City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

CITY COUNCIL AGENDA
May 16, 2016

A regular meeting of the Farmington City Council will be held on
Monday, May 16, 2016 at 6:00 p.m.
City Hall
354 W. Main Street, Farmington, Arkansas.

1. Call to Order – Mayor Ernie Penn

2. Roll Call – City Clerk Kelly Penn

3. Pledge of Allegiance

4. Comments from Citizens – the Council will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.

5. Approval of the minutes - April 11, 2016 City Council Minutes

6. Financial Reports

7. Entertain a motion to read all ordinances and resolutions by title only.

8. Proclamations, special announcements, committee/commission appointments.

9. Committee Reports
    a. Street Committee
    b. City Beautification Committee
    c. Economic Development Committee
    d. Park & Recreation Committee
    e. Finance Committee
    f. Historic Preservation Committee

10. Items to be removed from City of Farmington Inventory – **See Memo**

NEW BUSINESS

11. Request review and approval of bid on police storage building

12. Request approval to purchase new 2016 Dodge Charger for police department.

13. Request approval to advertise for bids- Rheas Mill sidewalks.

14. Appeal of the Planning Commission decision to deny rezoning of Lots 101, LLC.

15. Ordinance 2016-01 amending the Landscape ordinance

INFORMATIONAL ITEMS:

A. City Business Manager Report
B. Fire Department Report
C. Police Department Report
D. Building/Public Works Report
E. Library Report
F. Planning Commission Minutes

Minutes of the Regular Farmington City Council Meeting April 11, 2016

The regular meeting of the Farmington City Council scheduled for Monday April 11, 2016 was called to order at 6:00 pm by Mayor Ernie Penn. City Clerk Kelly Penn called the roll and the following Aldermen answered to their names: Patsy Pike, Sherry Mathews, Keith Lipford, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present were City Attorney Tennant and City Business Manager McCarville.

Mayor Penn led the Pledge of Allegiance.

Comments from Citizens – Resident Noah Minard asked for additional police patrol on Barbara Street.

Approval of the minutes for the March 14, 2016 regular meeting of the city council.

On the motion of Alderman Bryant and seconded by Alderman Lipford and by the consent of all members present, the minutes for the meeting were approved as presented.

Financial Reports – City Clerk Penn advised that city sales tax was down $3001.06, county sales tax was down $1626.55 for a total decrease of $4,627.61.

Entertain a motion to read all Ordinances and Resolutions by title only

On the motion of Alderman Cunningham and seconded by Alderman Lipford and by the consent of all members present, the motion was approved.

Proclamations, Special Announcements, Committee/Commission Appointments Mayor Penn announced the Mayor's Prayer Breakfast will be held May 5th at Main Street Baptist Church at 7:00 am and the city clean-up will be held April 15 – 16. Chief Hubbard announced that on April 30th from 10:00 am to 2:00 PM there will be a drug turn in event at the Police Department.

Committee Reports – Written Reports included in agenda packet.

Items to be removed from City of Farmington Inventory – None.

New Business

Change next City Council Meeting date to May 16, 2016 – Mayor Penn announced a change in dates for the May council meeting, the new date will be May 16th.

Request approval to add new volunteer firefighter. Fire Chief Cunningham asked that the council approve Al Jones III as a volunteer firefighter. On the motion of Alderman Pike and seconded by Alderman Lipford and by the consent of all members present, the motion was approved.

Request approval of employment contract between Farmington Public School District and the City of Farmington for School Resource Officer. On the motion of Alderman Bell and seconded by Alderman Mathews and by the consent of all members present, the motion was approved.

Request approval of bids on Double Springs Road Drainage Improvements.

On the motion of Alderman Bryant and seconded by Alderman Cunningham and by the consent of all members present, the motion was approved to accept the low bid from RCR Construction LLC in the amount of $142,767.26.

There being no further business to come before the council and on the motion of Alderman Bryant and seconded by Alderman Lipford and by the consent of all members present, the meeting adjourned at 6:24pm until the next regularly scheduled meeting to be held Monday May 16,, 2016 at 6:00 pm, in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

_____ _____

Mayor Ernie Penn City Clerk Kelly Penn

GENERAL FUND
Balance Sheet
04/30/16

		Book Value Apr 2016 Actual
Assets		
Current Assets		
Cash		
	CATASTROPHIC MONEY MARKET	136,395.19
	GENERAL FUND CHECKING ACCT	491,481.07
	GENERAL FUND MONEY MARKET	2,776,833.80
	Total Current Assets	**$3,404,710.06**
	Total Assets	**$3,404,710.06**
Fund Balance		
Suplus Carryover		
	CY SURPLUS (DEFICIT)	1,485,323.72
	FUND BALANCE	1,919,386.34
	Total Fund Balance	**$3,404,710.06**
	Total Liabilities and Equity	**$3,404,710.06**

GENERAL FUND
SALES TAX REPORT
04/01/16 to 04/30/16

	Apr 2016 Apr 2016 Actual	Apr 2015 Apr 2015 Actual
Revenue		
ALCOHOL SALES TAX	222.40	247.60
CITY SALES TAX REVENUES	39,471.26	35,416.14
SALES TAX - OTHER	92,046.12	78,145.12
STREET CITY SALES TAX	13,157.08	11,805.38
Total Revenue	**$144,896.86**	**$125,614.24**
Total Gross Profit	**$144,896.86**	**$125,614.24**
Total Net Income (Loss) From Operations	**$144,896.86**	**$125,614.24**
Total Net Income (Loss)	**$144,896.86**	**$125,614.24**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
Revenue & Expenditures					
GENERAL REVENUES					
Revenue					
ACCIDENT REPORT REVENUES	350.00	200.00	150.00	600.00	(250.00)
ACT 833	0.00	5,666.68	(5,666.68)	17,000.00	(17,000.00)
ALCOHOL SALES TAX	896.60	759.32	137.28	2,278.00	(1,381.40)
ANIMAL CONTROL REVENUES	675.00	833.36	(158.36)	2,500.00	(1,825.00)
BUILDING INSPECTION FEES	10,600.00	20,000.00	(9,400.00)	60,000.00	(49,400.00)
BUSINESS LICENSES	3,825.00	1,666.68	2,158.32	5,000.00	(1,175.00)
CITY COURT FINES	12,248.00	16,000.00	(3,752.00)	48,000.00	(35,752.00)
CITY SALES TAX REVENUES	160,392.43	163,985.64	(3,593.21)	491,957.00	(331,564.57)
COUNTY TURNBACK	55,117.57	133,333.32	(78,215.75)	400,000.00	(344,882.43)
DEVELOPMENT FEES	3,650.00	2,333.32	1,316.68	7,000.00	(3,350.00)
FRANCHISE FEES	144,248.09	116,666.68	27,581.41	350,000.00	(205,751.91)
GARAGE SALE PERMITS	390.00	1,000.00	(610.00)	3,000.00	(2,610.00)
GRANTS	12,000.00	0.00	12,000.00	0.00	12,000.00
INTEREST REVENUES	734.62	666.68	67.94	2,000.00	(1,265.38)
MISCELLANEOUS REVENUES	21,148.73	400.00	20,748.73	1,200.00	19,948.73
PARK RENTAL	380.00	400.00	(20.00)	1,200.00	(820.00)
SALES TAX - OTHER	361,195.49	350,652.00	10,543.49	1,051,956.00	(690,760.51)
SPORTS COMPLEX FEES	30,685.02	16,666.64	14,018.38	50,000.00	(19,314.98)
SRO REIMBURSEMENT REVENUES	10,085.71	11,666.68	(1,580.97)	35,000.00	(24,914.29)
STATE TURNBACK	32,097.84	33,333.32	(1,235.48)	100,000.00	(67,902.16)
Revenue	**$860,720.10**	**$876,230.32**	**($15,510.22)**	**$2,628,691.00**	**($1,767,970.90)**
Gross Profit	**$860,720.10**	**$876,230.32**	**$0.00**	**$2,628,691.00**	**$0.00**
Revenue Less Expenditures	**$860,720.10**	**$876,230.32**	**$0.00**	**$2,628,691.00**	**$0.00**
Net Change in Fund Balance	**$860,720.10**	**$876,230.32**	**$0.00**	**$2,628,691.00**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
ADMINISTRATIVE DEPT					
Expenses					
ADDITIONAL SERVICES EXPENSE	27,605.01	61,666.68	(34,061.67)	185,000.00	(157,394.99)
ADVERTISING EXPENSE	860.38	1,666.68	(806.30)	5,000.00	(4,139.62)
BUILDING MAINT & CLEANING	90,197.65	13,333.32	76,864.33	40,000.00	50,197.65
GRANT EXPENSE	1,000.00	0.00	1,000.00	0.00	1,000.00
INSURANCES EXPENSE	35.52	10,218.68	(10,183.16)	30,656.00	(30,620.48)
LEGAL FEES	2,622.00	3,333.32	(711.32)	10,000.00	(7,378.00)
MATERIALS & SUPPLIES EXPENSE	1,924.82	7,333.32	(5,408.50)	22,000.00	(20,075.18)
MISCELLANEOUS EXPENSE	22,286.74	666.68	21,620.06	2,000.00	20,286.74
NEW EQUIPMENT PURCHASE	15,759.00	5,333.32	10,425.68	16,000.00	(241.00)
PAYROLL EXP - CITY ATTRNY	0.00	10,725.00	(10,725.00)	32,175.00	(32,175.00)
PAYROLL EXP - ELECTED OFFICIA	25,057.50	27,833.32	(2,775.82)	83,500.00	(58,442.50)
PAYROLL EXP - REGULAR	59,197.40	78,814.36	(19,616.96)	236,443.00	(177,245.60)
PLANNING COMMISSION	3,195.16	6,466.68	(3,271.52)	19,400.00	(16,204.84)
POSTAGE EXPENSE	954.98	1,333.32	(378.34)	4,000.00	(3,045.02)
PROFESSIONAL SERVICES	10,331.00	13,833.32	(3,502.32)	41,500.00	(31,169.00)
REPAIR & MAINT - OFFICE EQUIP	296.61	1,666.68	(1,370.07)	5,000.00	(4,703.39)
TECHNICAL SUPPORT	512.40	3,666.68	(3,154.28)	11,000.00	(10,487.60)
TRAVEL, TRAINING & MEETINGS	2,582.64	5,000.00	(2,417.36)	15,000.00	(12,417.36)
UTILITIES EXPENSES	15,882.88	16,666.68	(783.80)	50,000.00	(34,117.12)
Expenses	**$280,301.69**	**$269,558.04**	**$10,743.65**	**$808,674.00**	**($528,372.31)**
Revenue Less Expenditures	**($280,301.69)**	**($269,558.04)**	**$0.00**	**($808,674.00)**	**$0.00**
Net Change in Fund Balance	**($280,301.69)**	**($269,558.04)**	**$0.00**	**($808,674.00)**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
ANIMAL CONTROL DEPT					
Expenses					
FUEL EXPENSES	273.77	816.68	(542.91)	2,450.00	(2,176.23)
MATERIALS & SUPPLIES EXPENSE	23.60	200.00	(176.40)	600.00	(576.40)
NEW EQUIPMENT PURCHASE	0.00	266.68	(266.68)	800.00	(800.00)
PAYROLL EXP - REGULAR	18,031.62	18,049.68	(18.06)	54,149.00	(36,117.38)
PROFESSIONAL SERVICES	1,890.00	6,321.68	(4,431.68)	18,965.00	(17,075.00)
REPAIR & MAINT - EQUIPMENT	46.65	521.00	(474.35)	1,563.00	(1,516.35)
TRAVEL, TRAINING & MEETINGS	0.00	166.68	(166.68)	500.00	(500.00)
UNIFORMS/GEAR EXPENSE	500.00	242.68	257.32	728.00	(228.00)
Expenses	**$20,765.64**	**$26,585.08**	**($5,819.44)**	**$79,755.00**	**($58,989.36)**
Revenue Less Expenditures	**($20,765.64)**	**($26,585.08)**	**$0.00**	**($79,755.00)**	**$0.00**
Net Change in Fund Balance	**($20,765.64)**	**($26,585.08)**	**$0.00**	**($79,755.00)**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
BUILDING PERMIT DEPT					
Expenses					
FUEL EXPENSES	432.36	1,166.68	(734.32)	3,500.00	(3,067.64)
MATERIALS & SUPPLIES EXPENSE	0.00	500.00	(500.00)	1,500.00	(1,500.00)
PAYROLL EXP - REGULAR	26,845.49	25,934.68	910.81	77,804.00	(50,958.51)
REPAIR & MAINT - EQUIPMENT	53.42	500.00	(446.58)	1,500.00	(1,446.58)
TRAVEL, TRAINING & MEETINGS	2,686.94	1,161.00	1,525.94	3,483.00	(796.06)
UNIFORMS/GEAR EXPENSE	629.95	250.00	379.95	750.00	(120.05)
Expenses	**$30,648.16**	**$29,512.36**	**$1,135.80**	**$88,537.00**	**($57,888.84)**
Revenue Less Expenditures	**($30,648.16)**	**($29,512.36)**	**$0.00**	**($88,537.00)**	**$0.00**
Net Change in Fund Balance	**($30,648.16)**	**($29,512.36)**	**$0.00**	**($88,537.00)**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
FIRE DEPT					
Expenses					
FUEL EXPENSES	1,373.89	2,666.68	(1,292.79)	8,000.00	(6,626.11)
HAZMAT EXPENSES	2,270.12	800.00	1,470.12	2,400.00	(129.88)
MATERIALS & SUPPLIES EXPENSE	2,268.43	2,500.00	(231.57)	7,500.00	(5,231.57)
MISCELLANEOUS EXPENSE	0.00	166.64	(166.64)	500.00	(500.00)
NEW EQUIPMENT PURCHASE	0.00	1,742.64	(1,742.64)	5,228.00	(5,228.00)
PAYROLL EXP - REGULAR	78,602.74	94,426.68	(15,823.94)	283,280.00	(204,677.26)
REPAIR & MAINT - EQUIPMENT	686.98	1,000.00	(313.02)	3,000.00	(2,313.02)
REPAIR & MAINT - TRUCK	3,309.44	1,666.68	1,642.76	5,000.00	(1,690.56)
TRAVEL, TRAINING & MEETINGS	336.00	1,333.32	(997.32)	4,000.00	(3,664.00)
UNIFORMS/GEAR EXPENSE	649.80	3,720.68	(3,070.88)	11,162.00	(10,512.20)
Expenses	**$89,497.40**	**$110,023.32**	**($20,525.92)**	**$330,070.00**	**($240,572.60)**
Revenue Less Expenditures	**($89,497.40)**	**($110,023.32)**	**$0.00**	**($330,070.00)**	**$0.00**
Net Change in Fund Balance	**($89,497.40)**	**($110,023.32)**	**$0.00**	**($330,070.00)**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
LAW ENFORCE - COURT					
Expenses					
MATERIALS & SUPPLIES EXPENSE	149.60	366.64	(217.04)	1,100.00	(950.40)
MISCELLANEOUS EXPENSE	0.00	133.32	(133.32)	400.00	(400.00)
NEW EQUIPMENT PURCHASE	0.00	1,000.00	(1,000.00)	3,000.00	(3,000.00)
PAYROLL EXP - REGULAR	59,748.35	34,416.68	25,331.67	103,250.00	(43,501.65)
SPECIAL COURT COSTS	0.00	2,166.64	(2,166.64)	6,500.00	(6,500.00)
TRAVEL, TRAINING & MEETINGS	0.00	650.00	(650.00)	1,950.00	(1,950.00)
Expenses	**$59,897.95**	**$38,733.28**	**$21,164.67**	**$116,200.00**	**($56,302.05)**
Revenue Less Expenditures	**($59,897.95)**	**($38,733.28)**	**$0.00**	**($116,200.00)**	**$0.00**
Net Change in Fund Balance	**($59,897.95)**	**($38,733.28)**	**$0.00**	**($116,200.00)**	**$0.00**

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
LAW ENFORCE - POLICE					
Expenses					
BREATHALYZER EXPENSES	181.80	266.68	(84.88)	800.00	(618.20)
DRUG TASK FORCE	0.00	666.64	(666.64)	2,000.00	(2,000.00)
FUEL EXPENSES	6,794.95	12,500.00	(5,705.05)	37,500.00	(30,705.05)
MATERIALS & SUPPLIES EXPENSE	5,590.06	10,631.32	(5,041.26)	31,894.00	(26,303.94)
MISCELLANEOUS EXPENSE	0.00	333.32	(333.32)	1,000.00	(1,000.00)
NEW EQUIPMENT PURCHASE	1,536.49	9,000.00	(7,463.51)	27,000.00	(25,463.51)
PAYROLL EXP - REGULAR	237,460.37	242,083.68	(4,623.31)	726,251.00	(488,790.63)
PAYROLL EXP - SRO	22,898.78	23,520.00	(621.22)	70,560.00	(47,661.22)
REPAIR & MAINT - AUTOMOBILES	9,570.80	5,333.32	4,237.48	16,000.00	(6,429.20)
REPAIR & MAINT - EQUIPMENT	906.17	1,000.00	(93.83)	3,000.00	(2,093.83)
TRAVEL, TRAINING & MEETINGS	325.00	3,166.68	(2,841.68)	9,500.00	(9,175.00)
UNIFORMS/GEAR EXPENSE	2,501.46	3,166.68	(665.22)	9,500.00	(6,998.54)
Expenses	**$287,765.88**	**$311,668.32**	**($23,902.44)**	**$935,005.00**	**($647,239.12)**
Revenue Less Expenditures	**($287,765.88)**	**($311,668.32)**	**$0.00**	**($935,005.00)**	**$0.00**
Net Change in Fund Balance	**($287,765.88)**	**($311,668.32)**	**$0.00**	**($935,005.00)**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
LIBRARY					
Expenses					
LIBRARY TRANSFER	30,000.00	10,000.00	20,000.00	30,000.00	0.00
Expenses	**$30,000.00**	**$10,000.00**	**$20,000.00**	**$30,000.00**	**$0.00**
Revenue Less Expenditures	**($30,000.00)**	**($10,000.00)**	**$0.00**	**($30,000.00)**	**$0.00**
Net Change in Fund Balance	**($30,000.00)**	**($10,000.00)**	**$0.00**	**($30,000.00)**	**$0.00**

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
PARKS DEPT					
Expenses					
FUEL EXPENSES	400.45	1,000.00	(599.55)	3,000.00	(2,599.55)
MATERIALS & SUPPLIES EXPENSE	1,453.65	1,666.64	(212.99)	5,000.00	(3,546.35)
MISCELLANEOUS EXPENSE	0.00	333.32	(333.32)	1,000.00	(1,000.00)
NEW EQUIPMENT PURCHASE	0.00	3,333.32	(3,333.32)	10,000.00	(10,000.00)
PAYROLL EXP - REGULAR	15,523.35	16,687.68	(1,164.33)	50,063.00	(34,539.65)
PAYROLL EXP - SPORTS COMPLEX	21,377.71	19,617.68	1,760.03	58,853.00	(37,475.29)
PROFESSIONAL SERVICES	0.00	1,033.32	(1,033.32)	3,100.00	(3,100.00)
REPAIR & MAINT - EQUIPMENT	198.32	1,666.68	(1,468.36)	5,000.00	(4,801.68)
SPORTS PARK FUEL	220.88	666.68	(445.80)	2,000.00	(1,779.12)
SPORTS PARK MATERIALS	9,218.82	5,333.32	3,885.50	16,000.00	(6,781.18)
SPORTS PARK NEW EQUIP	2,074.81	4,000.00	(1,925.19)	12,000.00	(9,925.19)
SPORTS PARK PROF SERV	16,140.93	11,666.68	4,474.25	35,000.00	(18,859.07)
SPORTS PARK REPAIR/MAINT	1,588.55	4,666.64	(3,078.09)	14,000.00	(12,411.45)
SPORTS PARK UNIFORMS	650.85	250.00	400.85	750.00	(99.15)
SPORTS PARK UTILITIES	3,181.39	6,978.00	(3,796.61)	20,934.00	(17,752.61)
UNIFORMS/GEAR EXPENSE	500.00	250.00	250.00	750.00	(250.00)
UTILITIES EXPENSES	1,122.29	1,000.00	122.29	3,000.00	(1,877.71)
Expenses	**$73,652.00**	**$80,149.96**	**($6,497.96)**	**$240,450.00**	**($166,798.00)**
Revenue Less Expenditures	**($73,652.00)**	**($80,149.96)**	**$0.00**	**($240,450.00)**	**$0.00**
Net Change in Fund Balance	**($73,652.00)**	**($80,149.96)**	**$0.00**	**($240,450.00)**	**$0.00**

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
TRANSFERS BETWEEN FUNDS					
Revenue					
STREET CITY SALES TAX	53,465.82	0.00	53,465.82	0.00	53,465.82
STREET COUNTY TURNBACK	5,729.52	0.00	5,729.52	0.00	5,729.52
Revenue	**$59,195.34**	**$0.00**	**$59,195.34**	**$0.00**	**$59,195.34**
Gross Profit	**$59,195.34**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Expenses					
STREET CITY SALE TAX	53,465.82	0.00	53,465.82	0.00	53,465.82
STREET COUNTY TURNBACK	5,729.52	0.00	5,729.52	0.00	5,729.52
Expenses	**$59,195.34**	**$0.00**	**$59,195.34**	**$0.00**	**$59,195.34**

STREET FUND
Balance Sheet
04/30/16

	Book Value Apr 2016 Actual
Assets	
Current Assets	
Cash	
STREET FUND CHECKING ACCT	431,458.34
Total Current Assets	**$431,458.34**
Total Assets	**$431,458.34**
Fund Balance	
Suplus Carryover	
CY SURPLUS (DEFICIT)	(255,192.20)
FUND BALANCE	686,650.54
Total Fund Balance	**$431,458.34**
Total Liabilities and Equity	**$431,458.34**

STREET FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
Revenue & Expenditures					
Revenue					
GRANTS	18,852.56	0.00	18,852.56	0.00	18,852.56
INTEREST REVENUES	20.95	33.32	(12.37)	100.00	(79.05)
MISCELLANEOUS REVENUES	136.00	33.32	102.68	100.00	36.00
STREET CITY SALES TAX	53,465.82	50,666.68	2,799.14	152,000.00	(98,534.18)
STREET COUNTY TURNBACK	5,729.52	13,333.32	(7,603.80)	40,000.00	(34,270.48)
STREET STATE TURNBACK	128,925.19	129,147.64	(222.45)	387,443.00	(258,517.81)
Revenue	**$207,130.04**	**$193,214.28**	**$13,915.76**	**$579,643.00**	**($372,512.96)**
Gross Profit	**$207,130.04**	**$193,214.28**	**$0.00**	**$579,643.00**	**$0.00**
Expenses					
FUEL EXPENSES	1,384.06	3,000.00	(1,615.94)	9,000.00	(7,615.94)
INSURANCES EXPENSE	0.00	1,000.00	(1,000.00)	3,000.00	(3,000.00)
MATERIALS & SUPPLIES EXPENSE	8,969.29	4,333.32	4,635.97	13,000.00	(4,030.71)
MISCELLANEOUS EXPENSE	0.00	166.68	(166.68)	500.00	(500.00)
NEW EQUIPMENT PURCHASE	24,850.00	11,666.68	13,183.32	35,000.00	(10,150.00)
PAYROLL EXP - REGULAR	56,055.36	59,464.32	(3,408.96)	178,393.00	(122,337.64)
PROFESSIONAL SERVICES	51,179.83	6,666.68	44,513.15	20,000.00	31,179.83
REPAIR & MAINT - EQUIPMENT	332.54	3,333.32	(3,000.78)	10,000.00	(9,667.46)
STREET LIGHTS	15,831.38	33,333.32	(17,501.94)	100,000.00	(84,168.62)
STREET/ROAD REPAIRS	726.77	67,750.00	(67,023.23)	203,250.00	(202,523.23)
TRAVEL, TRAINING & MEETINGS	0.00	166.68	(166.68)	500.00	(500.00)
UNIFORMS/GEAR EXPENSE	1,878.94	666.68	1,212.26	2,000.00	(121.06)
UTILITIES EXPENSES	1,472.38	1,666.68	(194.30)	5,000.00	(3,527.62)
Expenses	**$162,680.55**	**$193,214.36**	**($30,533.81)**	**$579,643.00**	**($416,962.45)**
Revenue Less Expenditures	**$44,449.49**	**($0.08)**	**$0.00**	**$0.00**	**$0.00**
Net Change in Fund Balance	**$44,449.49**	**($0.08)**	**$0.00**	**$0.00**	**$0.00**
Fund Balances					
Beginning Fund Balance	387,008.85	0.00	0.00	0.00	0.00
Net Change in Fund Balance	44,449.49	(0.08)	0.00	0.00	0.00
Ending Fund Balance	431,458.34	0.00	0.00	0.00	0.00

LIBRARY FUND
Balance Sheet
04/30/16

	Book Value Apr 2016 Actual
Assets	
Current Assets	
Cash	
LIBRARY CHECKING ACCT	124,989.46
Total Current Assets	**$124,989.46**
Total Assets	**$124,989.46**
Fund Balance	
Suplus Carryover	
CY SURPLUS (DEFICIT)	80,428.74
FUND BALANCE	44,560.72
Total Fund Balance	**$124,989.46**
Total Liabilities and Equity	**$124,989.46**

LIBRARY FUND

Statement of Revenue and Expenditures

	Year-To-Date Jan 2016 Apr 2016 Actual	Year-To-Date Jan 2016 Apr 2016 Budget	Year-To-Date Jan 2016 Apr 2016 Variance	Annual Budget Jan 2016 Dec 2016	Annual Budget Jan 2016 Dec 2016 Variance
Revenue & Expenditures					
Revenue					
FINES/LOST ITEMS	1,980.24	1,000.00	980.24	3,000.00	(1,019.76)
INTEREST REVENUES	6.29	0.00	6.29	0.00	6.29
TRANS FROM GENERAL FUND	30,000.00	10,000.00	20,000.00	30,000.00	0.00
WASHINGTON CO LIBRARY REVE	47,404.00	48,133.36	(729.36)	144,400.00	(96,996.00)
Revenue	**$79,390.53**	**$59,133.36**	**$20,257.17**	**$177,400.00**	**($98,009.47)**
Gross Profit	**$79,390.53**	**$59,133.36**	**$0.00**	**$177,400.00**	**$0.00**
Expenses					
BOOKS AND MEDIA	10,917.75	10,666.68	251.07	32,000.00	(21,082.25)
GRANT EXPENSE	529.57	0.00	529.57	0.00	529.57
INSURANCES EXPENSE	0.00	666.68	(666.68)	2,000.00	(2,000.00)
MATERIALS & SUPPLIES EXPENSE	4,501.57	2,333.32	2,168.25	7,000.00	(2,498.43)
MISCELLANEOUS EXPENSE	50.00	166.68	(116.68)	500.00	(450.00)
NEW EQUIPMENT PURCHASE	1,677.09	666.68	1,010.41	2,000.00	(322.91)
PAYROLL EXP - REGULAR	32,835.89	39,333.32	(6,497.43)	118,000.00	(85,164.11)
POSTAGE EXPENSE	110.45	100.00	10.45	300.00	(189.55)
PROGRAMS EXPENSE	300.00	333.32	(33.32)	1,000.00	(700.00)
REPAIR & MAINT - BUILDING	1,352.12	2,000.00	(647.88)	6,000.00	(4,647.88)
TECHNICAL SUPPORT	0.00	133.32	(133.32)	400.00	(400.00)
TRAVEL, TRAINING & MEETINGS	138.50	133.32	5.18	400.00	(261.50)
UTILITIES EXPENSES	2,107.46	2,600.00	(492.54)	7,800.00	(5,692.54)
Expenses	**$54,520.40**	**$59,133.32**	**($4,612.92)**	**$177,400.00**	**($122,879.60)**
Revenue Less Expenditures	**$24,870.13**	**$0.04**	**$0.00**	**$0.00**	**$0.00**
Net Change in Fund Balance	**$24,870.13**	**$0.04**	**$0.00**	**$0.00**	**$0.00**
Fund Balances					
Beginning Fund Balance	100,119.33	0.00	0.00	0.00	0.00
Net Change in Fund Balance	24,870.13	0.04	0.00	0.00	0.00
Ending Fund Balance	124,989.46	0.00	0.00	0.00	0.00

Farmington Finance Committee
Meeting Minutes

April 29, 2016

Committee Members: Patsy Pike, Chair, Members: Jimmy Story, Ron Petrie &
Others present: Business Manager Melissa McCarville, Chief Brian Hubbard and Public Works Supervisor Floyd Shelley

---

Discussion

Quorum was present. Brian and Floyd described their use and need for an electronic sign. We have been demoing one for several weeks. We have used it for speeding in various areas and also at the ball park and for other general notifications. The sign not only registers speed but also keeps a log so that the Police Department will be able to tell if speeding violations are common in particular areas. Brian indicated that the sign could be used for many applications: pancake breakfast, road work etc. Floyd mentioned that we will use it when we begin the work on Double Springs. Since we purchased the demo we are saving $2,000.

Action

Motion was made by Jimmy Story to purchase the sign from Applied Concepts, Inc. for $15,759.00. Ron Petrie seconded and all were in favor.

Farmington Public Library
175 West Cimarron Place
Farmington, Arkansas 72730
farmington@wcls.lib.ar.us
(479) 267-2674

Memo

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Rachel Stump
Re: Removal of equipment from library inventory
Date: May 16, 2016

Recommendation

Requesting the removal of the following from library inventory: Dell Optiplex 380, serial #CW7XLM1, inventory tag #228; Dell Optiplex, serial #738FDQ1, inventory tag #234; Dell Optiplex 380, serial #8Z0YDP1, inventory tag #227, Dell Optiplex 380, serial #738GDQ1, inventory tag #237; Dell Optiplex 380, serial #738DDQ1, inventory tag #213.

Background

Computer are no longer functioning and have been replaced.

Budget Impact

None

354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

MEMO

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville, Brian Hubbard and Floyd Shelley
Re: Police Storage Building
Date: May 10, 2016

Recommendation

City staff recommends approval of the bid from Coyle Enterprises.

Background

In March you approved requesting bids on the Police storage building project. We opened bids at 9:00 a.m. on April 22, 2016. Coyle Enterprises was the low bid. The bid tabulation is attached.

Discussion

While this is higher than we expected we have already spoken with Jerry Coyle about doing some value engineering to eliminate some costs.

Budget Impact

We would like the council to approve $123,099.00. This is not a budgeted item, the money for this project will come from reserves.

Bid Tabulation
Farmington Police Storage Building
City of Farmington, Ar.

Description	Bidder 1	Bidder 2	Bidder 3	Bidder 4	Bidder 5
	Robert Carr	D. Cameron	Coyle	Benchmark	Redline
BID TOTAL	$153,906.00	$235,500	$123,099.00	$185,000.00	$152,124.00

Bid Tabulation
Farmington Police Storage Building
City of Farmington, Ar.

Description	Bidder 6	Bidder 7	Bidder 8	Bidder 9	Bidder 10
	Sparks Const				
BID TOTAL	$155,983.00				

City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk

From: BRIAN HUBBARD, CHIEF
Re: PURCHASE OF UNIT
Date: 04/20/2016

Recommendation
Requesting the purchase of a new police unit a 2016 Dodge Charger.

Background
Purchasing of a new unit to keep our fleet up dated and fully functioning. This is a budgeted item.

Discussion
With the purchase of the new unit it will allow for FPD to keep maintenance cost down. New unit with less maintenance issues also helps with Officer safety.

Budget Impact
$38,000

354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

MEMO

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville and Floyd Shelley
Re: Rheas Mill Road Sidewalks
Date: May 10, 2016

Recommendation

City staff recommends approval to bid this project. David Gilbert will be available at the meeting for explanation and questions.

Background

We have talked about improving the walkability of Farmington, in particular around the schools; this would be a great step towards achieving that goal.

Discussion

This project would add sidewalks from Hwy 62 to the intersection of Double Springs on Rheas Mill.

Budget Impact

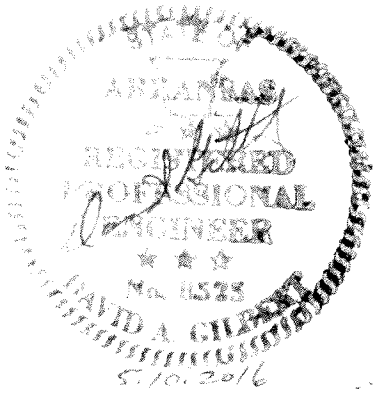
We planned for this project within our current year budget. We don't have an exact cost at this time. The engineer's estimate is $30,766.30.

Preliminary Cost Estimate for Construction
Project: Rhea's Mill Road sidewalks – East section
Date: 5/10/2016

Quantity	Unit	Item	Unit Cost	Extension
544	SY	4" thick concrete sidewalk, installed	$38.00	$20,672.00
18	TON	Additional undercut/stabilization	$30.00	$540.00
3	EA	Accessible ramp	$950.00	$2,850.00
75	TON	Select fill	$12.00	$900.00
1	EA	Remove tree	$800.00	$800.00
2	EA	Adjust water meter boxes	$500.00	$1,000.00
Subtotal				$26,762.00
Subtotal				$26,762.00
Contingency (15%)				$4,014.30
Construction total with contingency				$30,776.30

Sidewalk and ramp unit prices based on AHTD weighted average 2011-2014.
Other unit prices based on Engineer's experience. Actual prices will vary.

THIS IS ONLY AN ESTIMATE
and is subject to change. Market conditions will impact your costs.
The Engineer cannot and does not guarantee contractor's pricing.
Your actual costs may be higher or lower.



City of Farmington
354 W. Main Street - P.O. Box 150
Farmington, Arkansas 72730

Rhea's Mill Road Sidewalks - East Section

PRELIMINARY
NOT FOR CONSTRUCTION

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com

354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

Memo

To: Farmington City Council
Ernie Penn, Mayor
Kelly Penn, City Clerk
From: Melissa McCarville
Re: Appeal of the Planning Commission decision to deny rezoning of Lots 101, LLC
Date: May 10, 2016

Recommendation

While the Planning Commission voted 4-2 to deny the rezoning request from A-1 to RE-2, RE-2 is a compatible land use for this area and fits well with the R-1 zoning across the street.

Background

This zoning request was brought forward by Tom Sims under the name Lots 101, LLC. The petitioner is requesting the zoning be changed from A-1 (agricultural) to RE-2 (residential estates). RE-2 requires a minimum of 1 acre lots. The proposal is for 8 (eight), 1(one) acre lots.

Discussion

A draft of the minutes from the planning commission meeting is attached for your review. The information about the rezoning is highlighted. What you are being asked to consider is the zoning only; the rest of the development will be considered as a part of the subdivision process. After the rezoning is considered, the preliminary plat would be submitted and reviewed by our engineer and by the planning commission. Once approved the infrastructure for the subdivision would be built. The project would be inspected along the way by our engineer to make sure what is being built complies with the plans submitted. Once the infrastructure is in place, the final plat is submitted and reviewed by our engineer and the planning commission. As much as 6 (six) months to a year can go by between the preliminary plat submittal and the final plat submittal. The final plat also goes to the City Council for review and approval.

Budget Impact

There is no budget impact.

Planning Commission Minutes
April 25, 2016

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT	ABSENT
Jay Moore	Matt Hutcherson
Sean Schader	
Toni Bahn	
Robert Mann, Chair	**City Employees Present:** Melissa McCarville-
Gerry Harris	City Business Manager; Rick Brammall – City
Judy Horne	Inspector; Steve Tennant – City Atty;
Bobby Wilson	Chris Brackett – City Engineer

2. **Approval of Minutes:** Minutes of March 28, 2016 were unanimously approved as written.

3. **Comments from Citizens:** Allan Thomas spoke, requesting status of First Baptist Church property on Rheas Mill Road because he owns land there and was concerned that the Street Master Plan shows a 60' right-of-way through his property which is now zoned A-1. He was referred to Melissa McCarville for information and assistance.

4. A. Public Hearing – Proposed Amended Landscape Ordinance
There were no comments from the audience. Chairman Mann called for question regarding sending the ordinance amendments to the City Council at their next regularly scheduled meeting and it was approved unanimously.

4. B. Conditional Use – Sale of Fireworks – Meramec Specialty Company at 380 West Main Street: Dave Stewart was present to answer questions. This company has previously sold fireworks at the same location. Upon question, the Commission unanimously approved this conditional use.

4. C. Rezoning Request – Lots 101, LLC from A-1 to RE-2
The property requested for rezoning from A-1 to RE-2 (1 acre residential lots) is east of North Garland McKee Road. It would include 6 to 8 lots. Joseph Orr for Blew and Associates, PA represented owner Tom Sims.

Melissa McCarville stated that the rezoning request meets with the Farmington Land Use Plan.

Three e-mail messages were read by Gerry Harris. They are included in these minutes exactly as they were written in their e-mail.

1) Malinda Rector: "My name is Malinda Rector. I live at 11105 MeadowSweet Dr Prairie Grove, AR 72753 in Farmington city limits. I am unable to attend tonight's meeting due to being medical coverage for Farmington Athletics and we have a game tonight. Our subdivision has a drainage problem where water tends to stand in our back yards the creek behind us floods. I am concerned if they do build on this acreage that they will disrupt the creek that flows from there into our subdivision. With added driveways, streets, and concrete there will be less land to soak up the water that runs off of the mountain down into our subdivision. Also most of our homes are around 2,000

sq ft and 4br. Most of the developers have been building smaller homes across Farmington and I'm concerned that would lower our property value. I hope you take into consideration of the concerns of the residents already in this area. Thanks."

2) Kevin Lewis – 11148 Waterleaf Lane, Farmington: "I am writing to you as a concerned citizen of Farmington and as a resident of the Meadowsweet Subdivision located at HWY 170 and Garland McKee. I am unable to attend the commission meeting tonight and wanted to relay not only my concerns but those of my neighbors in Meadowsweet.

I have lived in Meadowsweet for 6 years now and for the most part find it an enjoyable/quiet place to reside. Back in 2010 or 2011 we had a period of heavy rains and the southern part of the neighborhood was flooded severely on two occasions due to inadequate drainage. Thankfully that was resolved and there has not been any issue to that extent since. However we do have concerns that the development in the acreage to the east will cause this to be an issue again as there will be extra runoff from the ridge that the current natural drainage and neighborhood drainage cannot handle.

The developer listed as being involved with this project, Tom Sims, was also the developer of the Meadowsweet Subdivision and whom most of the properties were bought from until his company at that time DTS, filed for bankruptcy. Further research shows numerous complaints regarding the warranties on the homes not being upheld fully if at all. I can verify that several of the issues I voiced to the company were ignored or band-aided rather than repaired correctly. Such as a crack in my patio only being filled with caulk rather than being redone since it was not poured correctly in the first place causing it to crack/sink. The company also left several empty lots that remain empty rather than being developed as he stated his company would.

My concern is that this company will either not take drainage into account or do it in a minimalistic way that will cause issue down the road. Also is the area going to be fully completed or left uncompleted when the need to file bankruptcy arises again? This is a scenic area and we would hate to see that ruined by a 1/2 complete project. I just feel that the commission should explore this developer's track record before proceeding to permit any projects to commence.

Another area is sewage. Meadowsweet is connected to the Valley View sewage treatment that has been in the news of late with indications that it is not being operated correctly. Will this new development add to an already strained system? Is this even a consideration? It is nice to see that Farmington is growing but we need to make sure that it is growth we can handle without future issues that will cost more to fix when issues have already happened. ***NOTE: Later in meeting it was explained by Melissa McCarville that the homes are not tied into the Valley View sanitation system but rather have septic systems.***
Thank you for your time and your anticipated assistance with our concerns. Please let me know if anything else is needed from myself or anyone in our subdivision."

3) William Lewis: "As a retired City Manager working in communities the size of Farmington up to 70,000 I am only concerned that your staff will do a through study to show that the area to be developed will support the additional traffic, adequate sewer facilities are provided and that any and all storm water will be maintened on the site should existing facilities be unable to handle the additional run-off of storm water."

Next, some of the many audience attendees who live in the area spoke:

Brian Snyder – he was concerned about drainage problems and flooding, loss of valuable greenspace, and lowering of property values of current homeowners.

Upon request for steps the developer would have to take Melissa McCarville explained.
1) Rezoning by Planning Commission from A-1 (Agriculture) to RE-2 (Residential with 1 acre lots per residence).
2) City Engineer Chris Brackett reviews the Preliminary Plat to ensure that the plans comply with all city ordinances and construction standards and this always includes close attention to water control/detention.
3) City Engineer meets with representative(s) of the developer company to discuss issues and non-compliance with instructions to correct the plans per his recommendations.
4) Final Plat of developers along with City Engineer's requirements goes to Planning Commission.
5) Planning Commission reviews Final Plat and hears City Engineer's requirements and votes to approve or deny.
6) If approved, builder may begin work on the development, but it is monitored throughout by the City Engineer Chris Brackett and City Inspector Rick Bramall, and others.

Melissa McCarville explained that when the Meadowsweet Subdivision was developed, it was in the County's jurisdiction and was built using County rules and regulations which were less strict than Farmington used. Farmington later annexed this area into the city.

Dennis Moore, a resident of the area, expressed concern about water erosion on and around the road near the large blue water tank.

Russell Pense, 1107 Rosebay, showed the Commission a newspaper photo showing Rosebay Street in the subdivision after a major flood in 2011. He stated that the City of Farmington drain improvements did resolve the flooding in December 2015 to some degree.

City Engineer Chris Brackett said that there definitely will have to be a large detention pond if the new development goes forward.

Dianna Lee, 10690 North Garland McKee, asked about extent of the requested rezoning. She was shown the proposed map of area in question. She asked if they would have to come back to the City again if they want to develop more lots there later and the answer is "Yes."

Lawson Osburn, Rosebay Lane, said the street flooded again December 2015 but this time did not enter homes. He also wondered if the other portion of the land would be developed and why it was not all planned at one time.

Mr. Dwayne Lee expressed concern about the dirt farm that Mr. Tom Sims plans to locate east of the residential lots. By stripping the topsoil, he and other neighbors fear it will increase the water volume and flow rate.

Mr. Sims, developer, said they plan to excavate only about 2 acres at a time then revegetate that portion of excavated land before continuing on to mine another 2 acres.

The City Engineer said that it would be necessary to "over-design" the detention pond. Also, they will have to get a grading permit from the City of Farmington and also from the State of Arkansas since they are using five acres which does require them to submit a plan on how they will control sediment, even though the excavation area will still be A-1. In addition, the Farmington ordinances state that they can't cause additional drainage downstream.

There being no further discussion, Chairman Mann called for question and the final vote was 4 No and 2 Yes. Motion failed.

The developer now has the option of waiting one year to attempt to rezone the land to RE-2 or he can appeal to the City Council at their next regularly scheduled meeting.

Mr. Sims stated that he had not done the best job of presenting his request for rezoning.

4. D. Variance Request Regarding Landscaping Requirements for Dairy Queen by GT Management – Blew & Associates, Engineers

Mr. Joseph Orr represented GT Management. He explained that the requirement for trees on the east side of property on Double Springs Road would create a safety hazard for school children. They agreed to plant those required numbers of trees in a safe area of the property.

There was no one present to speak to this variance.
Chairman Mann called for question and the variance request was unanimously approved.

4. E. Variance Request To Use Gravel Instead of Paving - Broyles Street Storage Phase 2 (property owned by Broyles Street Storage, LLC and represented by Blew & Associates, Engineers)

Mr. Joseph Orr presented the request and Mr. Tom Sims, developer, was in attendance. Mr. Sims said that due to great success with Phase 1 Storage Buildings, they will be wanting to build Phase 2 buildings shortly. Therefore, they only wish to leave the lot in gravel for a short time; all the grading and leveling is done.

City Engineer Brackett noted that the developer had been granted the right in Phase 1 to install a security fence for 4 acres, but instead they have fenced around all 8 acres of land. Gerry Harris inquired why they did not follow the guidelines set forth by the City. Tom Sims said it was his fault; that he did not know he had to come back to City again and forgot.

After further discussion, Jay Moore moved to require them to meet the conditions stated by Mr. Brackett and also to allow them only a six-month variance where gravel will be permitted. Motion seconded by Bobby Wilson and motion passed with a vote of 5 "Yes" and 1 "No".

5. A. New Business – Large Scale Development – Farmington Baptist Church

Property owned by First Baptist Church, located at 49 W. Main and presented by Bates & Associates, Inc. with Mr. Geoff Bates present.

City Engineer Chris Brackett had reviewed the plan and he recommended the Planning Commission approval with these conditions:

1. The construction plans and drainage report must be reviewed and accepted by the City prior to any construction activities on the site. These plans and report must include detailed plans for the improvements to the drainage system to the north and the report must prove that these improvements met the requirements of the Farmington Drainage Criteria Manual. The condition of the site in 2004 will not be accepted as the predevelopment condition for this site.
2. The construction plans must include improvements to Vine and Church to current Street Standards, including curb and gutter or a variance must be submitted and approved prior to final approval of the construction plans.
3. The landscape plan submitted will require a variance of the landscape ordinance requirements. This variance must be submitted and approved by the Planning Commission prior to final approval of the construction plans.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by McGoodwin, Williams, and Yates, the applicant should submit to the City three (3) sets of full-size plans, one (1) set of half-size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Mr. Brackett said the plan would reduce the water flow that now goes into homeowners' yards and would send it into the street instead.

Caleb Slate, resident of Vine Street, made an appeal regarding a proposed 9 foot wood fence that will block the sun on their property. Mr. Geoff Bates agreed that he would work with the neighbors regarding their request.

Chairman Mann called the question with understanding that Mr. Bates would work with neighbors and would meet conditions set forth by City Engineer Chris Brackett. Motion passed unanimously.

5.B. New Business – Large Scale Development – Broyles Street Storage Phase 2

Owned by Broyles Street Storage, LLC located on Broyles Street and presented by Joseph Orr of Blew & Associates, Engineers.

Mr. Brackett said the Commission's approval should be conditional on the following comments:
1. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full-size plans, one (1) set of half-size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

Upon roll call vote, the vote to accept large scale plan, with Mr. Brackett's conditions, passed unanimously.

5.C. New Business – Proposed concept plat for Tom Sims

Joseph Orr, Blew & Associates was present to discuss. Mr. Tom Sims asked commissioners why they voted down the rezoning request. It was explained that within the meeting, no explanation was necessary; however, he was welcome to talk with individual commissioners after meeting.

Mr. Sims stated that he only wanted to develop the 8 lots and put larger homes there; that the rest was not suitable to build on because it would be too expensive. He mentioned that he was willing to build a regional detention area. He further stated that he should have come to the Commission with the "whole enchilada" and that they had not provided enough information to the Commissioners.

Judy Horne asked about his plan to mine dirt east of the 8 lots he had wanted to rezone. He explained that he would dig the land 2 acres at a time and only one foot depth. Then he would replace the excavation area with not-so-good dirt and reseed it.

He said he would gather more information and come before the Commission in May, but City Manager Melissa McCarville explained that he could not ask to rezone that land RE-2 for one year. They can make an appeal at the next regularly scheduled City Council Meeting in May.

Mr. Sims withdrew his proposed concept plat for the eight lots on North Garland McKee.

6. Adjournment: Having no further business, Sean Schader moved to adjourn, seconded by Toni Bahn and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Tom Sims
Lots 101, LLC
P.O. Box 10210
Ft. Smith, AR 72917

City of Farmington
City Clerk Kelly Penn
354 W. Main Street
Farmington, AR 72730

SUBJECT: Sims Rezoning

May 9, 2016

To Whom It May Concern:

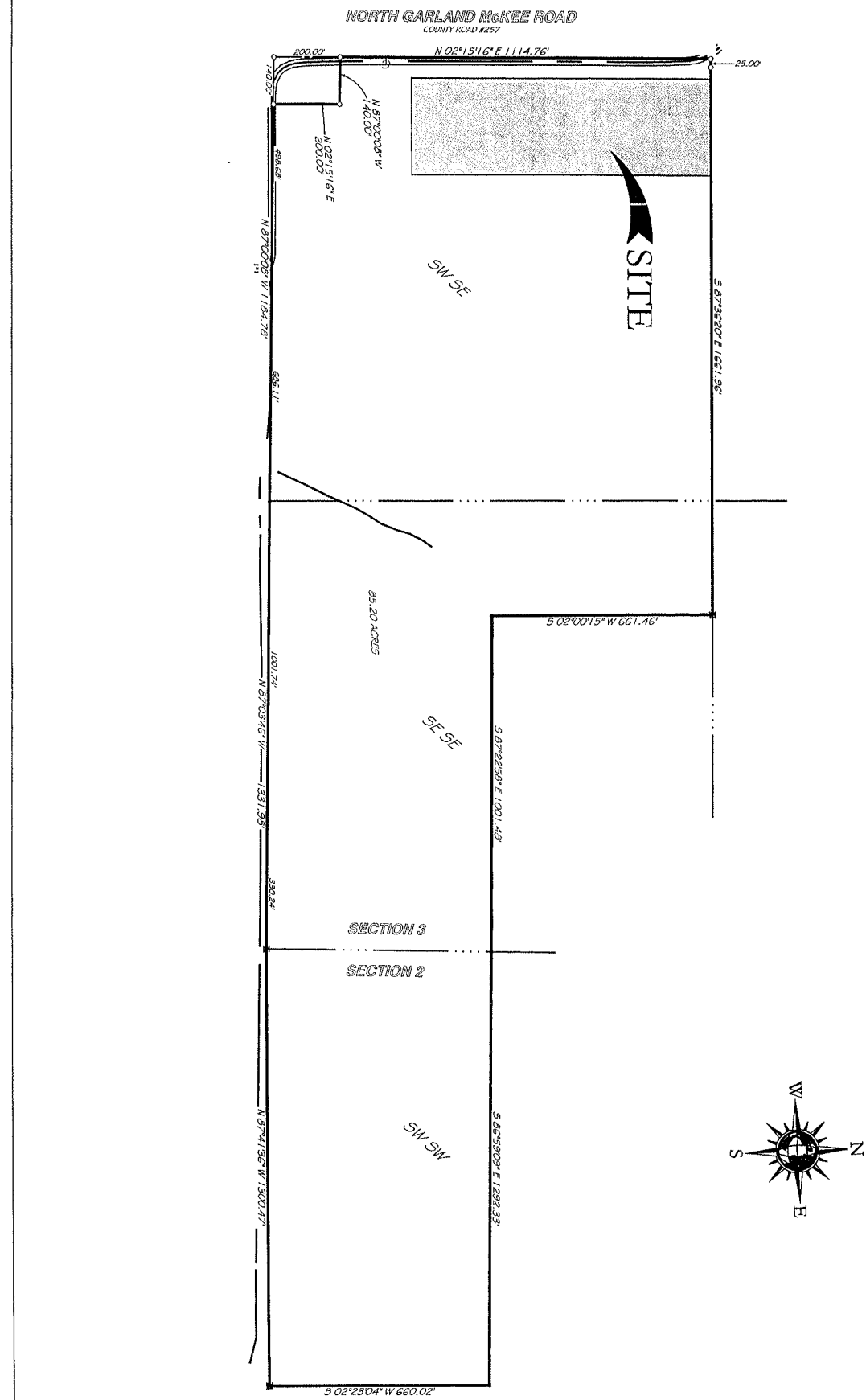
Lots 101, LLC would like to appeal the rezoning decision made by the City of Farmington's Planning Commission on April 25, 2016. Attached, please find the original rezoning request, which was to rezone the property to R-E and an exhibit depicting the area of rezoning. Additionally, we are attaching the future land use plan for the Site. Please note the approximate location of a storm water detention basin that will be used to control the flows from our site. Blew & Associates, PA will be at the City Council Meeting to represent the interests of Lots 101, LLC.

Sincerely,

Tom Sims
Managing Member
Lots 101, LLC

VICINITY MAP

N.T.S.



Rezoning Exhibit

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

300' 0 150' 300' 600'

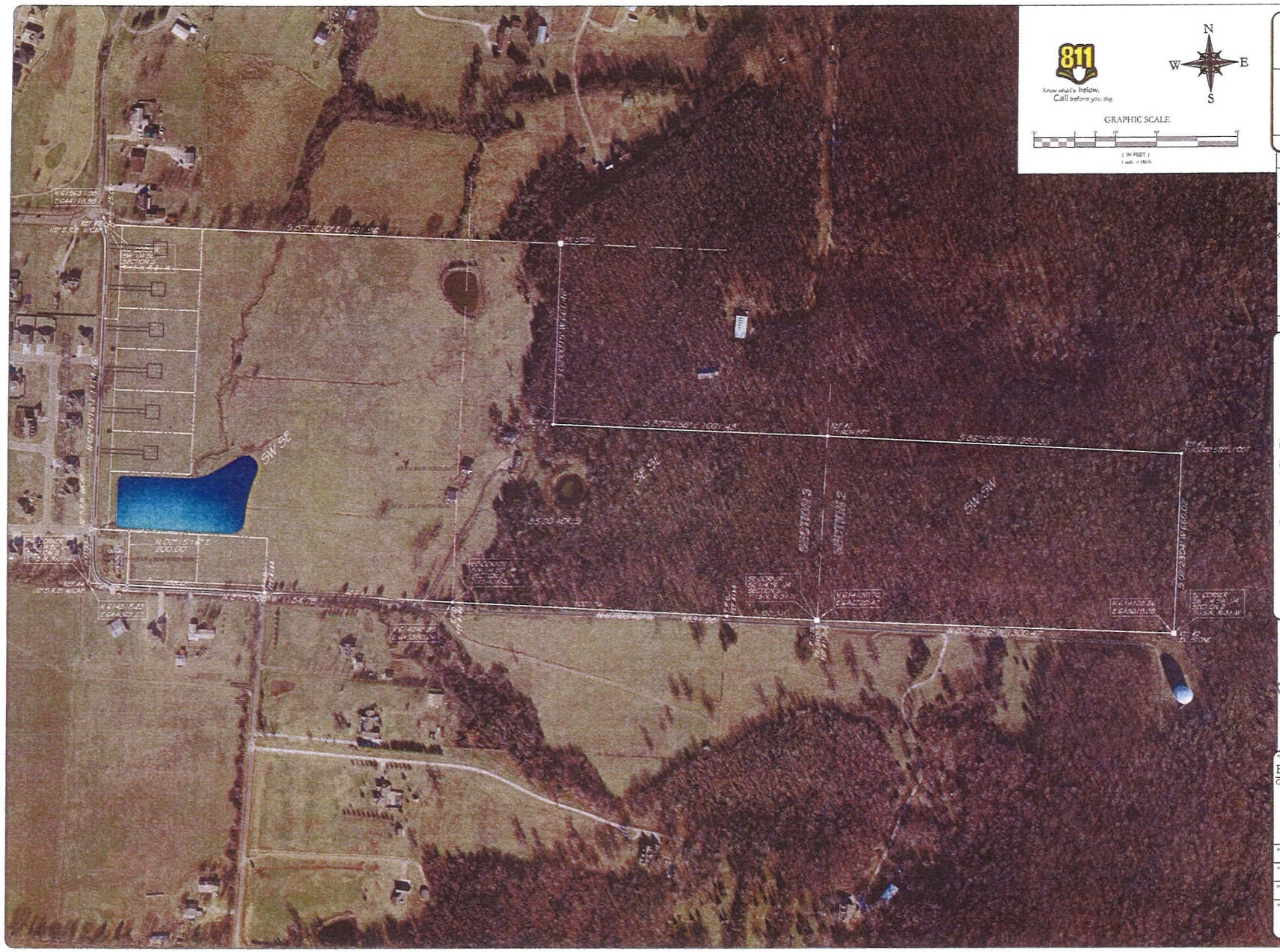
1 inch = 300 ft

Project Number: 16-190 Lots 101 Subdivision

Certificate of Authorization № 1534

Date: May 9th, 2016

524 W. Sycamore Street, Suite 4 • Fayetteville, Arkansas 72703 • 479.443.4506 Office • 479.582-1883 Fax



g:\blew & associates\projects\16-190 torn sims ad farmington\civil drawings\16-190 civil 001.dwg - Plotted on 3/9/2016 1:10:28 PM @ a scale of 1:2.2631 to match ARCH plot by Gene 2