



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

CITY COUNCIL AGENDA
March 12, 2018

A regular meeting of the Farmington City Council will be held on
Monday, March 12, 2018 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 – February 12, 2018 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 – NONE

NEW BUSINESS

11. Request approval to purchase a new 2018 Dodge Charger police unit.
12. Request approval of purchase contract for 7 acres of land from Farmington School District.
13. Request approval for the appropriation of \$25,000 dedicated to support the Farmington Senior Center.
14. Ordinance No. 2018-04 – An ordinance to establish policy and procedures for the purchase of property and services in accordance with Ark. Code Ann. §14-58-303, repealing all previous ordinances in conflict herewith, and for other purposes.

INFORMATIONAL ITEMS:

- A. City Business Manager Report
- B. Court Clerk Monthly Distribution Report
- C. Fire Department Report
- D. Police Department Report
- E. Building/Public Works Report
- F. Library Report
- G. Planning Commission Minutes

Minutes

Minutes of the Regular Farmington City Council Meeting February 12th, 2018

The regular meeting of the Farmington City Council scheduled for Monday, February 12th, 2018 was called to order at 6:00 pm by Mayor Ernie Penn. City Clerk Kelly Penn called the roll and the following Council Members answered to their names: Patsy Pike, Sherry Mathews, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present was City Business Manager Melissa McCarville and City Attorney Tennant. Alderman Lipford arrived after the roll call vote at 6:01 pm. Mayor Penn led the Pledge of Allegiance.

Comments from Citizens – None

Approval of the minutes for the January 8th, 2018 regular meeting of the city council. On the motion of Council Member Bryant and seconded by Council Member Parsley and by the consent of all Council Members present after a roll call vote, the minutes for the meeting were approved as presented 8-0.

Financial Reports – Mayor Penn presented the financial reports.

Entertain a motion to read all Ordinances and Resolutions by title only. On the motion of Council Member Bryant and seconded by Council Member Morgan and by the consent of all Council Members present after a roll call vote, the motion to read all Ordinances and Resolutions by title only was approved 8-0.

Proclamations, Special Announcements, Committee/Commission Appointments. Committee Reports

Fire Chief Cunningham introduced 2 new firefighters, Martin Peters & A.J. Jones.

Committee Reports – All committee reports were included in the council packets.

Items to be removed from City of Farmington Inventory

Removal of Equipment from Police Department, 8 channel DVR/8 cameras serial number ZA0804GB061OE260008, City Tag 0568, destroying only the DVR at this time

Police Chief Hubbard advised he was keeping the cameras and hoping to find another use for them, so he was only requesting removal of the DVR. On the motion of Council Member Cunningham and seconded by Council Member Parsley and by the consent of all Council Members present after a roll call vote, the motion was approved 8-0 to remove the DVR, serial number ZA0804GB061OE260008, City Tag 0568 from inventory.

Removal of Equipment APC Smart 3000 UPS Backup City Business Manager McCarville advised that the backup is failing and new ones have been purchased to replace this in 2017. On the motion of Council Member Bell and seconded by Council Member Bryant and by the consent of all Council Members present after a roll call vote, it was approved 8-0 to remove the APC Smart UPS backup, inventory tag #362, serial number JS0715018311 from inventory.

Removal of equipment from Library Inventory Librarian Rachel Sawyer advised these computers needed to be removed from library inventory. Computers were purchased in 2011 and had been used as public workstation computers. On the motion of Council Member Bryant and seconded by Council Member Cunningham and by the consent of all Council Members present after a roll call vote, the motion was approved 8-0 to remove the following 5 computers from the Library's inventory: Dell OptiPlex 380, serial # 2WPZZQ1, inventory tag #225, Dell OptiPlex 380, serial # 2WP80R1, inventory tag #226, Dell OptiPlex 390SFF, serial # #9DSSVR1, inventory tag #232, Dell OptiPlex 380, serial # 9DSNVR1, inventory tag #239, Dell OptiPlex 390SFF, serial # #9DSTVR1, inventory tag #217.

New Business

State of the City Address by Mayor Ernie Penn – see attached

Request approval to appoint Council Member Bobby Morgan Vice Mayor

Mayor Penn advised the council that the municipal league advised that all cities needed to appoint a vice mayor in the event that the City Clerk was unable to conduct a meeting in the Mayors absence and he was recommending Council Member Morgan. On the motion of Council Member Lipford and seconded by Council Member Pike and by the consent of all Council Members present after a roll call vote, Council Member Bobby Morgan was elected Vice Mayor 8-0.

Ordinance No. 2018-02 An Ordinance rezoning property on south 54th Avenue containing approximately 30.19 +/- from A-1, agriculture district to R-1, single family residential as requested by Indian Territory, LLC

Council Member Bryant made a motion to suspend the rule requiring the reading of an ordinance in full on 3 different dates be suspended and that Ordinance 2018-02 is to be read one time by title only. It was seconded by Council Member Cunningham, and by the consent of all Council Members present after a roll call vote, the motion was approved 8-0. Mayor Penn asked shall the ordinance pass? After a roll call vote it was approved by all those present 8-0. A motion was made by Council Member Bryant and seconded by Council Member Parsley to pass Ordinance 2018-02 with an emergency clause. After a roll call vote, it was approved by all those present 8-0.

Ordinance No. 2018-03 An Ordinance accepting payment for street and storm water drainage improvements, confirming the dedication of certain sidewalks and storm drainage improvements upon completion and for the street improvements of Garland McKee road, all of which pertains to the Hillside estates Subdivision, ad addition to the city of Farmington, Arkansas, upon the fulfillment of certain contingencies, and for other purposes.

Tom Simms advised he was in agreement with the report from Blew and Associates and engineer Chris Brackett. Mayor Penn opened the discussion to the public. Ms. Ethel McKee advised Mayor Penn that her son would be handling the business for her. Bryan Snyder, Foxglove Lane, advised it was absurd to put anymore homes in that area until we have a plan for the drainage, we need the problem fixed before it's redeveloped. Engineer Chris Brackett said the 3 homes currently being constructed there do not impact this issue. The issue the we are addressing is the existing tiles placed there don't adequately handle the flow. Mayor Penn advised the tiles were approved by Washington County and they are at a 90-degree angle and don't handle the flow but the city is being a good neighbor and doing all we can to help fix this. Don McCarthy, Foxglove Lane, asked how will all this be paid for. Mayor Penn advised him that the city will pay for these repairs, not the homeowners. Mr. McCarthy advised after a heavy rain the 2 new homes under construction will be under 4 foot of water. Bryan Snyder, Foxglove Lane, asked if the new homes being built were being built higher. Tom Simms answered the question, yes, 3 feet higher. Bryan Snyder asked why the were being built, the issue was the development across the street, time is of the essence because it will flood. City Building Inspector Bramell replied that the building permits are part of the approved subdivision. The discussion was closed to the public. After discussion from the council, Council Member Bell made a motion to suspend the rule requiring the reading of an ordinance in full on 3 different dates be suspended and that Ordinance 2018-03 is to be read one time by title only. It was seconded by Council Member Morgan, and by the consent of all Council Members present after a roll call vote, the motion was approved 8-0. Mayor Penn asked shall the ordinance pass? After a roll call vote it was approved by all those present 8-0. A motion was made by Council Member Bryant and seconded by Council Member Parsley to pass Ordinance 2018-03 with an emergency clause. After a roll call vote, it was approved by all those present by a vote of 8-0.

Resolution 2018 – 02 A resolution probating for the adoption of the amended budget for the city of Farmington, Arkansas for the 9 months beginning January 1, 2017 to December 31, 2017, appropriating money for each item and other purposes.

On the motion of Council Member Cunningham and seconded by Council Member Morgan and by the consent of all Council Members present after a roll call vote, the motion to approve a resolution probating for the adoption of the amended budget for the City of Farmington,

Arkansas for the 12 months beginning January 1, 2017 to December 31, 2017, appropriating money for each item and other purposes was approved 8-0.

Resolution 2018-03 A resolution recognizing the opioid epidemic in the United states of America and in Arkansas; and to engage in litigation as a member of the Municipal Legal Defense Program (MLDP) against those entities and those responsible for this societal crisis.

On the motion of Council Member Lipford and seconded by Council Member Bell and by the consent of all Council Members present after a roll call vote, the motion to approve a resolution recognizing the opioid epidemic in the United states of America and in Arkansas; and to engage in litigation as a member of the Municipal Legal Defense Program (MLDP) against those entities and those responsible for this societal crisis was approved 8-0.

There being no further business to come before the council and on the motion of Council Member Bryant and seconded by Council Member Lipford and by the consent of all members present, the meeting adjourned at 7:17 pm until the next regularly scheduled meeting to be held Monday March 12th, 2018 at in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

City Clerk Kelly Penn

Mayor Ernie Penn

Financial

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2018
	Jan 2018	2018	Dec 2018
	Feb 2018		Percent of
	Actual		Budget
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	370.00	1,000.00	37.00%
ACT 833	0.00	20,000.00	0.00%
ALCOHOL SALES TAX	638.50	3,000.00	21.28%
ANIMAL CONTROL REVENUES	440.00	2,500.00	17.60%
BOND FUND REIMB REVENUES	131,737.61	0.00	0.00%
BUILDING INSPECTION FEES	14,440.00	60,000.00	24.07%
BUSINESS LICENSES	4,775.00	5,000.00	95.50%
CITY COURT FINES	21,196.35	100,000.00	21.20%
CITY SALES TAX REVENUES	218,445.26	850,000.00	25.70%
COUNTY TURNBACK	34,289.96	415,000.00	8.26%
DEVELOPMENT FEES	2,910.00	7,000.00	41.57%
FRANCHISE FEES	92,819.05	375,000.00	24.75%
GARAGE SALE PERMITS	0.00	3,000.00	0.00%
INTEREST REVENUES	709.68	2,000.00	35.48%
MISCELLANEOUS REVENUES	629.94	1,200.00	52.50%
PARK RENTAL	40.00	1,400.00	2.86%
SALES TAX - OTHER	206,954.22	1,090,000.00	18.99%
SPORTS COMPLEX FEES	26,895.00	50,000.00	53.79%
SRO REIMBURSEMENT REVENUES	3,736.00	25,000.00	14.94%
STATE TURNBACK	19,326.15	100,000.00	19.33%
Revenue	\$780,352.72	\$3,111,100.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-to-Date		Annual Budget 2018	Jan 2018
	Jan 2018	Feb 2018		Dec 2018
	Actual			Percent of Budget
ADMINISTRATIVE DEPT				
Expenses				
ADDITIONAL SERVICES EXPENSE	79,978.74		160,000.00	49.99%
ADVERTISING EXPENSE	339.08		7,000.00	4.84%
BUILDING MAINT & CLEANING	1,459.27		40,000.00	3.65%
CREDIT CARD FEE EXPENSE	577.88		4,000.00	14.45%
ELECTION EXPENSES	0.00		4,000.00	0.00%
INSURANCES EXPENSE	1,380.00		31,000.00	4.45%
LEGAL FEES	0.00		10,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	1,656.04		20,000.00	8.28%
MISCELLANEOUS EXPENSE	0.00		2,000.00	0.00%
NEW EQUIPMENT PURCHASE	0.00		10,000.00	0.00%
PAYROLL EXP - CITY ATTRNY	10,821.20		33,500.00	32.30%
PAYROLL EXP - ELECTED OFFICIAL	17,306.60		121,500.00	14.24%
PAYROLL EXP - REGULAR	42,978.05		225,000.00	19.10%
PLANNING COMMISSION	1,928.32		19,400.00	9.94%
POSTAGE EXPENSE	0.00		3,000.00	0.00%
PROFESSIONAL SERVICES	4,508.00		45,000.00	10.02%
REPAIR & MAINT - EQUIPMENT	73.95		0.00	0.00%
REPAIR & MAINT - OFFICE EQUIP	0.00		5,000.00	0.00%
RETURNED CHECK	0.00		250.00	0.00%
TECHNICAL SUPPORT	415.98		20,000.00	2.08%
TELECOMMUNICATION EXPENSES	0.00		1,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	1,093.56		11,000.00	9.94%
UTILITIES EXPENSES	10,190.23		60,000.00	16.98%
Expenses	\$174,706.90		\$832,650.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-to-Date		Annual Budget	Jan 2018
	Jan 2018	Feb 2018	2018	Dec 2018
	Actual			Percent of Budget
ANIMAL CONTROL DEPT				
Expenses				
FUEL EXPENSES	175.48		2,000.00	8.77%
MATERIALS & SUPPLIES EXPENSE	0.00		600.00	0.00%
NEW EQUIPMENT PURCHASE	0.00		800.00	0.00%
PAYROLL EXP - REGULAR	10,898.40		56,000.00	19.46%
PROFESSIONAL SERVICES	1,834.00		20,000.00	9.17%
REPAIR & MAINT - EQUIPMENT	17.21		1,000.00	1.72%
TRAVEL, TRAINING & MEETINGS	0.00		500.00	0.00%
UNIFORMS/GEAR EXPENSE	0.00		800.00	0.00%
Expenses	\$12,925.09		\$81,700.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018	Jan 2018	Dec 2018
	Feb 2018	Dec 2018	Percent of
	Actual		Budget
BUILDING PERMIT DEPT			
Expenses			
FUEL EXPENSES	282.57	2,500.00	11.30%
PAYROLL EXP - REGULAR	14,960.87	80,500.00	18.58%
REPAIR & MAINT - AUTOMOBILES	0.00	1,500.00	0.00%
TRAVEL, TRAINING & MEETINGS	250.00	5,000.00	5.00%
UNIFORMS/GEAR EXPENSE	0.00	1,000.00	0.00%
Expenses	\$15,493.44	\$90,500.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018 Feb 2018 Actual	Jan 2018 Dec 2018	Dec 2018 Percent of Budget
FIRE DEPT			
Expenses			
FUEL EXPENSES	886.30	5,000.00	17.73%
HAZMAT EXPENSES	2,270.12	2,400.00	94.59%
MATERIALS & SUPPLIES EXPENSE	847.94	8,500.00	9.98%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	6,500.00	0.00%
PAYROLL EXP - REGULAR	61,832.90	380,000.00	16.27%
REPAIR & MAINT - EQUIPMENT	308.13	3,000.00	10.27%
REPAIR & MAINT - TRUCK	380.93	6,000.00	6.35%
TRAVEL, TRAINING & MEETINGS	0.00	3,000.00	0.00%
UNIFORMS/GEAR EXPENSE	2,428.98	12,200.00	19.91%
Expenses	\$68,955.30	\$427,100.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018	Jan 2018	Dec 2018
	Feb 2018	Dec 2018	Percent of
	Actual		Budget
LAW ENFORCE - COURT			
Expenses			
MATERIALS & SUPPLIES EXPENSE	527.70	1,300.00	40.59%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	3,000.00	0.00%
PAYROLL EXP - REGULAR	17,878.33	103,000.00	17.36%
SPECIAL COURT COSTS	0.00	6,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	150.00	2,200.00	6.82%
Expenses	\$18,556.03	\$115,900.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018	Jan 2018	Dec 2018
	Feb 2018	Dec 2018	Percent of
	Actual		Budget
LAW ENFORCE - POLICE			
Expenses			
BREATHALYZER EXPENSES	94.38	700.00	13.48%
DRUG TASK FORCE	0.00	2,000.00	0.00%
FUEL EXPENSES	4,200.04	30,000.00	14.00%
MATERIALS & SUPPLIES EXPENSE	6,467.06	36,000.00	17.96%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	32,000.00	0.00%
PAYROLL EXP - REGULAR	150,743.64	890,000.00	16.94%
PAYROLL EXP - SRO	12,353.02	61,000.00	20.25%
REPAIR & MAINT - AUTOMOBILES	155.71	20,000.00	0.78%
REPAIR & MAINT - EQUIPMENT	189.69	3,000.00	6.32%
TRAVEL, TRAINING & MEETINGS	450.00	4,500.00	10.00%
UNIFORMS/GEAR EXPENSE	1,913.90	9,500.00	20.15%
Expenses	\$176,567.44	\$1,089,200.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018	Jan 2018	Dec 2018
	Feb 2018	Dec 2018	Percent of
	Actual		Budget
LIBRARY			
Expenses			
LIBRARY TRANSFER	0.00	30,000.00	0.00%
Expenses	\$0.00	\$30,000.00	

GENERAL FUND

8:31 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018	Jan 2018	Dec 2018
	Feb 2018	Dec 2018	Percent of
	Actual		Budget
PARKS DEPT			
Expenses			
FUEL EXPENSES	438.41	3,000.00	14.61%
MATERIALS & SUPPLIES EXPENSE	310.83	4,500.00	6.91%
MISCELLANEOUS EXPENSE	0.00	1,000.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	10,000.00	0.00%
PAYROLL EXP - REGULAR	20,071.28	89,000.00	22.55%
PAYROLL EXP - SPORTS COMPLEX	7,320.35	55,000.00	13.31%
REPAIR & MAINT - EQUIPMENT	328.97	4,000.00	8.22%
SPORTS PARK FUEL	81.96	1,500.00	5.46%
SPORTS PARK MATERIALS	399.84	14,000.00	2.86%
SPORTS PARK NEW EQUIP	0.00	12,000.00	0.00%
SPORTS PARK PROF SERV	0.00	40,000.00	0.00%
SPORTS PARK REPAIR/MAINT	106.87	6,000.00	1.78%
SPORTS PARK UNIFORMS	0.00	900.00	0.00%
SPORTS PARK UTILITIES	1,176.20	15,000.00	7.84%
UNIFORMS/GEAR EXPENSE	0.00	1,000.00	0.00%
UTILITIES EXPENSES	274.11	3,000.00	9.14%
Expenses	\$30,508.82	\$259,900.00	

LIBRARY FUND

8:55 AM

Statement of Revenue and Expenditures

	Year-To-Date		Annual Budget	Jan 2018
	Jan 2018	Feb 2018	Jan 2018	Dec 2018
	Actual		Dec 2018	Percent of Budget
Revenue & Expenditures				
LIBRARY				
Revenue				
FINES/LOST ITEMS	1,064.97		4,000.00	26.62%
INTEREST REVENUES	3.08		0.00	0.00%
MISCELLANEOUS REVENUES	604.49		0.00	0.00%
TRANS FROM GENERAL FUND	0.00		30,000.00	0.00%
WASHINGTON CO LIBRARY	40,162.00		156,977.00	25.58%
Revenue	\$41,834.54		\$190,977.00	
Expenses				
ADVERTISING EXPENSE	0.00		500.00	0.00%
BOOKS AND MEDIA	4,658.96		32,000.00	14.56%
INSURANCES EXPENSE	0.00		2,500.00	0.00%
MATERIALS & SUPPLIES EXPENSE	1,967.29		12,277.00	16.02%
MISCELLANEOUS EXPENSE	0.00		500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00		2,000.00	0.00%
PAYROLL EXP - REGULAR	24,097.37		138,000.00	17.46%
POSTAGE EXPENSE	0.00		300.00	0.00%
PROGRAMS EXPENSE	0.00		2,500.00	0.00%
REPAIR & MAINT - BUILDING	1,224.45		6,000.00	20.41%
TECHNICAL SUPPORT	0.00		5,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	0.00		1,000.00	0.00%
UTILITIES EXPENSES	507.98		2,400.00	21.17%
Expenses	\$32,456.05		\$204,977.00	

STREET FUND

8:51 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2018
	Jan 2018	Jan 2018	Dec 2018
	Feb 2018	Dec 2018	Percent of
	Actual		Budget
Revenue & Expenditures			
STREET DEPT			
Revenue			
GRANTS	3,805.48	0.00	0.00%
INTEREST REVENUES	9.68	50.00	19.36%
MISCELLANEOUS REVENUES	0.00	100.00	0.00%
STREET CITY SALES TAX	0.00	170,000.00	0.00%
STREET COUNTY TURNBACK	4,941.00	40,000.00	12.35%
STREET STATE TURNBACK	70,131.52	388,000.00	18.08%
Revenue	\$78,887.68	\$598,150.00	
Expenses			
ADDITIONAL SERVICES EXPENSE	302.21	0.00	0.00%
ADVERTISING EXPENSE	0.00	1,500.00	0.00%
FUEL EXPENSES	702.69	8,000.00	8.78%
MATERIALS & SUPPLIES EXPENSE	281.84	10,000.00	2.82%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	35,000.00	0.00%
PAYROLL EXP - REGULAR	33,537.76	190,000.00	17.65%
PROFESSIONAL SERVICES	18,462.07	20,000.00	92.31%
REPAIR & MAINT - EQUIPMENT	375.48	15,000.00	2.50%
STREET LIGHTS	10,422.60	165,000.00	6.32%
STREET/ROAD REPAIRS	4,200.00	100,000.00	4.20%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	0.00	2,200.00	0.00%
UTILITIES EXPENSES	1,140.52	5,000.00	22.81%
Expenses	\$69,425.17	\$552,700.00	

FARMINGTON SALES TAX COMPARISON

MONTH	CITY SALES TAX		Extra 1/2 penny	STATE SALES TAX	
	2017	2018		2017	2018
JANUARY	\$ 57,103.51	\$ 63,631.38	\$32,409.74	\$ 94,536.33	\$ 95,058.02
FEBRUARY	\$ 61,852.68	\$ 76,812.89	\$45,591.25	\$ 105,195.78	\$ 111,896.20
MARCH	\$ 64,178.41			\$ 90,177.29	
APRIL	\$ 64,037.29			\$ 89,619.16	
MAY	\$ 66,577.23			\$ 99,256.59	
JUNE	\$ 61,111.32			\$ 93,107.16	
JULY	\$ 69,900.21			\$ 103,314.13	
AUGUST	\$ 66,619.94			\$ 100,462.04	
SEPTEMBER	\$ 65,692.07			\$ 98,935.97	
OCTOBER	\$ 61,517.09			\$ 100,562.81	
NOVEMBER	\$ 65,220.51			\$ 99,640.31	
DECEMBER	\$ 66,565.66			\$ 96,779.83	
TOTALS	\$ 770,375.92	\$ 140,444.27		\$ 1,171,587.40	\$ 206,954.22
Previous year compared to current year		\$ 14,960.21	Increase	\$ 21,660.63	\$ 6,700.42

**Bond Fund Expense Account
February 28, 2018**

Street Construction Bond Fund

Beginning Balance	
2/1/2018	\$2,437,163.83
February Expenses	
2/2/2018 Plymouth Engineering	\$2,325.00
February Interest	
2/2/2018	\$1,607.38
Statement Balance 2/28/2018	\$2,436,446.21

Park Construction Bond Fund

Beginning Balance	
2/1/2018	\$2,068,852.55
February Expenses	
	\$0.00
February Interest	
1/3/2018	\$1,382.21
Statement Balance 1/31/2018	\$2,070,234.76

Agenda Item 11



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: 03/12/2017

Recommendation

Requesting the purchase of a new police unit a 2018 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

\$40,000

Agenda Item 12



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

Memo

To: Farmington City Council
Kelly Penn, City Clerk
From: Mayor Ernie Penn
Thru: Melissa McCarville
Re: Request to purchase approximately 7 acres from the Farmington School District
Date: March 5, 2018

Recommendation

The mayor and city staff recommends purchasing the North West corner of the property where Williams Elementary is located to build our public works facility (See attached map.)

Background

We have been searching for a location for our public works facility for some time. We feel this is the best possible location based on the available properties.

Discussion

The school property gives us a location that is close to our park which will cut down on the distance equipment will need to be transported. It offers ingress and egress on an improved street. The design plan that is already in place will easily be accommodated at this location.

The school board accepted the offer of \$157,000 (\$22,500 per acre) at their February meeting. The attached document gives the details of the offer.

Budget Impact

This purchase will be made with bond funds.

January 18, 2018

OFFER TO PURCHASE LAND

SELLER: FARMINGTON PUBLIC SCHOOLS

BUYER: CITY OF FARMINGTON

PROPERTY: BROYLES STREET FARMINGTON, AR 72730

LEGAL DESCRIPTION: PARCEL #760-01433-200

Approximately a 7 acre tract 375 x 812

Beginning at the Northwest Corner of said property, thence south 375' along Broyles Street , thence East 812' thence North 375 ' thence West 812 feet to the point of beginning, containing 6.99 acres , more or less. (subject to survey)

OFFER PRICE: \$157,500 (\$22,500 PER ACRE)

CLOSING DATE: 2-28-18

CLOSING AGENT: WACO TITLE COMPANY ----SUSAN HICKERSON

This offer is subject to the following conditions:

- **Approval of the Farmington School Board**
- **Approval of the Farmington City Council**
- **The seller to provide a survey at sellers expense to City of Farmington for the purpose of obtaining a lot split for this tract of land before closing. The survey shall cover the parent tract and the purchase tract**
- **The seller to provide an owners title insurance policy to buyer at sellers' expense.**
- **The buyer will pay for any other costs associated with the closing of this transaction with Waco Title Company.**
- **Buyer obtaining approval for a water tap from the City of Fayetteville**
- **Buyer obtaining a satisfactory Perk Test for a Septic (The City of Fayetteville will NOT allow a sewer tap on the proposed force main that will be installed along Broyles Street)**

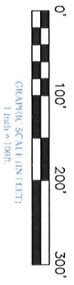


Mayor Ernie L Penn



Superintendent Bryan Law

PROPOSED LOT SPLIT



Bates & Associates, Inc.
 Engineers - Surveyors - Landscape Architects

2225 E. Howard Blvd. Fayetteville, Arkansas 72704 479.482.3338 Fax 479.521.8300
 2225 E. Howard Blvd. Fayetteville, Arkansas 72704 479.482.3338 Fax 479.521.8300
 2225 E. Howard Blvd. Fayetteville, Arkansas 72704 479.482.3338 Fax 479.521.8300

FOR USE AND BENEFIT OF
 CITY OF FARMINGTON
 ADDRESS
 21. BROYLES AVE
 FARMINGTON, ARKANSAS

DATE: 3/6/18 SCALE: 1"=100'
 SURVEYED: [] DRAWN: []
 CHECKED: [] L.S.T.
 REVIEWED: DT
 COA #1335

DRAWING: 1748-000

Agenda Item 13



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

Memo

To: Farmington City Council
Kelly Penn, City Clerk
From: Mayor Ernie Penn
Thru: Melissa McCarville
Re: Appropriation of \$25,000 dedicated to support of the Farmington Senior Center
Date: March 1, 2018

Recommendation

The mayor and city staff recommends committing \$25,000 to the Farmington Senior Center. We would like to City Council to allow the Mayor to execute a contract, approved by our City Attorney, with Area Agency on Aging for \$25,000 of support to be dedicated to: \$10,000.00 - Director's Salary; \$10,000 - a driver for the transportation program and \$5,000.00 – exercise instructor.

Background

The Farmington Senior Center has been a very successful endeavor for many years. The current funding comes from both state and federal funds. Area Agency on Aging is the facilitator for these funds. They are predicting a 5% decrease in funding for 2018/2019.

Discussion

We are interested in maintain the programming that exists and also assisting with the addition of more wellness and exercise activities, potentially paying for an exercise instructor. We also would like to augment the Director's salary and assist in paying for a driver for their transportation program. The driver is part-time, 28 hours a week. Currently, this service suffers because there is not a dedicated driver. We met with individuals from AAA and explained our interest. Other cities do this, by way of a contract. The contract would specify the items that the City's contribution would go towards. Because we own the building we would continue to pay for structural improvements, maintenance, and utility costs.

Budget Impact

This is not a budgeted item however we can pay for it out of additional services and amend the 2018 budget at the end of the year. If the Council opts to continue this assistance we would build that cost into the 2019 budget.

Agenda Item 14

ORDINANCE NO. 2018-04

AN ORDINANCE TO ESTABLISH POLICY AND PROCEDURES FOR THE PURCHASE OF PROPERTY AND SERVICES IN ACCORDANCE WITH ARK. CODE ANN. §14-58-303, REPEALING ALL PREVIOUS ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.

WHEREAS, Under Ark. Code Ann. §14-58-303, as amended, the municipal governing body of any city of the first class is required to provide by ordinance the procedure for making all purchases which do not exceed the sum of twenty thousand dollars (\$20,000), and invite competitive bidding for expenditures that exceed twenty thousand dollars (\$20,000); and

WHEREAS, the City of Farmington adopted Ordinance No. 2007-05 in March of 2007 that authorized the mayor and city business manager to make all purchases of supplies, apparatus, equipment, materials, services and other things requisite for public purposes which did not exceed the sum of ten thousand dollars (\$10,000), and for the Farmington Finance Committee to approve expenditures over ten thousand dollars (\$10,000), and up to the statutory limit of twenty thousand dollars (\$20,000); and

WHEREAS, the Farmington City Council has determined that the day-to-day operation of city government would be more efficient if the mayor and city business manager were authorized to make purchases for up to the statutory limit of twenty thousand dollars (\$20,000) without the approval of the finance committee.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

Section 1: For all purchases of supplies, apparatus, equipment, materials, services and other things requisite for public purposes in and for the city which do not exceed the sum of twenty thousand dollars (\$20,000), the mayor and city business manager shall be the purchasing and contracting agents for the city. The mayor and city

business manager shall purchase all supplies, apparatus, equipment, materials and other things requisite for public purposes in and for the city and shall make and execute all necessary contracts for such purchases and for work or labor to be done or material or other necessary things to be furnished.

Section 2: Where the amount of expenditure for any purpose or contract exceeds the sum of twenty thousand dollars (\$20,000), the mayor or city business manager shall invite competitive bidding on the purchase or contract by legal advertisement in any local newspaper. Bids received pursuant to the advertisement shall be opened and read on the date set for receiving the bids in the presence of the mayor, city business manager or the mayor's authorized representative. The mayor or city business manager, upon the approval of the Farmington City Council, shall have the authority to award the bid to the lowest responsible bidder, but may reject any and all bids received.

Section 3: The purchasing authority granted herein includes participation in reverse Internet auctions, except that purchases and contracts for construction projects and materials shall be undertaken pursuant to the provisions in Sections 1 and 2. Hereinabove, and the award procedures for public improvements as required in Ark. Code Ann. §22-9-203.

Section 4: The mayor and city business manager are required to act jointly when authorizing the expenditures and executing the necessary contracts for such purchases. In the event the mayor or city business manager is unavailable to perform the purchasing authority because of absence, illness, or other temporary incapacity, and prompt action is necessary to make an expenditure for the continued operation of city government, the mayor or city business manager, as the case may be, may act independently in exercising the purchasing authority.

Section 5: The Farmington City Council may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical.

Section 6: Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 7: Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that this ordinance is necessary to provide for the efficient operation of city government in accordance with Arkansas law; therefore, this ordinance shall become effective from and after its passage and approval.

PASSED AND APPROVED this 12th day of March, 2018.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk

Informational Items



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

City Business Manager Report
March 12, 2018
City Council Meeting

- Bo Carnes (5), Josh Catron (5) and Pete Oxford (6) have work anniversaries this month, thank them for their service!
- We have selected a consultant for right-of-way acquisition.
- Both our engineering projects are moving forward. We will meet with the engineers this week regarding the Southwinds /Rainsong project; we may have more information for you at the council meeting. We plan to have a meeting soon to talk with the Meadowsweet area residents about our plans for that area.
- The annual Chamber Banquet will be April 10, 2018 from 6:00-7:30, please plan to attend.
- The Mayor's prayer breakfast will be May 3, 2018 at 7:00 am. This is an awesome event, mark your calendars.
- A representative from the Attorney General's Office met with us this week. They have a local office and are available to give presentations. They have information on internet safety and avoiding scams. I have contact information if someone is interested in contacting them.
- I'm not sure if you all are aware, but I paid you early last month. You should have received your February check on 2/2/2018. In March we will get back to normal and pay you on March 23rd.

*No matter how chaotic it is, wildflowers will still spring up in the middle of nowhere.
~Sheryl Crow*



City of Farmington
372 W. Main st.
P.O. Box 150
Farmington, AR 72730

Fire Department

Mark Cunningham
Fire Chief

Phone 479-267-3338
Fax 479-267-3302

February 2018 Monthly Report for Mayor and City Council

The fire department responded to over 59 calls during the month of February and that is a little under our average for all of last year for calls. The colder and more dry that the weather gets we are experiencing a bigger increase in brush fires and as we get further into spring it will just get worse until things start to green up.

The second month of having coverage all night sure has worked better for the fire department on medical calls. Having someone here at night and able to respond in a matter of minutes has been a big benefit to the citizens of our city, and to myself not knowing if someone will be able to go to the call or not. I have had great response from the public just knowing that we have someone here in case they have a medical emergency, but we have to wait until some other volunteer to show up before we can go to a fire.

We have experienced some very cold temperatures this year and exceptionally dry weather which in turn causes the department more and different kinds of situations to overcome. Hopefully in March we will get some more rain and warmer weather and we will be able to start our hydrant testing. When we can start hydrant testing you might be getting some calls about us releasing some water around them, but we shouldn't cause any water problems.

Please keep in mind our upcoming Pancake breakfast on March 17th, this is always a good way to catch up on what the people are thinking and to tell them what we are doing too. This is about the only time for everyone to get to visit with everyone that they would otherwise not get to see for another year.

Thank you as always for your continued support of the fire department;

Mark Cunningham
Fire Chief

Farmington Police Dept.

Offenses for Month 2/2017 and 2/2018

3/1/2018 9:39:55 AM

	<u>2017</u>	<u>2018</u>
AGENCY ASSIST		
AA	0	2
ARSON		
5-38-301A(1-6)	0	1
ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 3RD DEGREE / APPREHENSION OF IMMINE		
5-26-309	1	4
BREAKING OR ENTERING / ARTICLES FROM VEHICLE		
5-39-202A(1)(c)	0	3
BURGLARY, COMMERCIAL		
5-39-201B(1)	0	1
BURGLARY, RESIDENTIAL		
5-39-201A(1)	2	0
CARELESS DRIVING		
27-51-104	1	0
CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS		
5-38-204(a)(1)	1	1
DEATH THREAT CONCERNING A SCHOOL EMPLOYEE OR STUDENT		
5-17-101	1	0
DISORDERLY CONDUCT		
5-71-207	1	0
DISORDERLY CONDUCT / UNREASONABLE OR EXCESSIVE BEHAVIOR		
5-71-207A(2)	0	1
DOMESTIC BATTERING - 2ND DEGREE / PHYSICAL INJURY		
5-26-304	0	1
DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY		
5-26-305A(2)	1	1
Drivers License Required		
27-16-602	0	1
DRIVING ON SUSPENDED LICENSE		
27-16-303	0	1
DWI (UNLAWFUL ACT)		
5-65-103A	0	3
ENDANGER WELFARE OF AN INCOMPETANT-2ND DEGREE-KNOWINGLY RISKS SERIOUS PHYSICAL/MENTAL HARM		
5-27-202	0	1
Excess Speed		
27-51-201	1	1
Expired Tags		
27-14-304	0	1
FAILURE TO APPEAR		

	<u>2017</u>	<u>2018</u>
5-54-120	9	8
FAILURE TO PAY FINES & COSTS		
5-4-203	10	19
FRAUD - FINANCIAL IDENTITY		
5-37-227	1	1
HARASSMENT / CONDUCT THAT REPEATEDLY CAUSES ALARM OR SERIOUS ANNOYS ANOTHER		
5-71-208A(5)	2	0
Improper Turn		
27-51-401	0	1
Leaving Scene of Accident/Property Damage		
27-53-102	2	2
LOITERING		
5-71-213	1	0
No Proof Insurance		
27-22-104	1	1
No Proof of Ownership		
27-14-701C	0	1
OBSTRUCTING GOVERNMENTAL OPERATIONS / OBSTRUCTS, IMPAIRS, HINDERS, THE PER		
5-54-102A(1)	1	2
POSSESSION OF A CONTROLLED SUBSTANCE - MARIJUANA		
5-64-401	3	3
POSSESSION OF DRUG PARAPHERNALIA		
5-64-443	1	0
POSSESSION OF SCH I OR II LT 2GM		
5-64-419B(2)A	2	0
POSSESSION OF SCH IV OR V LT 28GM		
5-64-419B(4)A	0	1
POSSESSION OF SCH VI WITH PURPOSE TO DELIVERY		
5-64-436	0	1
PUBLIC INTOXICATION / DRINKING IN PUBLIC		
5-71-212	1	4
RECKLESS DRIVING		
27-50-308	2	0
REFUSAL TO SUBMIT		
5-65-205	0	1
RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / ACTIVE OR PASSIVE REFUSAL		
5-54-103B(1)	0	1
RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / USES FORCE		
5-54-103A(1)	0	1
Right of Roadway		
27-51-301(A)	0	1
RUNAWAY		
90I	0	1
THEFT \$1,000 OR LESS - ALL OTHERS		
5-36-103(b)(4)(A)	5	1

	<u>2017</u>	<u>2018</u>
THEFT \$1,000 OR LESS - FROM BUILDING		
5-36-103(b)(4)(A)	2	0
THEFT \$1,000 OR LESS - FROM VEHICLE		
5-36-103(b)(4)(A)	1	0
THEFT \$5,000 OR MORE AND LESS THAN \$25,000 (BREAKING OR ENTERING / BUILDING OR STRUCTURE)		
5-36-103(b)(2)(A)	0	1
THEFT BY DECEPTION		
5-36-103(a)(2)(b)	0	1
THEFT OF PROPERTY / ALL OTHER		
5-36-103A(1)	1	1
THREATENING A FIRE OR BOMBING		
5-71-211A	0	1
UNLAWFUL TRANSFER OF STOLEN PROPERTY TO A PAWN SHOP OR BROKER		
5-36-125	1	0
VIOLATION OF A PROTECTION ORDER- MISDEMEANOR		
5-53-134(b)(1)	0	1
Totals:	55	78

Farmington Police Dept.

Tickets Issued by Officer and Month for 2018

3/1/2018 9:40:19 AM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bertorello, James	22	16	0	0	0	0	0	0	0	0	0	0	38
Brotherton, James	11	15	0	0	0	0	0	0	0	0	0	0	26
Catron, Joshua	27	24	0	0	0	0	0	0	0	0	0	0	51
Collins, John	1	0	0	0	0	0	0	0	0	0	0	0	1
Collins, Justin	79	40	2	0	0	0	0	0	0	0	0	0	121
Long, Dustin	25	30	0	0	0	0	0	0	0	0	0	0	55
Mahone, Taron	132	67	0	0	0	0	0	0	0	0	0	0	199
Parrish, Chad	1	0	0	0	0	0	0	0	0	0	0	0	1
Talley, Taylor	65	55	0	0	0	0	0	0	0	0	0	0	120
Wilbanks, Johnie	0	1	0	0	0	0	0	0	0	0	0	0	1
Totals:	363	248	2	0	0	0	0	0	0	0	0	0	613

Permit Report

02/01/2018 - 02/28/2018

Permit #	Permit Date	Site Address	Permit Type	Type of Building	Description of Work	Contractor	Material & Labor	Total Fees
1955	2/20/2018	290 E Main	Electric	Residential	Electric alteration for gym	Hill Electric	900	\$20.00
1954	2/20/2018	100 N Hunter	Electric	Residential	New disconnect and ground rods	Buzz Electrical Service	1,200	\$20.00
1953	2/15/2018	110 E Main	Sign	Commercial	Altering existing sign at Arvest	Acura Neon Inc	40,000	\$95.00
1952	2/14/2018	468 Eagle Ridge	Pool	Residential	New Pool	Seaside Pools	59,000	\$296.00
1951	2/13/2018	490 Twin Falls	Electric	Residential	Electric for new house	Lonestar Electric	6,500	\$45.00
1950	2/9/2018	245 E Main	Electric	Commercial	Electric for new billboard	Criterion Energy LLC	4,000	\$30.00
1947	2/6/2018	10874 Stonecrop	Electric	Residential	Electric for new house	Kimbel Mechanical	7,000	\$45.00
1946	2/6/2018	196 Old Farmington Rd	Electric	Multi-Family	Electric for new 4 plex	Kimbel Mechanical	24,800	\$135.00
1945	2/6/2018	196 Old Farmington Rd	Mechanical	Multi-Family	Mechanical for new 4 plex	Kimbel Mechanical	24,800	\$135.00
1944	2/6/2018	196 Old Farmington Rd	Plumbing/Gas	Multi-Family	Plumbing for new 4 plex	Kimbel Mechanical	37,900	\$200.00
1943	2/6/2018	184 Old Farmington Rd	Electric	Multi-Family	Electric for new 3 plex	Kimbel Mechanical	18,600	\$105.00

1942	2/6/2018	184 Old Farmington Rd	Mechanical	Multi-Family	Mechanical for new 3 plex	Kimbel Mechanical	18,600	\$105.00
1941	2/6/2018	184 Old Farmington Rd	Plumbing/Gas	Multi-Family	Plumbing for new 3 plex	Kimbel Mechanical	28,425	\$155.00
1940	2/6/2018	97 Double Springs	Storage Building	Residential	Detached Garage	Madsky Construction	25,000	\$135.00
1939	2/6/2018	490 Twin Falls	Building	Residential	New House	Trademark Custom Homes	399,000	\$1,357.00
1938	2/2/2018	184 Old Farmington Rd	Building	Multi-Family	New 3 plex	Coyle Construction	585,000	\$1,915.00
1937	2/2/2018	196 Old Farmington Rd	Building	Multi-Family	New 4 plex	Coyle Construction	780,000	\$2,500.00
1936	2/1/2018	290 E Main	Building	Commercial	Shop addition	Pick-It Construction	28,120	\$155.00
1935	2/1/2018	97 Double Springs	Building	Residential	New House	Madsky Construction	182,000	\$706.00
1934	2/1/2018	11048 Rosebay	Building	Residential	New House	Madsky Construction	266,000	\$958.00
1933	2/1/2018	11045 Meadowsweet	Building	Residential	New House	Madsky Construction	266,000	\$958.00
							\$10,070.00	

Total Records: 21

3/2/2018

Library
Circulation and Patron Services

2018	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Total Circulation	3,657	3,471										
YTD Circulation	3,657	7,128										
Holds Satisfied	684	650										
YTD Hold Satisfied	684	1,334										
PAC Logins	870	784										
YTD PAC Logins	870	1,654										
New Cardholders	39	38										
YTD New Cardholders	39	77										

2017	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Total Circulation	4,294	3,602	4,182	4,076	4,186	4,897	4,356	3,669	4,121	4,121	3,658	3,422
YTD Circulation	4,294	7,896	12,078	16,154	20,340	25,237	29,593	33,262	37,383	41,504	45,162	48,584
Holds Satisfied	809	742	767	800	763	803	679	772	734	734	805	621
YTD Hold Satisfied	809	1,551	2,318	3,118	3,881	4,684	5,363	6,135	6,869	7,674	8,350	8,971
PAC Logins	869	758	901	826	840	837	754	806	710	886	799	744
YTD PAC Logins	869	1,627	2,528	3,354	4,194	5,031	5,785	6,591	7,301	8,187	8,986	9,730
New Cardholders	39	26	32	29	26	52	32	34	25	21	22	14
YTD New Cardholders	39	65	97	126	152	204	236	270	295	316	338	352

Library
Computer Use

2018	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Early Literacy Station Users	101	114										
YTD Early Literacy Station Users	101	215										
Users	231	245										
YTD Users	231	476										
Device Checkout	0	0										
YTD Device Checkout	0	0										

2017	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Early Literacy Station Users	95	86	96	93	109	105	123	128	103	110	97	84
YTD Early Literacy Station Users	95	181	277	370	479	584	707	835	938	1,048	1,145	1,229
Users	314	293	301	271	308	224	241	365	334	237	221	264
YTD Users	314	607	908	1,179	1,487	1,711	1,952	2,317	2,651	2,888	3,109	3,373
Device Checkout	0	0	0	0	2	3	0	4	2	0	0	0
YTD Device Checkout	0	0	0	0	2	5	5	9	11	11	11	11

**Library
Programs and Meetings**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018												
Book Club		8										
Community Story Time		51										
Kids Book Club		3	16									
Kindergarten Story Time			111									
Meeting Room Use		7										
Technology Instruction	1	5										
Theater Performance by YAG		34										
Total Monthly Program Attendance	4	232										
Number of Juvenile Programs	1	8										
Number of Young Adult Programs		0										
Number of Adult Programs	1	2										
Number of Non-lLibrary Meeting Room Events			1									

**Library
Daily Visitors**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018												
Visits	2,170	2,183										
YTD Visits	2,170	4,353										
2017												
Visits	2,431	2,526	2,616	2,553	2,381	3,078	2,659	2,617	2,491	2,827	2,244	2,307
YTD Visits	2,431	4,957	7,573	10,126	12,507	15,585	18,244	20,861	23,352	26,179	28,423	30,730

**Planning Commission Minutes
December 18, 2017**

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

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne

ABSENT

Bobby Wilson

City Employees Present: Melissa McCarville, City Business Manager; Rick Brammall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** November 27, 2017 Minutes were approved as corrected. (A statement made at that meeting was incorrect information and correct information was mentioned at this meeting.)

3. **Comments from Citizens:** No comments by citizens.

4. **Approval of 2018 Schedule of Farmington Planning Commission meetings/submission deadlines**

After review, the proposed 2018 Schedule was approved unanimously.

PUBLIC HEARING

5A. Variance Request from Front Setback Requirements at 246 E. Anabranh Court (Lot 5) by Alberta Investments, LLC

Jessie Fulcher was present and stated that this is one of two remaining lots in this multi-family zoned property just off Alberta Street where the company wishes to build duplexes. However, the lots are irregular size because they are on a cul-de-sac. Also, because the lots are adjacent to an electric power transmission line and substation and also a natural gas transmission line, the utilities easements take up 35% of the land. Development of any structure is prohibited within 100 feet of the electric utility lines. Therefore, in order to build on this Lot 5, the company must have variance from the City's front setback requirement of 4.60 feet for a width of approximately 6 feet.

Rick Bramall did not think the request would be problematic.

Chairman Mann called for question to approve a variance request from front setback requirements at 246 E. Anabranh Court (Lot 5) by Alberta Investments, LLC. Passed unanimously.

5B. Variance Request from Front Setback Requirements at 262 E. Anabranh Court (Lot 6) by Alberta Investments, LLC

Jessie Fulcher explained that this variance request is needed because Lot 6 is “severally impacted by an existing 80-foot wide high-pressure gas line easement.” He further stated: “The easement eliminates approximately 6,400 square feet of usable area from the property, or about 43% of the property. The easement coupled with a 25-foot front setback results in 64% of the property being unbuildable. The gas company will not vacate any amount of the existing easement and no structures can be built within the easement.”

Therefore, Mr. Fulcher asked for a 1.32 foot variance of side setback and approximately 5 feet into the front setback.”

Judy Horne expressed concern for this lot being so close to the gas transmission line and the high-level electric transmission power utilities.

Chairman Mann called for question to approve a variance request from front and side setback requirements at 262 E. Anabranh Court (Lot 5) by Alberta Investments, LLC. Upon vote, Yes: Carter, Moore, Hutcherson, Bahn, Harris. No: Horne. Motion passed 5 – 1.

5C. Rezoning Request for 126.03 Acres on Double Springs Road from A-1 to R-1 (Single-Family Residential), by Red Canyon Development, LLC

Dave Jorgensen represented Riggins Construction Company and stated that this property is on the west side of Double Springs Road and south of the Silverthorne subdivision.

Public Comment:

Michelle Sellers, 297 Double Springs Rd (lives on west side, across street from proposed development.) She requested more information and was told that minimum lot size for R-1 is 10,000 but developer could make lots larger.

Phyllis Schein, 546 Goose Creek, asked about possible zoning change and was told it could not be changed, if approved at this meeting. The process of preliminary plat approvals, city engineer scrutiny of plats, and the final plat procedure were reviewed.

Chairman Mann called for question to approve rezoning request for property at Double Springs Road from A-1 to R-1 by Red Canyon Development, LLC. Motion passed unanimously.

NEW BUSINESS

6A. Preliminary Plat for Hillside Estates located on North Garland McKee, owned by Lots 101, LLC (Tom Sims) property owner

Jorge DuQuesne of Blew & Associates, PA, was present to answer questions.

Chairman Mann asked Mr. DuQuesne if he had seen the memo from City Engineer Chris Brackett. He stated that he had seen the memo. Mr. Brackett’s memo follows on the next page:

"The Preliminary Plat for the Hillside Estates has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The owner has come to an agreement in principle with the City to pay money in lieu of the street improvements and detention pond. This money will be used by the City of *(sic)* make substantial improvements to the drainage capacity under Garland McKee Road. The final cost estimate must be accepted and payment must be paid prior to final plat approval.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
3. The water improvements must be reviewed and approved by Washington Water Authority and the Arkansas Department of Health prior to any construction activities."

Discussion followed regarding the change in design plan from what had been considered previously. That had been to build a very large detention pond on the land in question.

It was explained by Mr. Brackett that upon further study he believed the pond would not help mitigate flooding on Rosebay Drive and it would just be wasted money. He said the problem was that the drainage culverts' capacity is not high enough and that must be resolved for the Rosebay residents to see less floodwater.

A long discussion followed with some Commissioners thinking that adding 3 to 4 addition houses would not make that much difference in the amount of runoff going onto Rosebay while others felt that it would have a negative impact.

Also, Mr. Brackett was persistently asked about how long the already-approved engineering study would take and after that how long to put the drainage improvements into place. He estimated the study and design would take about 3 months and 4 to 6 months to construct. Final construction would not be finished until long after the spring rainy season. It is estimated the final cost will be at least \$500,000 to implement the drainage plan.

In addition, it was explained that no matter how the Planning Commission voted at this meeting, Mr. Sims the developer could go ahead and build the homes anyway and the City would not receive his monetary assistance with the project.

Matt Hutcherson said that it seemed inappropriate to give precedence to the developer's request to build 3 new homes above the serious flooding problems of existing residents downstream on Rosebay.

Some Commissioners felt the agreement with Tom Sims was vague and they wished to know an exact amount that would be paid by Tom Sims.

Mr. Sims reminded that he had been willing to donate 8 acres of land and building the detention pond.

At this point in the meeting Ms. Toni Bahn had to leave the meeting.

Public Comment:

Neil Barnes, 11034 Highway 170 (owner of all land south of Rosebay Avenue and south of the creek) was concerned that a new plan will dump water on his farm land. . He stated that he was in construction business and understands the effect of detention ponds. He strongly emphasized that a detention pond within Hillside Estates would work to alleviate flooding.

The culvert under Garland McKee was built about 9 or ten years ago and there was no flooding until 5 or 6 years ago. He stated that he had spent quite a bit of money on reinforcing his creek banks with broken up pieces of concrete paving last year.

He also stated no one has approached him about buying some of his land. He also wanted to know what downstream improvements will be included in the engineering plan. And finally, he was concerned about how many more lot splits and houses the developer could put on the property. Tom Sims, developer, said three houses can be built on Garland McKee and there are only two very large lots on the hill east of the house development.

Russell Pease, 10047 Rosebay, said these issues have been going on for several years now and now even more has changed since the last meeting on the subject which was July 2017. He urged Commissioners to look at a map to see where the creek flows because he does not believe larger drainage pipe will prevent Rosebay Lane from flooding on an annual basis. He said that he is 72 years old and his formerly \$200,000 asset is now worth only the property it sits on. He said others in the neighborhood were in similar circumstances.

He also suggested completely closing Rosebay at Garland McKee and engineering drainage to the creek there also.

City Engineer Chris Brackett said in the design study, they are looking at the problem of the 90 degree angle of Garland McKee Road. Melissa McCarville added that they are also looking at other options in addition to culvert improvements.

Nancy Harris, 11035 Rosebay Lane, was extremely upset, stating she could not sell her house and that she and spouse are 74 and 83 years old. She begged for action and wondered why no one (Commission, City staff, and City Council) will ever listen to the people who live there and yet allow the developer of Hillside Estates to continue building.

She said that other home owners have also had to spend large sums of money to repair their homes and there are people in the neighborhood who are now ill as a result of the flooding.

Judy Fazenda, 11043 Rosebay Lane said in flooding rains she had seen water up to the pole of the fourth house that Tom Sims is now building. She urged quick action from the City.

Dennis Moore, 11750 Garland McKee, said he lives up on the mountain east of the proposed subdivision. Being able to see the flooding, he said it is a major problem and the right angle turn is a problem. He wondered how it could be engineered because Washington Water Authority located at the corner would not sell their land.

When Public Comment ended, Chairman Mann encouraged the homeowners to attend the next City Council meeting which will be Monday, January 8, and during the comments section to express these concerns.

In final summary it was determined that the engineering design would take 3 months; then the funding request would go to City Council for approval; then it will take about 60 days to bid the project and 4 – 6 months to build it.

Further, with regard to this preliminary plat, if approved, then a Final Plat will go to the Plat Review Committee. After that is finalized, then the Final Plat goes to City Council for approval. Also with preliminary plat approval, no ground can be excavated. It was also noted that the developer would have to put in sidewalk on Garland McKee. And it was clarified that if the request by developer is not approved by Planning Commission, the Condition 1. in City Engineer's memo (that developer Tom Sims will pay money to City of Farmington instead of making street improvements and detention pond) would not have to be done by developer

Chairman Mann called for question to approve the Preliminary Plat for Hillside Estates located on Garland McKee Road, owned by Lots 101, LLC – Tom Sims, developer, conditional upon developer's meeting the three conditions that were presented in the memo from City Engineer Chris Brackett at this meeting.

Upon roll call: Yes - Carter, Moore, Harris, Horne. No – Hutcherson. (Toni Bahn was absent, having left the meeting earlier.) The vote was 4 – 1 and motion passed.

5. Adjournment: Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair

Planning Commission Minutes January 22, 2018

- 1. ROLL CALL** – Meeting was called to order by Vice Chairman Gerry Harris. A quorum was present.

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Toni Bahn
Gerry Harris
Bobby Wilson

ABSENT

Judy Horne
Robert Mann, Chair

City Employees Present: Melissa McCarville, City Business Manager; Steve Tennant, City Attorney; Chris Brackett, City Engineer

- 2. Approval of Minutes:** December 18, 2017 Minutes were approved as written.
- 3. Comments from Citizens:**

Gerry Harris commented the City is working on a solution regarding the flooding issues. Letters were sent to let residents know there will be a meeting in February to discuss issues with City officials and engineers. Please no personal comments or attacks to members of the planning commission or City Staff. There is an officer in the room if needed.

Neil Barnes-11034 North Hwy 170 – stated he did go to city council meeting to speak with them about the drainage issue. Mr. Barnes asked Chris Brackett if there was a 404 permit. Chris Brackett answered that a 404 permit was not necessary. Mr. Barnes stated he appreciates everyone trying to work together to solve the issue.

Diana Lee- 10690 North Garland McKee Rd. - posed the question if the February meeting works together or independently of the drainage issue. Chris Brackett explained that the money the developer would have spent on the detention pond will be given to the city to make improvements needed to better drainage overall. The 10 acre pond wasn't going to work for downstream effects. The money will be paid before the city signs the plat. Diana asked if development will start before knowing what drainage issue and solution are. Chris Brackett explained that money was better spent if given to city to work to fund a more effective solution. Developer could have proceeded in meeting city ordinances but would have the same problems with drainage they have now. The City is going to spend a lot of money to make this a good solution. Developer will end up spending \$100,000-150,000 toward this. Diana pointed out that they have been given multiple options that haven't been followed through with. Jay explained that we now finally have a plan and have heard issues, to work with citizens, developer, engineer, etc. to find a solution to the drainage issues. He went on to remind everyone that the developer is giving money toward the solution and will move us further along than just following city ordinances. Gerry encouraged all to come to Feb. meeting. Bring ideas and be a part of the solution.

PUBLIC HEARING

- 4. Rezone request for Farmington Heights Phase II from A-1 to R-1 and R-3 (Single- Family Residential), Property owned by Indian Territory, LLC:**

Ferdi Fourie of Civil Design Engineers, Inc. was present to answer questions.

No comments were made by the City.

Vice Chairman Harris asked if everyone had read the memo from City Engineer, Chris Brackett. Mr. Brackett's memo follows:

"The Final Plat for the Hillside Estates has been reviewed and it is our opinion that the Planning Commission's approval should be a conditional on the following comments.

1. The final cost estimate for the agreement accepted with the Preliminary Plat between the City and the Developer must be accepted by the City and payment must be paid prior to final plat signatures by the City.
2. An inspection to verify that the new property corners have been set must be made prior to final plat signatures by the City."

Public Comment:

Ashley Swafford-5581 Sellers Rd.- lives north of the area. She is opposed to R-3 because it doesn't fit in the area. Supports rezoning to R-1. High density housing doesn't fit in with existing land use. Also concerned with addition of traffic with more housing in the area. Ferdi Fourie stated that he would be willing to amend it from A-1 to R-1 only and leave out the R-3. Ashley Swafford asked Melissa McCarville and Steve Tennant if they could vote on it since they are changing the request from A-1 to R-1 and R-3 to A-1 to R-1 only. Steve Tennant addressed the question and said that they legally are fine to hear and vote on it now rather than waiting the 12 months to hear it again. Jay Moore asked for clarification and said that he feels that Ashley is right that the area is not right for the R-3 zoning.

Gerry Harris called the question to approve the rezone request for Farmington Heights phase 2 from A-1 to R-1. Upon roll call, ayes were Howard Carter, Jay Moore, Matt Hutcherson, Gerry Harris, Toni Bahn and Bobby Wilson; absent, Judy Horne and Robert Mann.

NEW BUSINESS

5. Final Plat for Hillside Estates located on North Garland McKee, owned by Lots 101, LLC (Tom Sims) property owner:

George Duquesne of Blew and Associates, P.A. was present to discuss the request.

Representatives of the City had no comments.

Chris Brackett went over the memo dated 1-22-18 (see Memo)

Public Comment:

Neil Barnes, 11034 North Hwy 170- wants to make sure city doesn't lose bargaining power. Tom Sims said has already received two bids and is waiting on a third. He is concerned with increase of water

drainage. Mr. Barnes also stated that there is another 500 acres that could be developed. Wants to make sure city and tax payers don't lose leverage.

Steve Tennant clarified Chris Brackett's memo stating that everything has to be paid before city signs off on final plat

Diana Lee-10690 North Garland McKee Rd. - stated why approve now; why not delay. Chris Brackett answered that negotiation is give and take. City will let the developer move forward because three houses will matter minutely. City has committed to the money spent. Diana Lee pointed out that two other solutions haven't happened. Chris Brackett clarified that we could let developer just make improvements called for by city ordinance and pass it but there won't be a major change with decrease in the issues. But what city is trying to do will be a substantial improvement with costs shared with city and developer. City would have spent \$250,000 for a tiny improvement or can improve much more with money from developer. Diana Lee doesn't understand what the hurry is. Chris Brackett explained it again. Bobby Wilson explained that a small pond was required by our ordinances, but developer even came back and offered a bigger pond. The longer we drag out discussion the longer it takes until work is being done.

Tenant further explained that developer wouldn't be adding to the problem so would have met the ordinances and drainage manual. This work will get closer to really truly fixing the problem. He asked Chris for a ballpark figure. Chris said would be upwards of half a million dollars or more.

Robert Caster- wanted clarification on spending money from developer. City will pay majority. And clarify that the new development won't add to the problem. Jay clarified that citizens are worried that Planning Commission is putting developer above citizens but they aren't.

Neil Barnes- wanted to clarify for neighbors. Sims is only asking for 3 houses and is negotiating with the city to give money to help fund solution. Planning Commission is handcuffed when developer meets the ordinances and regulations. This needs to be taken into consideration.

Gerry Harris stated again that since the developer meets the city ordinances, we are legally bound to approve.

Diana Lee- hopes when Commission makes future decisions to keep in mind when asked for rezoning, etc. to look forward. She also stated she appreciates work the Planning Commission does.


Robert Caster- still wanted more clarification on ordinance and previous explanations were given again.

Chris Brackett said City is trying to fix problem caused by a subdivision development that was built years ago under Washington County guidelines because it wasn't in Farmington at that time.

Gerry Harris closed the floor public comment. She called the question for approving Hillside Estates final plat. Upon roll call, ayes were Howard Carter, Bobby Wilson, Gerry Harris and Toni Bahn. The no's were Jay Moore and Matt Hutcherson; absent Judy Horne and Robert Mann.

Motion passed 4-2.

6. **Adjournment:** Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair