

Minutes of the Regular Farmington City Council Meeting September 11, 2017

The regular meeting of the Farmington City Council scheduled for Monday, August 14th, 2017 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, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Alderman Lipford was absent. Also present were City Attorney Steve Tennant and City Business Manager Melissa McCarville. Mayor Penn led the Pledge of Allegiance.

Comments from Citizens – No comments from the citizens at this time. Mayor Penn acknowledged the thank you poster the city received from residents of Double Springs Road, Wolf Lane, and surrounding neighborhoods for the demolition of the home on 97 Double Springs Road.

Approval of the minutes for the August 14th, 2017 regular meeting of the city council.

On the motion of Alderman Bell and seconded by Alderman Morgan and by the consent of all 7 members present after a roll call vote, the minutes for the meeting were approved as presented.

Financial Reports – City Clerk Penn advised that city sales tax was up \$7,894.20, state sales tax was up \$8,783.55 for a total increase of \$16,677.75.

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

On the motion of Alderman Morgan and seconded by Alderman Bryant and by the consent of all 7 members present after a roll call vote, the motion to read all Ordinances and Resolutions by title only was approved.

Alderman Lipford arrived at 6:08 pm.

Proclamations, Special Announcements, Committee/Commission Appointments. Committee Reports – Joy Poyner was introduced as the new Children’s Librarian. Mayor Penn advised that the Library Board with the guidance of Betty Hummel, was working on an expansion plan and he thanked Mrs. Hummel for her generous gift to the city to start our library program. Mayor Penn advised that the city was also working on an expansion plan for city hall on the west end of the building for the Police Department. City Clerk Penn advised the council the registration period for the Winter Municipal League conference was open and it would be held in Fort Smith this year.

Old Business –

Ordinance No. 2017-11 an ordinance to amend ordinance no 7.1, zoning regulations adopted in 2015, section 14.04.05 to provide for an R-3 zero lot line single family residential zoning district for the City of Farmington. 2nd Reading

Mayor Penn stated that he thought there was some confusion at the last meeting on the R-3 zoning so he asked that Planning Commissioner Jay Moore address the council to give them some more insight. Several Alderman had questions or wanted information from the Planning Commissioner with regards to what made the R-3 zoning appealing, they disagreed with the proposed project discussed at the last meeting, they did not want to see the area saturated with rentals, they did not want to see utility boxes in the front yard of the developments and wanted to see a push for high density balance between the growth. Their questions were answered in the comments below.

Planning Commissioner Moore advised the council that the Planning Commission had been working on the R-3 zoning for quite some time, they wanted the city to have more than 2 zoning options. The Planning Commission thinks this will encourage more home ownership rather than rentals. There are some places in Farmington that can benefit from this type of zoning and it promotes homeownership. He assured the council that the Planning Commission will be diligent to make sure plans are done correctly and the proposal is suitable to the proposed area.

Mayor Penn stated the R-3 zoning is also a way for builders to do subdivisions in phases with different types of home ownership in their projects. It can promote home ownership rather than rental but some builders have rentals built in this also. This gives our community a choice of affordable housing and there is a lack of that in our town now. The Planning Commission has done their homework and the council will still have to approve the project when it comes before them.

City Business Manager McCarville reminded the council the planning commission has been talking about these zoning changes for the last few years, this is not specific to any project. This is to give the planning commission more standards in place for our city. If you still have concerns go the planning commission work session next Monday night and talk with them and share your concerns.

Tom Simms with Trademark Homes addressed the council with regards to a R-3 project he had submitted for review to the planning commission. It was 23 lots on a 5 acre parcel. The R-3 zoning can help builders reduce their cost, currently lot cost is 20% for builders and increasing. He cited several properties in Fayetteville that have R-3 zoning. Farmington needs more affordable housing. The majority of his R-3 homes have all sold to young professionals so it's not necessarily a renters market. People want low maintenance housing regardless of their age demographic.

A motion was made by Alderman Cunningham and seconded by Alderman Lipford to place Ordinance 2017-11 on its second reading by title only. It was approved by all 8 of those present after a roll call vote.

New Business

Request Approval to remove from inventory and also put out for bid 2008 Dodge Magnum VIN #2D4GB47278H245306

A motion was made by Alderman Cunningham and seconded by Alderman Lipford to remove from inventory and put out for bid 2008 Dodge Magnum VIN #2D4GB47278H245306, it was approved by all 8 of those present after a roll call vote.

Request approval to add 12 positions of Auxiliary Officer to police department.

Police Chief Hubbard advised that he wanted to add some officers for help with parades, special events, ball games and emergency's. By state statues he has to ask for increments of 12, he does not plan on filling all 12 positions at once but wanted to ask for approval for all so he does not need to come back to the council each time. They will all be certified officers and the cost to the city would be \$5.60 per month or \$67.20 per year per officer used.

A motion was made by Alderman Bryant and seconded by Alderman Bell to approve addition of 12 Auxiliary officers. It was approved by all 8 of those present after a roll call vote.

Request approval to add the position of Administrative Assistant/Deputy Court Clerk and Salary Grade of 10.

Mayor Penn advised that we needed to eliminate the part time positon and make it full time and after speaking with Judge Nations, we need a Deputy Court Clerk who is available to fill in when our Court Clerk is unavailable as the city of Prairie Grove is greatly inconvenienced when they had to help during our vacancy period.

A motion was made by Alderman Bryant and seconded by Alderman Parsley to approve adding the position of Administrative Assistant/Deputy Court Clerk with Salary Grade 10. It was approved by all 8 of those present after a roll call vote.

Request approval to accept bid from Hutchens Construction for street improvements to Tyler and Gibson Hill Road.

Street Supervisor Floyd Shelley advised the council we would be cost sharing this project with the county. The total cost of the project would be \$89,986.60, the county will reimburse us for approximately \$18,000, making our total cost \$71,986.80.

A motion was made by Alderman Bell and seconded by Alderman Bryant to approve the bid from Hutchens Construction in the amount of \$89,986.80. It was approved by all 8 of those present after a roll call vote.

Request approval of a change order for North Appleby Road.

Street Supervisor Floyd Shelley advised the council due to the heavy rains we had, the cost of the project was more than first expected. He asked the council to approve a change order in the amount of \$8,789.75, which brings the total cost of the project to \$48,940.75.

A motion was made by Alderman Bryant and seconded by Alderman Bell to approve the change order in the amount of \$8,789.75 to bring the cost of the project to \$48,940.75. It was approved by all 8 of those present after a roll call vote.

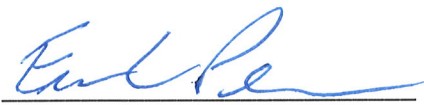
Ordinance No. 2017-13 An Ordinance waiving requirements of competitive bidding for the purchase and installation of an audio/video and security system for the Farmington sports Complex.

Jim Crews gave a brief presentation to the council regarding the sports complex project.

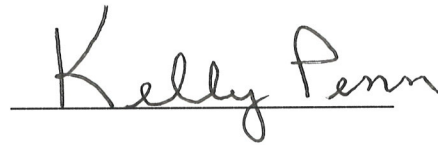
A motion was made by Alderman Lipford and seconded by Alderman Morgan to suspend the rule requiring the reading of an ordinance in full on 3 different dates be suspended and that ordinance 2017-13 is to be read by title only one time. It was approved by all 8 those present after a roll call vote. City Attorney Tennant read Ordinance 2017-13 by title only. Mayor Penn asked shall the Ordinance Pass? It was approved by all 8 of those present after a roll call vote. A motion was made by Alderman Bell and seconded by Alderman Parsley to approve Ordinance 2017-13 with an emergency clause. It was approved by all 8 of those present after a roll call vote.

There being no further business to come before the council and on the motion of Alderman Lipford and seconded by Alderman Morgan and by the consent of all members present, the meeting adjourned at 7:20pm until the next regularly scheduled meeting to be held Monday October 9th, 2017 at in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

A handwritten signature in blue ink, appearing to read "Ernie Penn", written over a horizontal line.

Mayor Ernie Penn

A handwritten signature in blue ink, appearing to read "Kelly Penn", written over a horizontal line.

City Clerk Kelly Penn