we do and shared where we reach the most audiences. The city is also adding a YouTube Channel this year.

All councilmembers thanked Wendlandt for the information and the presentation.

**11. Unfinished Business**

None

**12. New Business**

None

**13. City Council Roundtable**

Donnelly-Congratulated the girls' softball and lacrosse teams on their success in the state tournaments.

Bernhjelm-Thanked those involved in putting on Dew Days this year.

Craig-Thanked those involved in putting on Dew Days this year.

Bartholomay-Congratulated the girls' softball team on their state championship.

McKnight-Reminded the city council that the July 3, 2017 city council is cancelled and their next regularly scheduled meeting will take place on July 17, 2017 as a joint meeting with the Farmington School Board.

Hanson-Congratulated the girls track team on their second place finish at the state tournament.

Larson-Encouraged residents to shop local whenever possible.

**Adjourn**

Motion by Bartholomay, second by Bernhjelm, to adjourn the meeting at 8:15 p.m. APIF, motion carried.

Respectfully Submitted

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David McKnight, City Administrator