



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

**CITY COUNCIL AGENDA**  
**September 11, 2017**

A regular meeting of the Farmington City Council will be held on  
Monday, September 11, 2017 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 – August 14, 2017 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

## **OLD BUSINESS**

11. 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. – **2<sup>ND</sup> Reading**

## **NEW BUSINESS**

12. Request approval to remove from inventory and also put out for bid 2008 Dodge Magnum Vin #2D4GB47278H245306.

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

14. Request approval to add the position of Administrative Assistant/Deputy Court Clerk.

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

16. Request approval of a change order for North Appleby.

17. 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 pursuant to Ark. Code Ann. § 14-58-303 (b)(2)(B).

## **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

## Minutes of the Regular Farmington City Council Meeting August 14, 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 Business Manager Melissa McCarville. Mayor Penn led the Pledge of Allegiance.

**Comments from Citizens** – There were no speakers but Mayor Penn made the announcement that the property of Double Springs road had an August 31<sup>st</sup>, 2017 foreclosure date.

Police Chief Brian Hubbard introduced new officer Taylor Talley to the council, He places Officer Redfern who left the force to go to Law School.

City Attorney Tennant arrived at 6:05 pm.

### **Approval of the minutes for the July 10th, 2017 regular meeting of the city council.**

On the motion of Alderman Cunningham and seconded by Alderman Morgan and by the consent of all 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 \$12,455.36, state sales tax was up \$8,296.09 for a total increase of \$20,751.45.

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

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

**Proclamations, Special Announcements, Committee/Commission Appointments. Committee Reports** – Mayor Penn announced that at the Economic Development Committee meeting would be August 24<sup>th</sup> at noon and they would be having a speaker from Illinois River Watershed.

### **Items to be removed from City of Farmington Inventory**

#### **Requesting the removal of the Massey Ferguson Side Mowing Tractor from Public Works Inventory, Serial # H16085, tag # 807**

A motion was made by Alderman Bryant and seconded by Alderman Morgan to approve removal of the Massey Ferguson Side Mowing Tractor from Public Works Inventory, Serial # H16085, tag # 807, it was approved by all those present after a roll call vote.

#### **Requesting the removal of the Polaris Ranger 570 from Parks Inventory, serial #4XARH50A0CE289224.**

A motion was made by Alderman Bell and seconded by Alderman Cunningham to approve removal of Polaris Ranger 570 from Parks Inventory, serial #4XARH50A0CE289224. It was approved by all those present after a roll call vote.

Old Business – NONE

New Business

**Ozark Regional Transit** – Periodic Report – Jeff Hadley from ORT gave a brief report to the council. He announced that all veterans now ride free on OTR. They will be adding a 16 seat bus to the Farmington Route. He reported ridership was down 12% but attributes the down turn to economic conditions being better in the region. The fire where they incurred the loss of most of their fleet did not influence this downturn, he cited this to be a normal trend during current economic times.

#### **Request Approval of new 2018 Dodge Ram truck for Police Department**

A motion was made by Alderman Bryant and seconded by Alderman Parsley to approve purchase of a new police unit, 2018 Dodge Ram truck, not to exceed budgeted amount of \$40,000.00. It was approved by all those present after a roll call vote.

#### **Request approval to add Aaron Spahn as a volunteer firefighter**

Mayor Penn informed the council that Fire Chief Cunningham did not have to bring this before the council but did so as a courtesy. A motion was made by Alderman Bell and seconded by Alderman Mathews to approve Aaron Spahn as a new volunteer firefighter. It was approved by all those present after a roll call vote.

### **Request approval of contract for Oral History project**

Scott Davis made a presentation to the council about his proposed oral history project. He noted a change to the proposed contract be a December 31, 2017 completion date and that the city would own the finished product. A motion was made by Alderman Bryant and seconded by Alderman Cunningham to approve entering into a contract with Scott F. Davis for a Farmington Oral History Project not to exceed \$8000.00. It was approved by all those present after a rollcall vote.

### **Ordinance No. 2017-10 An Ordinance rezoning property at 295/297 Kelli Avenue from R-2, residential single family to C-2, highway commercial as requested by Stewart Ong.**

A motion was made by Alderman Bryant and seconded by Alderman Parsley to suspend the rule requiring the reading of an ordinance in full on 3 different dates be suspended and that ordinance 2017-10 is to be read by title only one time. It was approved by all those present after a roll call vote. City Attorney Tennant read Ordinance 2017-10 by title only. Mayor Penn asked shall the Ordinance Pass? It was approved by all those present after a roll call vote.

A motion was made by Alderman Bryant and seconded by Alderman Parsley to approve Ordinance 2017-10 with an emergency clause. It was approved by all those present after a roll call vote.

### **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.**

Mayor Penn asked for comments from the citizens.

Barbara O'Brien, 336 Ridge Drive addressed the council for several residents from her street. She received a certified letter in the mail and had been out of town with regards to a R-3 zero lot line proposal going before the Planning commission at their August meeting. She quoted an article in the Enterprise Leader by Lynn Kutter that quoted City Business Manager McCarville saying the change was being proposed for Tom Sims. Speaking on behalf of all the residents they are vehemently opposed to this. She asked why they got a letter for something that has not even been approved yet. That this is misleading and she does not feel that the city is being transparent. She asked why they did not receive more notice about this. City Attorney Tennant responded that the city has followed every legal step that they are required to do with notifications in the Newspaper as well as information being available in the city website. City Business Manager McCarville explained this has to go out to residents in the affected areas before the planning commission meeting which only meets once a month so the notice went out before the council voted. If the council does not approve then it is no longer an issue and

the project dies. Mayor Penn asked if she was against R-3 development for the city of Farmington or for the project. Barbara responded that R-3 was appropriate in some areas but not for spot zoning.

Paulette Begrer, resident across the street from Barbara O'Neil asked how can a developer request something that does not yet exist. She is in favor of R-3 zoning just not sure this how this process can work if it's not in place. City Attorney explained that the developers are taking a gamble that the rezoning that is being requested would be in place by the time the proposal came before the planning commission.

Lydina Mulinax, Wolf Lane, stated many years ago she had approached the council to buy the old Campbell soup building and put a pool and other amenities there and she was told that Double Springs road could not handle that type of traffic. No improvements have been made to the road since so how could it support R-3?

Doug Faulkner spoke of his problem with the notification time and it seemed the city was being inappropriate with the time frame of the notification process for this. The April request was done and turned down and now this was being proposed. City Attorney Tennant outlined the time frame process for this and noted the dates the special hearings were held and the subsequent planning commission meetings that were held. He added that the residents had ample opportunity for input and they would with this also and that the city had followed all the proper steps for this request from the developer. He invited all of them to attend the planning commission meeting. Doug expressed his objection to it coming thru his neighborhood.

Mayor Penn asked those in attendance if that was their feelings also and they agreed. Mayor Penn reminded those in attendance this Ordinance was not project specific, this was a change for the zoning for the entire city. Each specific project requesting R-3 would go before the planning commission.

Mayor Penn then closed the public comment and brought the issue back to the council for discussion. After much discussion and questions Alderman Bell made a motion to table Ordinance 2017-11, Mayor Penn advised they did not have to table the Ordinance they could place it on its first reading to allow more time for public comment. Alderman Bell rescinded her motion to table.

A motion was made by Alderman Bell and seconded by Alderman Mathews to place Ordinance 2017-11 on its first reading by title only. It was approved by a vote of 5- 2 with Alderman Morgan and Bryant voting no. City Attorney Tennant read Ordinance 2017-11 by title only.

**Ordinance No. 2017-12 an ordinance authorizing the issuance of sales and use tax bonds for the purpose of financing all or a portion of the cost of capital improvements: pledging a 1% sales and use tax to pay the principal of and interest on the bonds: prescribing other matters relating thereto: and declaring an emergency.**

Ryan Bowman from Friday Eldridge & Clark presented the council with the bond ordinance with the sale of the bond figures inserted.

A motion was made by Alderman Cunningham and seconded by Alderman Parsley to suspend the rule requiring the reading of an ordinance in full on 3 different dates be suspended and that ordinance 2017-02 is to be read by title only one time. It was approved by all those present after a roll call vote. City Attorney Tennant read Ordinance 2017-12 by title only. Mayor Penn asked shall the Ordinance Pass? Ryan Bowman from Friday Eldridge & Clark asked that a motion be made to adopt the ordinance. A motion was made by Alderman Bell and seconded by Alderman Bryant to adopt the ordinance, it was approved by all those present after a roll call vote. A motion was made by Alderman Bell and seconded by Alderman Morgan to approve the emergency clause. It was approved by all those present after a roll call vote.

There being no further business to come before the council and on the motion of Alderman Bell and seconded by Alderman Mathews and by the consent of all members present, the meeting adjourned at 7:37pm until the next regularly scheduled meeting to be held Monday September 11th, 2017 at in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

---

Mayor Ernie Penn

---

City Clerk Kelly Penn



# Financial

MONTH	CITY SALES TAX	CITY SALES TAX	STATE SALES TAX	STATE SALES TAX
	2016	2017	2016	2017
JANUARY	\$ 50,899.94	\$ 57,103.51	\$ 88,109.44	\$ 94,536.33
FEBRUARY	\$ 58,889.40	\$ 61,852.68	\$ 101,489.67	\$ 105,195.78
MARCH	\$ 51,440.57	\$ 64,178.41	\$ 79,550.26	\$ 90,177.29
APRIL	\$ 52,628.34	\$ 64,037.29	\$ 92,046.12	\$ 89,619.16
MAY	\$ 59,845.31	\$ 66,577.23	\$ 89,596.09	\$ 99,256.59
JUNE	\$ 51,940.54	\$ 61,111.32	\$ 86,705.96	\$ 93,107.16
JULY	\$ 57,444.85	\$ 69,900.21	\$ 95,018.04	\$ 103,314.13
AUGUST	\$ 58,725.74	\$ 66,619.94	\$ 91,678.49	\$ 100,462.04
SEPTEMBER	\$ 68,785.76		\$ 97,719.53	
OCTOBER	\$ 58,706.39		\$ 95,999.94	
NOVEMBER	\$ 59,186.30		\$ 92,944.39	
DECEMBER	\$ 59,966.30		\$ 94,495.76	
TOTALS	\$ 688,459.44	\$ 511,380.59	\$ 1,105,353.69	\$ 775,668.48
Previous year, compared to current year		\$ 7,894.20		\$ 8,783.55
		Total Increase	\$ 16,677.75	

**GENERAL FUND**

**Statement of Revenue and Expenditures**

	Year-To-Date	Annual Budget	Jan 2017
	Jan 2017	Jan 2017	Dec 2017
	Aug 2017	Dec 2017	Percent of
	Actual		Budget
<b>Revenue &amp; Expenditures</b>			
<b>GENERAL REVENUES</b>			
<b>Revenue</b>			
ACCIDENT REPORT REVENUES	1,480.00	600.00	246.67%
ACT 833	16,393.84	17,000.00	96.43%
ALCOHOL SALES TAX	2,731.95	2,278.00	119.93%
ANIMAL CONTROL REVENUES	1,855.00	2,500.00	74.20%
BUILDING INSPECTION FEES	57,192.60	60,000.00	95.32%
BUSINESS LICENSES	4,750.00	5,000.00	95.00%
CITY COURT FINES	74,232.30	36,000.00	206.20%
CITY SALES TAX REVENUES	383,535.43	516,957.00	74.19%
COUNTY TURNBACK	291,842.02	415,000.00	70.32%
DEVELOPMENT FEES	6,402.75	7,000.00	91.47%
FRANCHISE FEES	256,278.29	375,000.00	68.34%
GARAGE SALE PERMITS	1,970.00	3,000.00	65.67%
INTEREST REVENUES	0.00	2,000.00	0.00%
MISCELLANEOUS REVENUES	11,643.27	1,200.00	970.27%
PARK RENTAL	1,320.00	1,200.00	110.00%
SALES TAX - OTHER	775,668.48	1,087,044.00	71.36%
SPORTS COMPLEX FEES	46,240.29	50,000.00	92.48%
SRO REIMBURSEMENT REVENUES	16,522.98	35,000.00	47.21%
STATE TURNBACK	68,732.62	100,000.00	68.73%
<b>Revenue</b>	<b>\$2,018,791.82</b>	<b>\$2,716,779.00</b>	
<b>Gross Profit</b>	<b>\$2,018,791.82</b>	<b>\$2,716,779.00</b>	
<b>Revenue Less Expenditures</b>	<b>\$2,018,791.82</b>	<b>\$2,716,779.00</b>	
<b>Net Change in Fund Balance</b>	<b>\$2,018,791.82</b>	<b>\$2,716,779.00</b>	

**GENERAL FUND**

**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>ADMINISTRATIVE DEPT</b>			
<b>Expenses</b>			
ADDITIONAL SERVICES EXPENSE	66,036.25	185,000.00	35.70%
ADVERTISING EXPENSE	4,384.71	5,000.00	87.69%
BUILDING MAINT & CLEANING	28,670.93	40,000.00	71.68%
CREDIT CARD FEE EXPENSE	2,719.53	0.00	0.00%
ELECTION EXPENSES	4,286.10	0.00	0.00%
INSURANCES EXPENSE	12,950.11	30,656.00	42.24%
LEGAL FEES	1,224.00	10,000.00	12.24%
LEGAL FEES	858.17	0.00	0.00%
MATERIALS & SUPPLIES EXPENSE	8,686.47	22,000.00	39.48%
MISCELLANEOUS EXPENSE	1,150.00	2,000.00	57.50%
NEW EQUIPMENT PURCHASE	2,176.08	16,000.00	13.60%
PAYROLL EXP - CITY ATTRNY	32,397.30	32,175.00	100.69%
PAYROLL EXP - ELECTED OFFICIA	54,791.00	83,500.00	65.62%
PAYROLL EXP - REGULAR	132,517.35	243,000.00	54.53%
PLANNING COMMISSION	9,693.63	19,400.00	49.97%
POSTAGE EXPENSE	1,330.73	4,000.00	33.27%
PROFESSIONAL SERVICES	31,102.04	41,500.00	74.94%
REPAIR & MAINT - OFFICE EQUIP	0.00	5,000.00	0.00%
RETURNED CHECK	25.00	0.00	0.00%
TECHNICAL SUPPORT	1,760.16	11,000.00	16.00%
TELECOMMUNICATION EXPENSES	447.65	0.00	0.00%
TRAVEL, TRAINING & MEETINGS	4,987.16	15,000.00	33.25%
UTILITIES EXPENSES	32,571.91	50,000.00	65.14%
<b>Expenses</b>	<b>\$434,766.28</b>	<b>\$815,231.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$434,766.28)</b>	<b>(\$815,231.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$434,766.28)</b>	<b>(\$815,231.00)</b>	

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2017
	Jan 2017	Jan 2017	Dec 2017
	Aug 2017	Jan 2017	Percent of
	Actual	Dec 2017	Budget
<b>ANIMAL CONTROL DEPT</b>			
<b>Expenses</b>			
FUEL EXPENSES	564.34	2,450.00	23.03%
MATERIALS & SUPPLIES EXPENSE	30.40	600.00	5.07%
NEW EQUIPMENT PURCHASE	0.00	800.00	0.00%
PAYROLL EXP - REGULAR	37,098.91	56,000.00	66.25%
PROFESSIONAL SERVICES	8,183.00	18,965.00	43.15%
REPAIR & MAINT - EQUIPMENT	673.85	1,563.00	43.11%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	541.25	728.00	74.35%
<b>Expenses</b>	<b>\$47,091.75</b>	<b>\$81,606.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$47,091.75)</b>	<b>(\$81,606.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$47,091.75)</b>	<b>(\$81,606.00)</b>	

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>BUILDING PERMIT DEPT</b>			
<b>Expenses</b>			
FUEL EXPENSES	1,128.65	3,500.00	32.25%
MATERIALS & SUPPLIES EXPENSE	2,545.00	1,500.00	169.67%
MISCELLANEOUS EXPENSE	20.00	0.00	0.00%
PAYROLL EXP - REGULAR	52,379.51	80,500.00	65.07%
REPAIR & MAINT - AUTOMOBILES	94.06	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	0.00	1,500.00	0.00%
TRAVEL, TRAINING & MEETINGS	1,845.51	3,483.00	52.99%
UNIFORMS/GEAR EXPENSE	996.83	750.00	132.91%
<b>Expenses</b>	<b>\$59,009.56</b>	<b>\$91,233.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$59,009.56)</b>	<b>(\$91,233.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$59,009.56)</b>	<b>(\$91,233.00)</b>	

**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>FIRE DEPT</b>			
<b>Expenses</b>			
FUEL EXPENSES	2,609.61	8,000.00	32.62%
HAZMAT EXPENSES	2,270.12	2,400.00	94.59%
MATERIALS & SUPPLIES EXPENSE	2,815.29	7,500.00	37.54%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	5,228.00	0.00%
PAYROLL EXP - REGULAR	189,883.69	298,000.00	63.72%
PROFESSIONAL SERVICES	242.94	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	776.00	3,000.00	25.87%
REPAIR & MAINT - TRUCK	4,709.44	5,000.00	94.19%
TRAVEL, TRAINING & MEETINGS	629.00	4,000.00	15.73%
UNIFORMS/GEAR EXPENSE	1,753.96	11,162.00	15.71%
UTILITIES EXPENSES	336.17	0.00	0.00%
<b>Expenses</b>	<b>\$206,026.22</b>	<b>\$344,790.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$206,026.22)</b>	<b>(\$344,790.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$206,026.22)</b>	<b>(\$344,790.00)</b>	

**GENERAL FUND**

**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>LAW ENFORCE - COURT</b>			
<b>Expenses</b>			
MATERIALS & SUPPLIES EXPENSE	963.39	1,100.00	87.58%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	3,000.00	0.00%
PAYROLL EXP - REGULAR	60,418.87	103,250.00	58.52%
SPECIAL COURT COSTS	0.00	6,500.00	0.00%
TRAVEL, TRAINING & MEETINGS	50.00	1,950.00	2.56%
<b>Expenses</b>	<b>\$61,432.26</b>	<b>\$116,200.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$61,432.26)</b>	<b>(\$116,200.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$61,432.26)</b>	<b>(\$116,200.00)</b>	



**GENERAL FUND**

**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>LAW ENFORCE - POLICE</b>			
<b>Expenses</b>			
BREATHALYZER EXPENSES	411.62	800.00	51.45%
DRUG TASK FORCE	0.00	2,000.00	0.00%
FUEL EXPENSES	14,941.34	37,500.00	39.84%
MATERIALS & SUPPLIES EXPENSE	21,370.73	31,894.00	67.01%
MISCELLANEOUS EXPENSE	0.00	1,000.00	0.00%
NEW EQUIPMENT PURCHASE	31,991.97	27,000.00	118.49%
PAYROLL EXP - REGULAR	535,613.52	779,000.00	68.76%
PAYROLL EXP - SRO	44,259.24	72,676.00	60.90%
PROFESSIONAL SERVICES	304.00	0.00	0.00%
REPAIR & MAINT - AUTOMOBILES	11,646.11	16,000.00	72.79%
REPAIR & MAINT - EQUIPMENT	1,128.19	3,000.00	37.61%
TRAVEL, TRAINING & MEETINGS	405.00	9,500.00	4.26%
UNIFORMS/GEAR EXPENSE	5,497.93	9,500.00	57.87%
UTILITIES EXPENSES	1,591.68	0.00	0.00%
<b>Expenses</b>	<b>\$669,161.33</b>	<b>\$989,870.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$669,161.33)</b>	<b>(\$989,870.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$669,161.33)</b>	<b>(\$989,870.00)</b>	

**GENERAL FUND**  
**Statement of Revenue and Expenditures**

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>LIBRARY</b>			
<b>Expenses</b>			
LIBRARY TRANSFER	30,000.00	30,000.00	100.00%
<b>Expenses</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$30,000.00)</b>	<b>(\$30,000.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$30,000.00)</b>	<b>(\$30,000.00)</b>	

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>PARKS DEPT</b>			
<b>Expenses</b>			
FUEL EXPENSES	1,672.16	3,000.00	55.74%
MATERIALS & SUPPLIES EXPENSE	2,273.91	5,000.00	45.48%
MISCELLANEOUS EXPENSE	0.00	1,000.00	0.00%
NEW EQUIPMENT PURCHASE	12,000.00	10,000.00	120.00%
PAYROLL EXP - REGULAR	36,151.99	51,615.00	70.04%
PAYROLL EXP - SPORTS COMPLEX	52,480.90	64,700.00	81.11%
PROFESSIONAL SERVICES	0.00	3,100.00	0.00%
REPAIR & MAINT - EQUIPMENT	866.95	5,000.00	17.34%
SPORTS PARK FUEL	773.77	2,000.00	38.69%
SPORTS PARK MATERIALS	11,769.57	16,000.00	73.56%
SPORTS PARK NEW EQUIP	5,790.00	12,000.00	48.25%
SPORTS PARK PROF SERV	31,543.98	35,000.00	90.13%
SPORTS PARK REPAIR/MAINT	1,824.98	14,000.00	13.04%
SPORTS PARK UNIFORMS	1,082.50	750.00	144.33%
SPORTS PARK UTILITIES	7,607.71	20,934.00	36.34%
UNIFORMS/GEAR EXPENSE	541.25	750.00	72.17%
UTILITIES EXPENSES	1,607.45	3,000.00	53.58%
<b>Expenses</b>	<b>\$167,987.12</b>	<b>\$247,849.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$167,987.12)</b>	<b>(\$247,849.00)</b>	
<b>Net Change in Fund Balance</b>	<b>(\$167,987.12)</b>	<b>(\$247,849.00)</b>	

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>STREET DEPT</b>			
<b>Revenue</b>			
PAYMENT IN LIEU OF IMPROVEME	131,414.00	0.00	0.00%
<b>Revenue</b>	<b>\$131,414.00</b>	<b>\$0.00</b>	
<b>Gross Profit</b>	<b>\$131,414.00</b>	<b>\$0.00</b>	
<b>Expenses</b>			
TRANS TO STREET FUND	131,414.00	0.00	0.00%
<b>Expenses</b>	<b>\$131,414.00</b>	<b>\$0.00</b>	

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>TRANSFERS BETWEEN FUNDS</b>			
<b>Revenue</b>			
STREET COUNTY TURNBACK	31,267.71	0.00	0.00%
<b>Revenue</b>	<b>\$31,267.71</b>	<b>\$0.00</b>	
<b>Gross Profit</b>	<b>\$31,267.71</b>	<b>\$0.00</b>	
<b>Expenses</b>			
STREET CITY SALE TAX	142,641.72	0.00	0.00%
STREET COUNTY TURNBACK EXPE	33,115.35	0.00	0.00%
<b>Expenses</b>	<b>\$175,757.07</b>	<b>\$0.00</b>	
<b>Revenue Less Expenditures</b>	<b>(\$144,489.36)</b>	<b>\$0.00</b>	
<b>Net Change in Fund Balance</b>	<b>(\$144,489.36)</b>	<b>\$0.00</b>	

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2017
	Jan 2017	Jan 2017	Dec 2017
	Aug 2017	Jan 2017	Percent of
	Actual	Dec 2017	Budget
<b>Unallocated</b>			
<b>Revenue</b>			
GRANTS	3,500.00	0.00	0.00%
INTEREST REVENUES	2,176.40	0.00	0.00%
MISCELLANEOUS REVENUES	647.44	0.00	0.00%
STREET CITY SALES TAX	127,845.15	0.00	0.00%
<b>Revenue</b>	<b>\$134,168.99</b>	<b>\$0.00</b>	
<b>Gross Profit</b>	<b>\$134,168.99</b>	<b>\$0.00</b>	
<b>Revenue Less Expenditures</b>	<b>\$134,168.99</b>	<b>\$0.00</b>	
<b>Net Change in Fund Balance</b>	<b>\$134,168.99</b>	<b>\$0.00</b>	

**Statement of Revenue and Expenditures**

<b>Report Totals</b>	<b>\$7,279,924.49</b>	<b>\$8,150,337.00</b>
<b>Records included in total = 143</b>		

**LIBRARY FUND**  
**Statement of Revenue and Expenditures**

	Current Period Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
<b>Revenue &amp; Expenditures</b>			
<b>Revenue</b>			
FINES/LOST ITEMS	3,734.48	3,000.00	124.48%
INTEREST REVENUES	18.35	0.00	0.00%
TRANS FROM GENERAL FUND	30,000.00	30,000.00	100.00%
WASHINGTON CO LIBRARY REVE	103,384.00	155,077.00	66.67%
<b>Revenue</b>	<b>\$137,136.83</b>	<b>\$188,077.00</b>	
<b>Gross Profit</b>	<b>\$137,136.83</b>	<b>\$188,077.00</b>	
<b>Expenses</b>			
ADVERTISING EXPENSE	345.00	0.00	0.00%
BOOKS AND MEDIA	16,118.21	32,000.00	50.37%
INSURANCES EXPENSE		2,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	6,824.49	12,000.00	56.87%
MISCELLANEOUS EXPENSE	63.00	500.00	12.60%
NEW EQUIPMENT PURCHASE		5,000.00	0.00%
PAYROLL EXP - REGULAR	56,593.34	120,000.00	47.16%
POSTAGE EXPENSE	101.16	300.00	33.72%
PROGRAMS EXPENSE	430.00	1,000.00	43.00%
REPAIR & MAINT - BUILDING	3,733.40	6,000.00	62.22%
TECHNICAL SUPPORT		400.00	0.00%
TRAVEL, TRAINING & MEETINGS	153.00	400.00	38.25%
UTILITIES EXPENSES	4,594.43	8,477.00	54.20%
<b>Expenses</b>	<b>\$88,956.03</b>	<b>\$188,077.00</b>	
<b>Revenue Less Expenditures</b>	<b>\$48,180.80</b>	<b>\$0.00</b>	
<b>Net Change in Fund Balance</b>	<b>\$48,180.80</b>	<b>\$0.00</b>	



**STREET FUND**  
**Statement of Revenue and Expenditures**

	Year-To-Date		Jan 2017
	Jan 2017 Aug 2017 Actual	Annual Budget Jan 2017 Dec 2017	Dec 2017 Percent of Budget
<b>Revenue &amp; Expenditures</b>			
<b>Revenue</b>			
GRANTS	142,031.37	0.00	0.00%
INTEREST REVENUES	32.86	100.00	32.86%
MISCELLANEOUS REVENUES	6,527.00	100.00	6,527.00%
PAYMENT IN LIEU OF IMPROVEME	131,414.00	0.00	0.00%
STREET CITY SALES TAX	142,641.72	157,607.00	90.50%
STREET COUNTY TURNBACK	31,267.71	40,000.00	78.17%
STREET STATE TURNBACK	275,407.70	387,443.00	71.08%
<b>Revenue</b>	<b>\$729,322.36</b>	<b>\$585,250.00</b>	
<b>Gross Profit</b>	<b>\$729,322.36</b>	<b>\$585,250.00</b>	
<b>Expenses</b>			
ADDITIONAL SERVICES EXPENSE	81.68	0.00	0.00%
ADVERTISING EXPENSE	733.82	0.00	0.00%
FUEL EXPENSES	3,494.04	9,000.00	38.82%
INSURANCES EXPENSE	0.00	3,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	5,462.25	13,000.00	42.02%
MISCELLANEOUS EXPENSE	156.13	500.00	31.23%
NEW EQUIPMENT PURCHASE	3,588.83	35,000.00	10.25%
PAYROLL EXP - REGULAR	116,457.19	184,000.00	63.29%
PROFESSIONAL SERVICES	172,899.86	20,000.00	864.50%
REPAIR & MAINT - BUILDING	10,320.90	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	11,096.45	10,000.00	110.96%
STREET LIGHTS	50,780.06	50,000.00	101.56%
STREET/ROAD REPAIRS	162,976.59	253,250.00	64.35%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	1,882.15	2,000.00	94.11%
UTILITIES EXPENSES	2,097.04	5,000.00	41.94%
<b>Expenses</b>	<b>\$542,026.99</b>	<b>\$585,250.00</b>	
<b>Revenue Less Expenditures</b>	<b>\$187,295.37</b>	<b>\$0.00</b>	
<b>Net Change in Fund Balance</b>	<b>\$187,295.37</b>	<b>\$0.00</b>	

# Agenda Item 11

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

WHEREAS, the City Council of the City of Farmington, pursuant to authority granted by the Arkansas General Assembly in Title 14, Chapter 56, Subchapter 4 of the Arkansas Code of 1987 Annotated, as amended, adopted zoning regulations to provide for orderly growth and development of Farmington; for protection of the character and stability of residential and commercial properties, and for other purposes; and

WHEREAS, the Farmington Planning Commission has worked diligently to amend the existing ordinance to provide for an R-3 Zero-Lot-Line Single-Family Residential Zoning District in addition to existing residential estate zoning districts to accommodate medium density single-family developments; and

WHEREAS, after planning commission work sessions, a public hearing was held on July 24, 2017, and after the public discussion, the Farmington Planning Commission adopted regulations for the zoning district for the city council's consideration.

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

Section 1: That the zoning regulations for an R-3 Zero-Lot-Line Single-Family Residential Zoning District should be and are hereby adopted and Ordinance 7.1, as adopted in 2015 (Ordinance 2015-06), Section 14.04.05 should be amended as presented. The regulations consist of the text, which is attached hereto and made a part hereof, which will be on file in the Office of the Farmington City Clerk.

Section 2: Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3: Severability Clause. In the event any part of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Section 4: Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay due to an application that has been submitted and is scheduled to come before the Farmington Planning Commission during its regularly scheduled meeting on August 28, 2017; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 11th day of September, 2017.

APPROVED:

By: \_\_\_\_\_  
Ernie Penn, Mayor

ATTEST:

By: \_\_\_\_\_  
Kelly Penn, City Clerk

**DEFINITION: ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL DWELLING:**

A **zero-lot-line** single-family residential dwelling is a structure that is built up to or very near the property line on one side, with a setback on the opposite side. The structure may be single-story or multistory.

R-3 Zero Lot Line Single-Family Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

This district is intended to provide single-family residential dwellings on small sized, medium density lots of at least 5,400 square feet and a maximum of 8 units per acre. One side setback is abated (zero lot line) and the opposite side setback must be a minimum of 10 feet.

If the protective or restrictive covenants for the development permit accessory buildings, only one accessory building per zero-lot-line dwelling is permitted.

Permitted uses include single-family detached dwellings and essential governmental facilities and services, and utility facilities. Conditional use for home child care businesses.

No zero-lot-line dwelling unit may be developed adjacent to a non-zero-lot-line property with the side setback abated.

	<u>R-1</u>	<u>R-2</u>	<u>R-0</u>	<u>R-3</u>
Single-Family	10,000 ft.	7,500 ft.	7,500 ft.	5,400
Min. land area per dwelling unit	10,000 ft.	7,500 ft.	7,500 ft.	5400
Front setback	25	25	25	20
Side setback	10	10	10	0/10
Rear setback	20	20	30	20
Lot frontage	75 feet	75 feet	100 feet	35
Duplex	NP	NP	NP	NP
Triplex	NP	NP	NP	NP
4 Plex and larger	NP	NP	NP	NP

Churches and schools	43,560 ft	43,560 ft.	NP	NP
Front setback	30	30	NP	NP
Side setback	25	25		
Rear setback	25	25		
Lot frontage	100 feet	100 feet		
All other uses ft.	43,560 ft.	43,560 ft.	43,560 ft.	43,560
Front setback	25	25	25	25
Side setback	25	25	25	25
Rear setback	25	25	25	25
Lot frontage feet	100 ft.	100 feet	100 feet	100

NP – Not Permitted

# Agenda Item 12



City of Farmington  
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: BRIAN HUBBARD, CHIEF  
Re: REMOVAL OF UNIT  
Date: 09/11/2017

### **Recommendation**

Requesting the removal of unit 08-01 Dodge Magnum from inventory 2D4GB47278H245306. Also requesting to put unit out for bid.

### **Background**

Removing the unit from inventory to be sold with seal bids.

### **Discussion**

The Magnum is in disrepair and would require more money for maintenance than the vehicle is worth.

### **Budget Impact**

\$0



# Agenda Item 13



City of Farmington  
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: Chief Brian Hubbard  
Re: Addition of Auxiliary Officers  
Date: 09/11/2017

### **Recommendation**

Requesting the approval to add 12 positions of Auxiliary Officer to the police department.

### **Background**

Auxiliary Officers are used nationwide as well as throughout the state for various functions. They are sometime referred to as volunteer officers. They are governed and regulated by the Arkansas Commission on Law Enforcement Standards and Training. A political subdivision may appoint up to 12 auxiliary officers regardless of the size of the law enforcement agency but can have up to 2 auxiliary officers for each full time certified law enforcement officer.

### **Discussion**

The addition of auxiliary officers to the department will help in times of parades, walks and runs, ballgames and natural disasters. These officers play a vital role in increased manpower without the increase in cost. There have been 2 fully certified officers express interest in this position. The criteria we are looking for at this time will be fully certified officers.

### **Budget Impact**

\$5.60 a month or \$67.20 a year per officer.

# Agenda Item 14



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, Kim Bentley  
Re: Request Approval of Position of Administrative Assistant/Court Clerk and Salary Grade of 10  
Date: September 5, 2017

### **Recommendation**

Staff recommends approval of this position description (attached) and salary grade of 10 which starts at \$32,271.23 annually/\$15.52 per hour.

### **Background**

As you know when our former court clerk left we hired someone to fill the court part of the duties and we have passed on other duties to others currently working for the city.

### **Discussion**

With this additional administrative/court position we intend to fully cross train an additional individual in all of the court functions so that we are never in a situation like we were when the former court clerk left. Also, we intend to cross train this position in many of the administrative functions as well so that we have duplication in those areas also.

We have a part time receptionist filling some of these duties currently and our plan would be to eliminate the part time position and make her full time.

### **Budget Impact**

The salary for this position will come out of administration. The current part time position comes out of administration and even with adding the full time salary it will not deplete the personnel budget in administration.

**CITY OF FARMINGTON  
POSITION SUMMARY**

<b>Position:</b>	Administrative Assistant/Deputy Court Clerk	<b>Grade:</b> 10	
<b>Incumbent:</b>		<b>Division:</b>	Court/Administration
<b>Reports to:</b>	Court Clerk/Business Manager	<b>Department:</b>	Court/Administration
<b>Date:</b>		<b>Approvals:</b>	

**Position Summary**

The Deputy District Court Clerk may perform all duties and exercise all powers granted to the court clerk. Being an employee of the court system is a matter of public trust. The Deputy Court Clerk should observe high standards of conduct to uphold the integrity and independence of the court system. In addition to the responsibilities required as deputy court clerk the position will be responsible for duties required as the front desk receptionist. The position is primary contact with the public and various municipal, state, and federal agencies. The position also is the liaison with the public in the handling of tickets, building permits, animal calls, and complaints. This is a confidential position.

**Primary Responsibilities**

- Opening and closing the office.
- Answering the telephone
- Meeting the public.
- Assisting the judge and court clerk
- Answering correspondence.
- Notifying officers of the court of any changes in court dates
- Keeping records of bonds and forfeitures
- Inventorying and requisitioning supplies
- Processing payroll
- Balancing monthly bank statements
- Notifying witnesses of appearance dates
- Perform general administrative and support duties
- Research as needed
- Perform general administrative support duties
- Coordinate special projects
- Other duties as assigned

**Requirements of the Position**

- Ability to review oral and written information and reports
- Ability to research and analyze information
- Knowledge of record keeping procedures
- Knowledge of grammar, spelling, and punctuation
- Ability to communicate orally and in writing
- Ability to operate standard office equipment

- Acts in the absence of the Court Clerk
- Motivation to learn new concepts including the software used in the court system and in the City's accounting system

**Minimum Qualifications**

Minimum of graduation from high school or equivalent, bachelor's degree in general business or public administration or any equivalent combination of experience and training that would provide the requirements listed above. Other job related education and/or experience may be substituted for all or part of these basic requirements. (Pay would be commensurate with education and experience.)

# Agenda Item 15



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, Floyd Shelley

Re: Request acceptance of a bid from Hutchens Construction on street improvements on Tyler & Gibson Hill Roads

Date: August 30, 2017

### **Recommendation**

City staff recommends accepting the bid from Hutchens Construction.

### **Background**

These two streets are being overlaid. Engineering was done by Jorgensen and Associates. Our engineer recommends the low bidder. We have worked with them on several other projects and have been happy with their work. They have just completed N. Appleby.

### **Discussion**

We are chiseling away at the number of gravel roads that remain in our city limits. These are just two more that we want to tick off our list.

### **Budget Impact**

The total bid for this project is \$89,986.80. This will include a portion of Gibson Hill that is in the County. The county will reimburse us for this at a cost of \$18,000. Our cost will be \$71,986.80. This will come out of the street department budget, street and road repairs.





**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering · Surveying  
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703

Office: 479.442.9127  
Fax: 479.582.4807  
www.jorgensenassoc.com

8/30/17

City of Farmington  
PO Box 150  
Farmington, AR. 72730

Att: Melissa McCarville  
Re: Street Improvements (Tyler & Gibson Hill Rd)

This is to confirm that we took bids on the above referenced projects and they were as follows;

1) Tomlinson Asphalt	\$ 95,580.56
2) Hutchens Construction	\$ 89,986.80

The low bidder is Hutchens Construction at \$ 89,986.80 and I recommend them as the contractor.

Thank you

Sincerely;

David L. Jorgensen, P.E.

# Agenda Item 16



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, Floyd Shelley  
Re: Request approval of a change order for North Appleby  
Date: September 6, 2017

### **Recommendation**

City staff recommends accepting the change order for this project.

### **Background**

This project was engineered some time ago; prior to our most recent heavy storms. In order to expedite completion of the job we opted to begin without knowing the extent of extra material that would be required to repair the damage caused by the torrential rains.

### **Discussion**

We added \$8,789.75 to the project this included: leveling course to eliminate the potholes and trenches in the road; about 70 tons over the original estimate.

### **Budget Impact**

The original bid was \$41,151.00; this additional \$8,789.75 makes the total job \$48,940.75. This will come out of street and road repair in the street department budget.



**JORGENSEN**  
**+ ASSOCIATES**  
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

CITY OF FARMINGTON

NORTH APPLEBY ROAD OVERLAY

ORIGINAL CONTRACT AMOUNT = \$41,151.00

CHANGE ORDER DUE TO SUBGRADE AND POTHOLE REPAIR:

	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	INSTALL LEVEL COARSE IN POTHOLES	80	TONS	\$95.00	\$ 7,600.00
2	UNDERCUT/EXPORT	70	C.Y.	\$41.50	\$ 2,905.00
3	INSTALL "B" STONE	80	TONS	\$32.35	\$ 2,588.00
4	INSTALL 6" CLASS 7	65	S.Y.	\$31.00	\$ 2,015.00
5	INSTALL 2" ACHM	3,529	S.Y.	\$9.75	\$34,407.75
6	BOND	1	L.S.		\$ 425.00
	CHANGE ORDER AMOUNT			TOTAL	\$49,940.75

# Agenda Item 17

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 PURSUANT TO ARK. CODE ANN. § 14-58-303 (b)(2)(B)

WHEREAS, the City of Farmington has an immediate need to purchase an audio/video and security system for the Farmington Sports Complex; and

WHEREAS, Commercial Audio Systems has installed and serviced audio/video systems at the Farmington City Hall for the past sixteen years, the company has designed and installed audio/video systems in sports facilities in Northwest Arkansas for over twenty years, is most familiar with the ascoustical requirements of sports facilities and can provide the necessary maintenance and immediate repair services when needed.

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

SECTION 1: That due to the exceptional situation as described hereinabove, competitive bidding for purchasing an audio/video and security system for the Farmington Sports Complex is deemed to be neither feasible nor practicable.

SECTION 2: That in accordance with Ark. Code Ann. §14-58-303(b)(2)(B), which states, "the governing body, by ordinance, may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical", the City of Farmington, Arkansas, through its city council, is hereby authorized to contract the services of Commercial Audio Systems for design and installation of an audio/video and security system for the Farmington Sports Complex.

SECTION 3: EMERGENCY CLAUSE: That the Farmington City Council further determines that this ordinance is necessary for the immediate design and installation of an audio/video and security system at the Farmington Sports Complex;

therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 11th day of September, 2017.

\_\_\_\_\_  
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  
September 2017  
City Council Meeting

- We don't have any employee anniversaries this month so tell all employees you see they do a great job and that you appreciate their service to the City of Farmington!!
- We are completing the first step in a grant process from the Walton Family Foundation. The application will be submitted July 7<sup>th</sup>. We should hear sometime in early fall if we made the cut. At that point we will have to submit additional information. If you have questions let me know.
- Ozark's Go, which is an internet provider that is sponsored by Ozark's Electric has been burying some cable in various parts of town. We do have a contact for the company that is subcontracting the work. If any of your constituents have questions ask them to call city hall and we will make sure the subcontractor is aware of the concern.
- Design is complete on the other half of the Rheas Mill sidewalk project. This portion of the project goes from Double Springs to the Baptist Church property. The letter requesting easements went out last week and we have received one signed easement back.
- I have sent an email to FEMA requesting verification that they have all the documentation they need from us regarding the damage from the floods earlier this summer. As soon as I know more I will let you know.
- I will be attending a budget workshop at the Arkansas Municipal League later this month. After that, the Mayor and I plan to sit down and wade into the 2018 budget.
- 230 players on 21 teams will be involved in fall ball!!

*"In most cases being a good boss means hiring talented people and then getting out of their way."  
~Tina Fey*



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

**Fire Department**  
**Chief Mark Cunningham**

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

### **August 2017 Monthly Report for Mayor and City Council**

The fire department responded to 73 calls during the month of August and that is about average for the year for calls, and that is about an average of almost 3 runs a day and there is more and more need of having two full time guys on duty at all times. Most of the calls that we have had were medical in nature again as it always and that average is growing every year.

We have had a good month because of the weather, we are normally having the respond to heat related medical problems but because of the unusually mild weather it has not been a factor this year. The unusually amount of rain that we have received has helped keep our grass fires down also.

Next month we will be having flow tests done on our air packs that are required by NFPA and also we will be testing the fire pumps on all of our fire trucks and our tankers.

I would like to put it in front of you that because we passed the one cent sales tax that we would be able to have coverage at all times at the fire department. Please consider letting us add four additional firefighters, this would give us the personnel to have two firefighters on duty every minute of the day. The city of our size deserves having someone to help them at all times; this would cut down our response times considerably.

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

Mark Cunningham Fire Chief

# Farmington Police Dept.

Tickets Issued by Officer and Month for 2017

9/6/2017 10:06:48 AM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bertorello, James	0	0	4	25	23	8	25	34	5	0	0	0	124
Bramall, Richard	0	0	0	0	1	0	0	0	0	0	0	0	1
Brotherton, James	38	34	42	46	50	33	20	42	3	0	0	0	308
Catron, Joshua	22	11	25	21	22	25	51	60	10	0	0	0	247
Collins, John	44	55	51	33	67	36	26	0	0	0	0	0	312
Hubbard, Brian	0	0	0	0	2	0	1	0	0	0	0	0	3
Kimball, Geoffrey	38	35	17	27	22	9	28	60	6	0	0	0	242
Long, Dustin	23	22	30	13	9	25	21	33	10	0	0	0	186
Mahone, Taron	0	0	0	0	7	73	100	121	40	0	0	0	341
Parrish, Chad	0	1	0	0	1	5	4	3	0	0	0	0	14
Redfern, William	0	0	3	0	0	0	0	0	0	0	0	0	3
Talley, Taylor	0	0	0	0	0	0	0	38	6	0	0	0	44
Thompson, Michael	1	2	0	0	0	0	0	0	0	0	0	0	3

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Wilbanks, Johnie	14	3	0	5	3	7	1	0	0	0	0	0	33
<b>Totals:</b>	<b>180</b>	<b>163</b>	<b>172</b>	<b>170</b>	<b>207</b>	<b>221</b>	<b>277</b>	<b>391</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1861</b>

# Farmington Police Dept.

Offenses for Month 8/2016 and 8/2017

9/6/2017 10:07:45 AM

	<u>2016</u>	<u>2017</u>
<b>AGENCY ASSIST</b>	1	0
<b>AGGRAVATED ASSAULT</b>	1	0
<b>AGGRAVATED ASSAULT ON A FAMILY OR HOUSEHOLD MEMBER</b>	0	3
<b>ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 3RD DEGREE / APPREHENSION OF IMMINE</b>	0	2
<b>BATTERY - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY</b>	1	1
<b>BREAKING OR ENTERING / VAULT, SAFE, REGISTER, SAFETY DEPOSIT BOX</b>	0	1
<b>Breaking or Entering/Vehicle</b>	4	0
<b>CARELESS DRIVING</b>	2	0
<b>CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER W/VALUE OF \$1,000 OR LESS</b>	1	0
<b>CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS</b>	0	1
<b>Discharge of Firearm in city</b>	0	1
<b>DISORDERLY CONDUCT</b>	0	2
<b>DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY</b>	3	1
<b>DRIVING ON SUSPENDED LICENSE</b>	0	4
<b>DWI (UNLAWFUL ACT)</b>	2	3
<b>DWI - DRUGS (UNLAWFUL ACT)</b>	0	1
<b>DWI - OPERATION OF VEHICLE DURING DWI LICENSE SUSPENSION OR REVOCATION</b>	1	0
<b>Excess Speed</b>	0	2
<b>FAILURE TO APPEAR</b>	4	11
<b>FAILURE TO PAY FINES &amp; COSTS</b>		

	<u>2016</u>	<u>2017</u>
	7	11
<b>FALSE IMPRISONMENT - 2ND DEGREE / INTERFERES WITH ANOTHER PERSONS LIBERTY</b>		
	2	0
<b>Following Too Close</b>		
	0	1
<b>FORGERY</b>		
	0	1
<b>FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER ARE FORGED</b>		
	0	1
<b>FURNISHING PROHIBITED ARTICLES</b>		
	0	1
<b>HARASSING COMMUNICATIONS / TELEPHONE, TELEGRAPH, MAIL, OR ANY WRITTEN FORM</b>		
	1	0
<b>INDECENT EXPOSURE</b>		
	0	1
<b>Interference with Emergency Communications/2nd degree/interrupts</b>		
	1	0
<b>Leaving Scene of Accident/Property Damage</b>		
	1	0
<b>Left of Center</b>		
	0	1
<b>No Proof Insurance</b>		
	0	1
<b>No Turn Signal</b>		
	0	1
<b>OBSTRUCTING GOVERNMENTAL OPERATIONS / REFUSES TO PROVIDE INFORMATION FOR A</b>		
	0	1
<b>POSSESSING INSTRUMENTS OF CRIME</b>		
	0	1
<b>POSSESSION OF A CONTROLLED SUBSTANCE - MARIJUANA</b>		
	1	1
<b>POSSESSION OF DRUG PARAPHERNALIA</b>		
	1	1
<b>Possession of Drug Paraphernalia</b>		
	0	1
<b>POSSESSION OF METH OR COCAINE GT 2GM BUT LT 10GM</b>		
	1	1
<b>POSSESSION OF SCH IV OR V LT 28GM</b>		
	0	1
<b>PUBLIC INTOXICATION / DRINKING IN PUBLIC</b>		
	2	7
<b>RECKLESS DRIVING</b>		
	0	1
<b>REFUSAL TO SUBMIT</b>		
	1	0

	<u>2016</u>	<u>2017</u>
SHOPLIFTING \$1,000 OR LESS	1	0
TERRORISTIC THREATENING	0	2
THEFT \$1,000 OR LESS - ALL OTHERS	2	0
THEFT \$1,000 OR LESS - FROM BUILDING	3	0
THEFT \$1,000 OR LESS - FROM VEHICLE	4	0
THEFT BY DECEPTION	0	1
THEFT BY RECEIVING	2	2
THEFT OF A FIREARM VALUED AT LESS THAN \$2,500	1	0
THEFT OF PROPERTY / ALL OTHER	0	1
THEFT OF VEHICLE VALUED AT LESS THAN \$25,000 BUT GREATER THAN \$5,000	1	0
UNATTENDED DEATH/NATURAL CAUSES	0	1
UNAUTHORIZED USE OF A VEHICLE	1	0
VIOLATION OF A PROTECTION ORDER- MISDEMEANOR	1	1
VIOLATION OF OPEN CONTAINER	0	1
<b>Totals:</b>	<b>54</b>	<b>76</b>

# Permit Report

08/01/2017 - 08/31/2017

Permit Date	Site Address	Permit Type	Type of Building	Description of Work	Square Foot	Contractor	Material & Labor	Total Fees
8/28/2017	331 W Main	Building	Commercial	New Taco Bell	2,217	G. Oney and Associates	366,000	\$2,070.00
8/28/2017	441 Twin Falls	Electric	Residential	Electric for pool	0	Kimbel Mechanical	1,200	\$20.00
8/25/2017	228 Marietta	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/25/2017	228 Marietta	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00
8/25/2017	228 Marietta	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/25/2017	236 Marietta	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/25/2017	236 Marietta	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00
8/25/2017	236 Marietta	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/25/2017	243 Marietta	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/25/2017	243 Marietta	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00
8/25/2017	243 Marietta	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/22/2017	441 Twin Falls	Pool	Residential	New Pool	0	Tropical Poolscales	35,000	\$185.00
8/22/2017	74 Marvel	Mechanical	Residential	HVAC for new house	0	Snowman Heating and cooling	3,700	\$30.00
8/22/2017	183 Wilson	Building	Residential	Adding bedroom, bathroom and patio	512	Home Owner	28,000	\$150.00



8/17/2017	239 Broadway	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/17/2017	239 Broadway	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00
8/17/2017	239 Broadway	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/17/2017	231 Broadway	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/17/2017	231 Broadway	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00
8/17/2017	231 Broadway	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/16/2017	10993 Windswept	Mechanical	Residential	HVAC for new house	2,897	Anderson Heating and Air	7,190	\$45.00
8/16/2017	10981 Windswept	Mechanical	Residential	HVAC for new house	2,897	Anderson Heating and Air	7,190	\$45.00
8/14/2017	331 W Main	Grading Permit	Commercial	Grading permit for Taco Bell	0	Nabholz	0	\$100.00
8/10/2017	128 Rosemeade	Mechanical	Residential	HVAC change out	0	Paschal Heat and Air	23,463	\$130.00
8/9/2017	11428 Club House	Mechanical	Residential	Moving ductwork to new room	0	Comfort Heat and Air	700	\$20.00
8/9/2017	322 N Broyles	Plumbing/Gas	Commercial	Gas pressure for new lines	0	Morrow Plumbing	2,000	\$20.00
8/9/2017	11428 Clubhouse	Electric	Residential	Electrical for new upstairs addition	0	Criterion Energy LLC	3,000	\$25.00
8/8/2017	Farmington Heights II	Grading Permit	Commercial	Topsoil stripping	0	Trademark Custom Homes	0	\$300.00
8/8/2017	223 Broadway	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/8/2017	223 Broadway	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00

8/8/2017	223 Broadway	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/8/2017	221 Anabranch	Electric	Multi-Family	Electric for new duplex	3,502	Kimbel Mechanical	10,000	\$60.00
8/8/2017	221 Anabranch	Mechanical	Multi-Family	HVAC for new duplex	3,502	Kimbel Mechanical	11,000	\$65.00
8/8/2017	221 Anabranch	Plumbing/Gas	Multi-Family	Plumbing for new duplex	3,502	Kimbel Mechanical	16,000	\$90.00
8/8/2017	156 Whitney	Mechanical	Residential	HVAC change out	0	Bud Anderson Heating and Cooling	8,600	\$55.00
8/7/2017	11428 Club House	Building	Residential	Adding upstairs bedroom	0	Inspired Design LLC	6,000	\$40.00
8/3/2017	174 Killdeer	Mechanical	Multi-Family	HVAC system for fire damaged duplex	1,591	Davis Air and Repair	6,400	\$0.00
8/1/2017	11403 Effie Way	Electric	Residential	Electric for new house	2,883	Lonestar Electric	4,000	\$30.00
8/1/2017	12474 Jim Brooks	Electric	Residential	Electric for new house	3,800	Lonestar Electric	5,000	\$35.00
8/1/2017	12498 Jim Brooks	Electric	Residential	Electric for new house	3,800	Lonestar Electric	5,000	\$35.00
								<b>\$4,840.00</b>

Total Records: 40

9/5/2017

Library  
Circulation and Patron Services

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<b>2017</b>												
Total Circulation	4,294	3,602	4,182	4,076	4,186	4,897	4,356	3,669				
YTD Circulation	4,294	7,896	12,078	16,154	20,340	25,237	29,593	33,262				
Holds Satisfied	809	742	767	800	763	803	679	772				
YTD Hold Satisfied	809	1,551	2,318	3,118	3,881	4,684	5,363	6,135				
PAC Logins	869	758	901	826	840	837	754	806				
YTD PAC Logins	869	1,627	2,528	3,354	4,194	5,031	5,785	6,591				
New Cardholders	39	26	32	29	26	52	32	34				
YTD New Cardholders	39	65	97	126	152	204	236	270				
<b>2016</b>												
Total Circulation	4,587	4,346	5,076	4,400	4,170	5,537	5,108	4,696	4,353	4,521	4,410	4,338
YTD Circulation	4,587	8,933	14,009	18,409	22,579	28,116	33,224	37,920	42,273	46,794	51,204	55,542
Holds Satisfied	830	744	944	833	715	854	766	816	786	918	812	796
YTD Hold Satisfied	830	1,574	2,518	3,351	4,066	4,920	5,686	6,502	7,288	8,206	9,018	9,814
PAC Logins	862	901	972	797	893	767	798	756	663	776	737	793
YTD PAC Logins	862	1,763	2,735	3,532	4,425	5,192	5,990	6,746	7,409	8,185	8,922	9,715
New Cardholders	38	26	33	44	35	57	25	30	36	30	20	24
YTD New Cardholders	38	64	97	141	176	233	258	288	324	354	374	398

Library  
Computer Use

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2017</b>												
Early Literacy Station Users	95	86	96	93	109	105	123	128				
YTD Early Literacy Station Users	95	181	277	370	479	584	707	835				
Users	314	293	301	271	308	224	241	365				
YTD Users	314	607	908	1,179	1,487	1,711	1,952	2,317				
Device Checkout	0	0	0	0	2	3	0	4				
YTD Device Checkout	0	0	0	0	2	5	5	9				
<b>2016</b>												
Early Literacy Station Users	51	50	78	59	75	97	89	96	56	87	94	63
YTD Early Literacy Station Users	51	101	179	238	313	410	499	595	651	738	832	895
Users	321	334	343	322	313	319	327	443	358	284	286	275
YTD Users	321	655	998	1,320	1,633	1,952	2,279	2,722	3,080	3,364	3,650	3,925
Device Checkout	1	0	1	0	0	1	0	0	0	0	0	0
YTD Device Checkout	1	1	2	2	2	3	3	3	3	3	3	3

Library  
Miscellaneous Services

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2017</b>												
Color Print Services	53	31	24	20	110	40	59	49				
YTD Color Print Services	53	84	108	128	238	278	337	386				
Copy/Print Services	1,205	1,336	1,373	1,211	1,696	1,429	1,677	1,627				
YTD Copy/Print Services	1,205	2,541	3,914	5,125	6,821	8,250	9,927	11,554				
Fax Services	38	35	39	51	87	78	55	72				
YTD Fax Services	38	73	112	163	250	328	383	455				
Notary Services	9	0	10	17	5	10	4	6				
YTD Notary Services	9	9	19	36	41	51	55	61				
Reference Transactions	189	188	235	241	204	224	241	291				
YTD Reference Transactions	189	377	612	853	1,057	1,281	1,522	1,813				
Scanning Services	18	14	15	28	18	22	10	21				
YTD Scanning Services	18	32	47	75	93	115	125	146				
Staff Supervised Volunteer Hours	46	53	45	68	17	13	11	21				
YTD Staff Supervised Volunteer Hours	46	99	144	212	229	242	253	274				
Test Proctor	0	0	0	0	0	1	1	0				
YTD Test Proctor	0	0	0	0	0	1	2	2				
<b>2016</b>												
Color Print Services	n/a	4	30	79	27	28	37	21	15	52	11	12
YTD Color Print Services	n/a	4	34	113	140	168	205	226	241	293	304	316
Copy/Print Services	1,159	1,464	1,596	1,679	2,145	1,294	1,702	1,739	1,546	1,586	1,167	1,615
YTD Copy/Print Services	1,159	2,623	4,219	5,898	8,043	9,337	11,039	12,778	14,324	15,910	17,077	18,692
Fax Services	15	40	42	26	36	34	27	36	48	26	30	22
YTD Fax Services	15	55	97	123	159	193	220	256	304	330	360	382
Notary Services	4	7	5	8	3	3	5	2	3	4	3	1
YTD Notary Services	4	11	16	24	27	30	35	37	40	44	47	48
Reference Transactions	154	285	350	284	270	324	327	282	266	187	209	165
YTD Reference Transactions	154	439	789	1,073	1,343	1,667	1,994	2,276	2,542	2,729	2,938	3,103
Scanning Services	n/a	2	13	5	30	19	13	35	20	18	10	13
YTD Scanning Services	n/a	2	15	20	50	69	82	117	137	155	165	178
Staff Supervised Volunteer Hours	54	49	41	66	14	10	13	19	46	67	29	24
YTD Staff Supervised Volunteer Hours	54	103	144	210	224	234	247	266	312	379	408	432
Test Proctor	0	0	0	0	0	1	0	0	1	2	0	1
YTD Test Proctor	0	0	0	0	0	1	1	1	2	4	4	5

Library  
Programs and Meetings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2017												
Book Club	13	10	11	7	12	10	8	9				
Calligraphy Class			8									
Children's Eric Carle Watercolors			7									
Children's Homework Helpers			3									
Children's Seuss Celebration			10									
Meeting Room Use	6	10	12	7	6	7	11					
Children's Mother's Day Craft					9							
Local Authors					14							
Painting Class			7									
Summer Reading Kick-off Celebration						107						
Summer Reading Log Participants							114					
Technology Instruction	0	2	4	0	3	1	1	4				
WCCLS presents Story Time	0	157	169	165								
WCCLS presents Kids Book Club	5	4	3	3	3			5				
WCCLS presents Summer Reading						79	69					
WCCLS presented Monthly Program Attendance	5	161	172	168	3	79	69	5				
Total Monthly Program Attendance	13	12	50	7	35	118	123	13				
Number of Juvenile Programs	0	0	4	0	1	1	1	0				
Number of WCCLS Juvenile Programs	1	4	5	2	4	2	1	1				
Number of Young Adult Programs	0	0	0	0	0	0	0	0				
Number of WCCLS Young Adult Programs	0	0	0	0	0	0	0	0				
Number of Adult Programs	1	1	4	1	3	1	1	1				
Number of Non-library Meeting Room Events	1	1	1	1	1	1	1	0				

**Library  
Daily Visitors**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>2017</b>												
Visits	2,431	2,526	2,616	2,553	2,381	3,078	2,659	2,617				
<b>YTD Visits</b>	2,431	4,957	7,573	10,126	12,507	15,585	18,244	20,861				
<b>2016</b>												
Visits	2,458	2,778	2,996	2,596	2,640	3,027	2,649	2,779	2,647	2,869	2,517	2,322
<b>YTD Visits</b>	2,458	5,236	8,232	10,828	13,468	16,495	19,144	21,923	24,570	27,439	29,956	32,278

**Planning Commission Minutes**  
**July 24, 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  
Bobby Wilson

**ABSENT**

No Planning Commission Members were absent.

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Brammall, City **Inspector**; Chris Brackett – Engineer/ McGoodwin, Williams, Yates

2. **Approval of Minutes:** June 26, 2017 minutes were approved as written.
3. **Comments from Citizens:** No comments by citizens.

**PUBLIC HEARING**

**4A. Variance Request – Lot 9 – Twin Falls Addition, Phase 1; owners, Jeremy Scott & Jennifer Sharpshair. Presented by Donna Stewart.**

The owners wish to split Lot 9 which currently has a house on a portion of the land to create a new building lot of .86 acre, which is less than what is currently required. Donna Stewart pointed out that some of the other original lots are less than one acre. Each lot in Twin Falls has its own septic system. For this proposal, the owners had percolation test done to see if another septic system could be installed on the proposed split lot.

Dean Houser who lives just east of proposed lot split expressed concern about drainage because water does run off that piece of land onto his property. City's Engineer Chris Brackett noted that there is a definite hole in the front of the lot where it does not drain. Other Commissioners questioned the lot level and drainage. They were concerned also about the precedent that would be set if lot split were allowed.

Chairman called for question to approve variance for Lot 9 in Twin Falls Addition, Phase 1 to be split. Motion failed after the following vote: Moore- yes, Carter-recused, Bahn-Abstain, and No votes: Hutcherson, Harris, Horne, and Wilson.

Any appeal process would go to the Washington County Circuit Court.



**4B. Variance request for building setbacks. Location: 295 & 297 Kelli - Property owned by Stewart Ong. Presented by Project Engineer Larry Grelle.**

Mr. Grelle had appeared at the June Planning Commission meeting but had requested to pull the request from the agenda so they could come back to the July meeting and ask for a setback variance and also rezoning request. The property in question once had been a duplex that was totaled by the gas main fire accident earlier in the year.

City representatives had no comments. No citizens were present to comment. Chairman Mann pointed out that when Highway 62 was widened by the Arkansas Highway Department that a portion of the property had been taken.

Chairman Mann called for question to approve variance of building setbacks for the Kelli Street property. Passed unanimously.

**4C. Rezoning request from R-2 to C-2. Location: 295 & 297 Kelli - Property owned by Stewart Ong. Presented by Project Engineer Larry Grelle.**

The City representatives had no comments. No citizen comments. Upon vote, request to rezone passed unanimously.

**4D. Proposal to Amend Farmington Zoning Ordinance to Add R-3 Single-Family Residential**

Melissa McCarville presented the proposed R-3 zone which would allow for Zero-Lot-Line residential construction where a single family structure is built up to, or very near the edge, of the property line. Types of construction might include garden homes, patio homes, rowhouses, and townhomes. She presented a comparison of lot sizes and setbacks.

	<b>R-1</b>	<b>R-2</b>	<b>R-O</b>	<b>Proposed R-3</b>
Single-Family	10,000 sq. ft.	7,500 ft.	7,500 ft.	5,400 sq. ft.
Min. land area per unit	10,000	7,500	7,500	5,400
Front setback	25 ft.	25 ft.	25 ft.	20 ft.
Side setback	10	10	10	0/10
Rear setback	20	20	30	20
Lot frontage	75	75	100	35

Non-permitted uses would include duplexes, triplexes, 4-plexes (and larger), churches, schools. Permitted uses would include single-family detached dwellings and essential government facilities.

After discussion, and with no comment from citizens, Chairman Mann called for question to add R-3 Single Family Residential zone classification. Motion passed unanimously.

**NEW BUSINESS**

**5.A. Large Scale Development – Old Farmington Rd. Townhouses – behind 197 E. Main (Colliers Drug) , property owned by Collier Diversification Specialties, LLC. *Was not presented.***

**5.B. Preliminary Plat – Hillside Estates – North Garland McKee Rd. – Property owned by Lots 101 LLC. Presented by Joe Orr of Blew & Associates.**

There was lengthy discussion on this proposal.

Melissa McCarville said that the City representatives and City Engineer Chris Brackett have been working with the developer on this matter and have agreed in principle to certain requirements. As a result, the original approximately 1-acre detention pond had now been greatly enlarged to approximately 7 acres (and will be 7 feet deep) and location had been moved to hopefully better accommodate water flow. The purpose is to try and lessen the downstream drainage/flooding issue on Rosebay Street in Meadowsweet Subdivision. City also will agree to pay for some of installation because the proposed pond is much larger than any requirement for just the Hillside development and the much larger pond is intended to try and alleviate flooding in Meadowsweet Subdivision.

Further, in exchange for the donated land by Tom Sims, Lots 101 LLC, the City will waive the usual street improvements of curb and gutter in front of the 3 proposed lots on Garland McKee. Also, Mr. Sims will be allowed to construct a gravel access drive up the hill for two Agricultural zoned lots.

The City has further agreed that upon completion, the detention pond will be dedicated to the City of Farmington which will take responsibility for maintaining the pond.

However, it was made clear that all of this proposal shall be contingent upon final written agreement between the parties and also must have approval by the Farmington City Council. Also, he stated that if they can't come to an agreement, the subdivision development shall not proceed. And further, no further houses can be built until the entire infrastructure (including the detention pond) is completed. Upon completion, then Mr. Sims would be allowed to submit a final plat for approval.

Jay Moore expressed his great concern for the residents who live on Rosebay which received major flooding in April. In answer to his questions, it was determined that only 3 more houses will be built facing Garland McKee. There are two agricultural lots east of the proposed homes on Garland McKee (Lots 7 and 8). Lot 7 is approximately 13 acres and Lot 8 is approximately 21 acres. If at a later date Mr. Sims wished to create a subdivision there, he would have to build the street to City standards which would be very expensive and any proposal would be required to follow the usual required steps for any subdivision.

Howard Carter noted that there have been two "100-year" floods recently and wondered about the capacity of the pond to alleviate the residential flooding in the future. Chris Brackett said that the size of this proposed detention pond makes it a "regional pond" and will catch some of the water from the creek and allow slower release of the water downstream. In the huge rains, there will still be runoff, but the hope is that it will be slowed by the pond and thus decrease the amount and force of water that flows onto Rosebay.

Judy Horne stated that further drainage work also needs to be done with perhaps larger drainage tiles and ditches at the south end of Garland McKee just south of the Rosebay Lane intersection and before the road makes a sharp turn to the east.

**Public Comment:**

Robert McCoy, 11155 Rosebay Lane, showed Commissioners photos of flooding on Rosebay and said when the additional houses are built on Garland McKee, that will increase both the water flow velocity and also the amount of water.

Diana Lee, 690 Garland McKee, said that when the lot splits were allowed and the 3 houses were built at the north end of Garland McKee that the Garland McKee and Highway 170 intersection now floods when it rains.

Dennis Moore, 10750 Garland McKee, was concerned about the construction of the detention pond. Chris Brackett explained that berms will be built up on the lower side of the pond.

Bryan Snyder, 10831 Foxglove Lane, was concerned about the drainage at the south end of Garland McKee, just south of entrance onto Rosebay Lane. He said that needs to be fixed prior to the detention pond and construction of more homes. He said that the property values in this neighborhood have declined since the recent flooding. Jay Moore agreed that further major work is needed at the Rosebay/ G McKee intersection.

Russell Pease, 11047 Rosebay, said he had \$42,000 damage in the April flood. He said "hogs, dogs, and logs" were floating in their street. He said that the Hillside Subdivision and the Meadowsweet subdivision were being treated as two separate items, but that the common denominator was Tom Sims. He urged that Mr. Sims should pay for the detention pond.

Robert Mann noted again that this would be a regional detention pond and reassured again that Mr. Sims can't construct homes until all infrastructure is completed, including the detention pond, and it has been tested in rainfall to see if it eases flooding problems. This proposed pond will be about 10 times larger than first proposal.

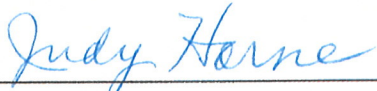
City Engineer Chris Brackett made the following recommendations to be made part of the motion:

1. Note that the instructions on the Plat Review form say that technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. The improvements to North Garland McKee Road are not complete; please show sidewalk and street lights.
3. A minimum finished floor elevation must be set for all lots adjacent to as per the requirements of the Farmington Drainage Criteria Manual.
4. A determination from the U.S. Army Corps of Engineers on whether the stream is considered waters of the U.S. and if so, whether the improvements shown will be permitted. This determination will be required prior to this project moving forward to the Planning Commission.

5. Drainage Report – Due to the redesign of the detention, more discussions will be required concerning the detention design concept. It would be best if a meeting was scheduled to discuss the necessary changes to the report prior to resubmittal of this project.

Chairman Mann called for question to approve Preliminary Plat for Hillside Estate, contingent upon a final agreement between the City of Farmington and Tom Sims and upon compliance with all of the City Engineer’s recommendations listed above. All commissioners voted “Aye” and preliminary plat was approved.

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

  
\_\_\_\_\_  
Judy Horne - Secretary

  
\_\_\_\_\_  
Robert Mann - Chair