



City of Farmington
354 W. Main Street
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AMENDED CITY COUNCIL AGENDA
January 8, 2018

A regular meeting of the Farmington City Council will be held on
Monday, January 8, 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 – December 11, 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.
 - a. **A Proclamation Commemorating City of Farmington School Choice Week**
 - b. **Reappoint Planning Commissioner Howard Carter, his 2 yr. term expires Feb. 2018.**
 - c. **Add Dillon Jones and Tyler Miller as volunteer firefighters.**
9. Committee Reports
 - d. Street Committee
 - e. City Beautification Committee
 - f. Economic Development Committee
 - g. Park & Recreation Committee
 - h. Finance Committee
 - i. Historic Preservation Committee
10. Items to be removed from City of Farmington Inventory – **NONE**

NEW BUSINESS

11. Jeff Hatley with Ozark Regional Transit to present periodic report.
12. Scott Davis to report on video project.
13. Ordinance No. 2018-01 – An ordinance rezoning property on Double Springs Road containing approximately 126.03 ± from A-1, agriculture district to R-1, single family residential as requested by Red Canyon Development, LLC.
14. Request from Red Canyon, LLC. to share cost of offsite sewer on Double Springs Road.
15. Resolution No. 2018-01 – A resolution establishing the procedural rules for the city council of City of Farmington, Arkansas for 2018.

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 December 11th, 2017

The regular meeting of the Farmington City Council scheduled for Monday, December 11th, 2017 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, Keith Lipford, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present was City Business Manager Melissa McCarville and City Attorney Tennant. Mayor Penn led the Pledge of Allegiance.

Comments from Citizens – No comments from the citizens at this time.

Approval of the minutes for the November 13th, 2017 regular meeting of the city council.

On the motion of Council Member Lipford and seconded by Council Member Morgan and by the consent of all Council Members present after a roll call vote, the minutes for the meeting were approved as presented.

Financial Reports – Mayor Penn advised that all sales tax figures were in the financial packet and asked if anyone had any questions. There were none.

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

On the motion of Council Member Morgan and seconded by Council Member Cunningham 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.

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

Police Chief Hubbard introduced new officer Justin Collins and advised the council there would be a drop off receptacle at city hall for big boxes after the Christmas holiday rather than citizens having to place them curbside, this keeps thieves from targeting homes.

Committee Reports – All committee reports were included in the council packets. Council Member Pike commended Parks & Recreation Director Misty Wilson on getting the city a great discount on the order of new equipment.

Items to be removed from City of Farmington Inventory.

Removal of 4 Inventory Items

Public Works Director Floyd Shelley advised the council the following items needed to be removed from city inventory: Sandpro Groomer model 08703 Serial # 314000378 from Parks Inventory, Groomer Attachment model TSGL650T7C Serial # 13700 from Parks Inventory, New Holland Backhoe Bucket, Serial # 716399016, city tag #838 from Public Works inventory, New Holland TD5050 Tractor 7 Loader, VIN# ZAJN51780, city tag #354 from Public works inventory. A motion was made by Council Member Bryant and seconded by Council Member Bell to remove the items from inventory, by the consent of all Council Members present after a roll call vote, the motion was approved.

New Business

Appeal of the Planning Commission decision to deny rezoning of Lot 17 Rainsong from R-2 (Single Family residential) to MF-2 (Multi-Family Residential) Discussion of Audit Services

City Attorney Tennant advised the Council Members that he was recommending the City Council table this item and send it back to the Planning Commission. There is a FEMA study currently being done that will give the planning commissioners more information than they had at the last meeting. Once the study is completed the Planning Commission along with engineers, will review all of the new information. He informed the citizens present at the meeting of the appeal process and how they could get the information once the study was completed. On the motion of Council Member Bell and seconded by Council Member Lipford a motion was made to table this and send it back to the Planning Commission, and by the consent of all Council Members present after a roll call vote, the motion was approved.

Ordinance 2017-16 An Ordinance rezoning property at 65 Double springs containing approximately 5.65 acres from R-1, single family residential to R-3, zero lot lines single family residential as requested by Home Star Rentals, LLC.

Tom Simms with Home Star Rentals, LLC advised the council that if this property was rezoned he would add 5 or 6 more lots with concept housing.

Mayor Penn opened the floor for public comments.

Barbara O'Brien, Ridgedale Drive, spoke in opposition to this rezoning. The residents in her neighborhood feel R-3 discredits the state statues for rezoning. R1 is the zoning in the entire area, she is opposed to spot zoning. Traffic would be increased terribly by passing this rezoning request. She quoted Mayor Penn from the August meeting in which he said "People come here because Farmington is different". Let's keep it that way.

Doug Falknor, 324 Ridgedale Drive, stated that a divided Planning Commission brought this to you. This property does not have a compelling reason to change it's zoning. R1 is not simply a place holder until something better comes along. R1 gives people continuity. People keep referring to how R3 looks in Fayetteville, R3 area is crammed in unusable areas, it looks good from the outside but the back looks terrible. There is no parking area, people are parking on the street. This property is not a fit for R3, R1 is what fits this area.

Linda Patterson, Ridgedale Drive, stated she had lived in a large city and did not want Farmington to turn into that.

Pat Page, Ridgedale Drive, stated traffic would be terrible with this rezoning, this property could have up to 5 cars per lot per a conversation she had with the developer. To increase traffic in this area would be irresponsible.

Tom Simms, Home Star Rentals LLC, said only 5 more homes would be added, to the north of this property there are duplexes and this would be a perfect mix. Farmington needs more affordable housing. Farmington does not have that now. Council Member Bryant asked how many homes would be built, Mr. Simms replied 23. Council Member Bell then asked how many were being built, Mr. Simms replied again, 23. Alderman Lifpford stated we are not voting on the design concept, only the zoning request. Mayor Penn advised the council they were only considering the rezoning request. The Planning Commission would handle concept issues.

Jessica Collins, Sugar Pines, stated that the homes were \$180,000 to \$200,00 homes. She stated that when the issue was last discussed Council Member Bryant stated they were cute but she wouldn't want them in her back yard, well neither did she. Jessica said she spoke with some people that lived on Ruppel road and most of those homes are rented by college students. There will be an increase in traffic, she is not a fan of this.

Bruce Barrows, 323 Ridgedale, stated he was against the traffic and speeding and if this passed he wanted speed bumps installed.

Robert Mann, Chairman of the Planning Commission said because of the split vote he wanted it to come before the council.

Mayor Penn closed the public comment section of the meeting. City Attorney Tennant advised the Council Members that you can do multi family but these are single family residences. Council Member Bryant asked Fire Chief Cunningham what the fire codes said about this, he advised if there are 30 homes they are required to have 2 entrances or sprinkler systems installed in the homes. Council Member Lipford added this request is not specific, it depends on the density. Council Member Bryant asked City Business Manager McCarville if the city had a long-range plan and was this included on it. She replied yes, we have a long-range plan, Planning Commission Chairman Mann stated that R-3 zoning did not exist when the City's Master Plan was done years ago. Council Member Bell acknowledged the citizens had all brought up good valid points for them to consider and she appreciated their input. Mayor Penn advised the council needed to make a motion to take action. Ordinance 2017-16 failed for lack of a motion, meaning the zoning request was denied.

Ordinance 2017-17 An Ordinance rezoning property at Lot 17 Rainsong containing approximately 2.05 from R-2 single family residential to MF – 2 multi-family residential as requested by Southwinds Real Estate

This item was removed from the agenda at developer's request.

Request approval of contract with Earthplan Design Alternatives for Floodplain Administration.

A motion was made by Council Member Morgan and seconded by Council Member Cunningham to approve both contracts presented. After a roll call vote the motion passed with the consent of all members present.

Request approval of contract with Earthplan Design Alternative for MS4 Stormwater Compliance.

This contract was approved in the previous items motion. See above.

Request approval of proposal for engineering services with McGoodwin, Williams & Yates.

Engineer Brackett advised the council that the culverts on Garland McKee road could only handle a 20-year storm runoff. A detention pond would not be able to sufficiently handle this capacity either. He advised it is better to address the undersized culverts that would cause backup and flooding instead of depending on a detention pond. Mayor Penn advised that these culverts were approved by the county back before this property was in the city of Farmington. We need to explore different type of drainage, it's currently at a 90-degree angle. Engineer Brackett said it could be expensive but nothing can prevent all of the issues. Council Member Bell advised she had not been out there recently and wanted to know if this was still primarily agriculture land. Engineer Brackett advised her it was not. The developer has options to help with the drainage but 7 more lots would not make a difference. The earlier proposed detention pond is not the most viable option for the project. Council Member Bryant wanted to know if the developer could contribute money to help with drainage. Mayor Penn advised the developer was going to donate all the land in place of cash, the land the detention pond was on. The city would be responsible for maintaining it. Engineer Brackett reiterated the detention pond will not help with the flooding alone, we need to fix the culvert issues. Alderman Bell asked if he could give a ball park price estimate. Engineer Brackett advised he could not, there was a lot of analysis that had to be done and multiple options presented at varying costs. A motion was made by Council Member Bryant and seconded by Council Member Lipford to approve the proposal for engineering services. After a roll call vote the motion passed with the consent of all members present.

There being no further business to come before the council and on the motion of Council Member Pike and seconded by Council Member Lipford and by the consent of all members present, the meeting adjourned at 6:56 pm until the next regularly scheduled meeting to be held Monday January 8th, 2018 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	\$ 65,692.07	\$ 97,719.53	\$ 98,935.97
OCTOBER	\$ 58,706.39	\$ 61,517.09	\$ 95,999.94	\$ 100,562.81
NOVEMBER	\$ 59,186.30	\$ 65,220.51	\$ 92,944.39	\$ 99,640.31
DECEMBER	\$ 59,966.30	\$ 66,565.66	\$ 94,495.76	\$ 96,779.83
TOTALS	\$ 688,459.44	\$ 770,375.92	\$ 1,105,353.69	\$ 1,171,587.40
Previous year, compared to current year		\$ 6,599.36		\$ 2,284.07
		Total difference	\$ 8,883.43	
Total 2016 vs. 2017		\$ 81,916.48		\$ 66,233.71

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Dec 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	2,190.00	600.00	365.00%
ACT 833	21,250.51	17,000.00	125.00%
ALCOHOL SALES TAX	4,149.50	2,278.00	182.16%
ANIMAL CONTROL REVENUES	2,910.00	2,500.00	116.40%
BUILDING INSPECTION FEES	118,802.60	60,000.00	198.00%
BUSINESS LICENSES	5,250.00	5,000.00	105.00%
CITY COURT FINES	114,218.20	36,000.00	317.27%
CITY SALES TAX REVENUES	788,189.33	516,957.00	152.47%
COUNTY TURNBACK	448,435.34	415,000.00	108.06%
DEVELOPMENT FEES	7,102.75	7,000.00	101.47%
FEMA REIMBURSEMENT	108,917.89	0.00	0.00%
FRANCHISE FEES	365,935.19	375,000.00	97.58%
GARAGE SALE PERMITS	3,120.00	3,000.00	104.00%
INTEREST REVENUES	0.00	2,000.00	0.00%
MISCELLANEOUS REVENUES	15,003.37	1,200.00	1,250.28%
PARK RENTAL	1,600.00	1,200.00	133.33%
SALES TAX - OTHER	1,171,587.40	1,087,044.00	107.78%
SPORTS COMPLEX FEES	46,680.29	50,000.00	93.36%
SRO REIMBURSEMENT REVENUES	24,648.36	35,000.00	70.42%
STATE TURNBACK	94,747.18	100,000.00	94.75%
Revenue	\$3,344,737.91	\$2,716,779.00	
Gross Profit	\$3,344,737.91	\$2,716,779.00	
Revenue Less Expenditures	\$3,344,737.91	\$2,716,779.00	
Net Change in Fund Balance	\$3,344,737.91	\$2,716,779.00	

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2017
	Jan 2017	Jan 2017	Dec 2017
	Dec 2017	Dec 2017	Percent of
	Actual	Dec 2017	Budget
ADMINISTRATIVE DEPT			
Revenue			
BOND FUND	1,792.74	0.00	0.00%
Revenue	\$1,792.74	\$0.00	
Gross Profit	\$1,792.74	\$0.00	
Expenses			
ADDITIONAL SERVICES EXPENSE	142,388.32	185,000.00	76.97%
ADVERTISING EXPENSE	6,935.78	5,000.00	138.72%
BREATHALYZER EXPENSES	420.89	0.00	0.00%
BUILDING MAINT & CLEANING	47,744.90	40,000.00	119.36%
CREDIT CARD FEE EXPENSE	4,271.90	0.00	0.00%
ELECTION EXPENSES	4,286.10	0.00	0.00%
INSURANCES EXPENSE	26,926.05	30,656.00	87.83%
LEGAL FEES	2,082.17	10,000.00	20.82%
MATERIALS & SUPPLIES EXPENSE	19,176.43	22,000.00	87.17%
MISCELLANEOUS EXPENSE	1,190.00	2,000.00	59.50%
NEW EQUIPMENT PURCHASE	8,131.61	16,000.00	50.82%
PAYROLL EXP - CITY ATTRNY	32,397.30	32,175.00	100.69%
PAYROLL EXP - ELECTED OFFICIA	75,403.62	83,500.00	90.30%
PAYROLL EXP - REGULAR	200,900.42	243,000.00	82.68%
PLANNING COMMISSION	14,234.71	19,400.00	73.37%
POSTAGE EXPENSE	1,337.13	4,000.00	33.43%
PROFESSIONAL SERVICES	58,445.62	41,500.00	140.83%
REPAIR & MAINT - EQUIPMENT	290.70	0.00	0.00%
REPAIR & MAINT - OFFICE EQUIP	92.66	5,000.00	1.85%
RETURNED CHECK	25.00	0.00	0.00%
TECHNICAL SUPPORT	8,293.38	11,000.00	75.39%
TELECOMMUNICATION EXPENSES	533.24	0.00	0.00%
TRAVEL, TRAINING & MEETINGS	10,877.53	15,000.00	72.52%
UTILITIES EXPENSES	50,920.93	50,000.00	101.84%
Expenses	\$717,306.39	\$815,231.00	
Revenue Less Expenditures	(\$715,513.65)	(\$815,231.00)	
Net Change in Fund Balance	(\$715,513.65)	(\$815,231.00)	

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Dec 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
ANIMAL CONTROL DEPT			
Expenses			
FUEL EXPENSES	962.76	2,450.00	39.30%
MATERIALS & SUPPLIES EXPENSE	78.43	600.00	13.07%
NEW EQUIPMENT PURCHASE	0.00	800.00	0.00%
PAYROLL EXP - REGULAR	55,877.31	56,000.00	99.78%
PROFESSIONAL SERVICES	11,926.00	18,965.00	62.88%
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%
Expenses	\$70,059.60	\$81,606.00	
Revenue Less Expenditures	(\$70,059.60)	(\$81,606.00)	
Net Change in Fund Balance	(\$70,059.60)	(\$81,606.00)	

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date		Jan 2017
	Jan 2017	Annual Budget	Dec 2017
	Dec 2017	Jan 2017	Percent of
	Actual	Dec 2017	Budget
BUILDING PERMIT DEPT			
Expenses			
FUEL EXPENSES	1,787.93	3,500.00	51.08%
MATERIALS & SUPPLIES EXPENSE	2,545.00	1,500.00	169.67%
PAYROLL EXP - REGULAR	77,056.54	80,500.00	95.72%
REPAIR & MAINT - AUTOMOBILES	107.04	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	0.00	1,500.00	0.00%
TRAVEL, TRAINING & MEETINGS	2,554.72	3,483.00	73.35%
UNIFORMS/GEAR EXPENSE	996.83	750.00	132.91%
Expenses	\$85,048.06	\$91,233.00	
Revenue Less Expenditures	(\$85,048.06)	(\$91,233.00)	
Net Change in Fund Balance	(\$85,048.06)	(\$91,233.00)	

GENERAL FUND
Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2017
	Jan 2017	Jan 2017	Dec 2017
	Dec 2017	Dec 2017	Percent of
	Actual	Dec 2017	Budget
FIRE DEPT			
Expenses			
ADVERTISING EXPENSE	363.66	0.00	0.00%
FUEL EXPENSES	3,766.51	8,000.00	47.08%
HAZMAT EXPENSES	2,270.12	2,400.00	94.59%
MATERIALS & SUPPLIES EXPENSE	6,987.88	7,500.00	93.17%
MISCELLANEOUS EXPENSE	242.94	500.00	48.59%
NEW EQUIPMENT PURCHASE	3,270.17	5,228.00	62.55%
PAYROLL EXP - REGULAR	291,736.05	298,000.00	97.90%
REPAIR & MAINT - EQUIPMENT	6,562.68	3,000.00	218.76%
REPAIR & MAINT - TRUCK	4,905.32	5,000.00	98.11%
TRAVEL, TRAINING & MEETINGS	629.00	4,000.00	15.73%
UNIFORMS/GEAR EXPENSE	12,354.52	11,162.00	110.68%
Expenses	\$333,088.85	\$344,790.00	
Revenue Less Expenditures	(\$333,088.85)	(\$344,790.00)	
Net Change in Fund Balance	(\$333,088.85)	(\$344,790.00)	

Statement of Revenue and Expenditures

	Year-To-Date		Jan 2017
	Jan 2017	Annual Budget	Dec 2017
	Dec 2017	Jan 2017	Percent of
	Actual	Dec 2017	Budget
LAW ENFORCE - COURT			
Expenses			
MATERIALS & SUPPLIES EXPENSE	1,409.43	1,100.00	128.13%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	1,274.20	3,000.00	42.47%
PAYROLL EXP - REGULAR	95,932.96	103,250.00	92.91%
SPECIAL COURT COSTS	5,268.00	6,500.00	81.05%
TRAVEL, TRAINING & MEETINGS	474.28	1,950.00	24.32%
Expenses	\$104,358.87	\$116,200.00	
Revenue Less Expenditures	(\$104,358.87)	(\$116,200.00)	
Net Change in Fund Balance	(\$104,358.87)	(\$116,200.00)	

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Dec 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
LAW ENFORCE - POLICE			
Expenses			
BREATHALYZER EXPENSES	178.41	800.00	22.30%
DRUG TASK FORCE	1,500.00	2,000.00	75.00%
FUEL EXPENSES	23,229.95	37,500.00	61.95%
MATERIALS & SUPPLIES EXPENSE	34,041.87	31,894.00	106.73%
MISCELLANEOUS EXPENSE	0.00	1,000.00	0.00%
NEW EQUIPMENT PURCHASE	67,454.51	27,000.00	249.83%
PAYROLL EXP - REGULAR	776,576.03	779,000.00	99.69%
PAYROLL EXP - SRO	64,111.33	72,676.00	88.22%
REPAIR & MAINT - AUTOMOBILES	17,194.30	16,000.00	107.46%
REPAIR & MAINT - EQUIPMENT	2,007.14	3,000.00	66.90%
TRAVEL, TRAINING & MEETINGS	655.00	9,500.00	6.89%
UNIFORMS/GEAR EXPENSE	11,517.10	9,500.00	121.23%
UTILITIES EXPENSES	119.81	0.00	0.00%
Expenses	\$998,585.45	\$989,870.00	
Revenue Less Expenditures	(\$998,585.45)	(\$989,870.00)	
Net Change in Fund Balance	(\$998,585.45)	(\$989,870.00)	

GENERAL FUND
Statement of Revenue and Expenditures

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

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date		Jan 2017
	Jan 2017	Annual Budget	Dec 2017
	Dec 2017	Jan 2017	Percent of
	Actual	Dec 2017	Budget
PARKS DEPT			
Expenses			
FUEL EXPENSES	2,783.02	3,000.00	92.77%
MATERIALS & SUPPLIES EXPENSE	2,633.86	5,000.00	52.68%
MISCELLANEOUS EXPENSE	0.00	1,000.00	0.00%
NEW EQUIPMENT PURCHASE	12,000.00	10,000.00	120.00%
PAYROLL EXP - REGULAR	69,155.67	51,615.00	133.98%
PAYROLL EXP - SPORTS COMPLEX	68,158.07	64,700.00	105.34%
PROFESSIONAL SERVICES	0.00	3,100.00	0.00%
REPAIR & MAINT - EQUIPMENT	1,102.88	5,000.00	22.06%
SPORTS PARK FUEL	1,111.32	2,000.00	55.57%
SPORTS PARK MATERIALS	13,635.06	16,000.00	85.22%
SPORTS PARK NEW EQUIP	9,247.11	12,000.00	77.06%
SPORTS PARK PROF SERV	45,893.72	35,000.00	131.12%
SPORTS PARK REPAIR/MAINT	2,858.93	14,000.00	20.42%
SPORTS PARK UNIFORMS	1,082.50	750.00	144.33%
SPORTS PARK UTILITIES	13,025.89	20,934.00	62.22%
UNIFORMS/GEAR EXPENSE	656.31	750.00	87.51%
UTILITIES EXPENSES	2,298.05	3,000.00	76.60%
Expenses	\$245,642.39	\$247,849.00	
Revenue Less Expenditures	(\$245,642.39)	(\$247,849.00)	
Net Change in Fund Balance	(\$245,642.39)	(\$247,849.00)	

GENERAL FUND

Statement of Revenue and Expenditures

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

GENERAL FUND

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2017
	Jan 2017	Jan 2017	Dec 2017
	Dec 2017	Dec 2017	Percent of
	Actual	Dec 2017	Budget
TRANSFERS BETWEEN FUNDS			
Revenue			
STREET COUNTY TURNBACK	48,491.20	0.00	0.00%
Revenue	\$48,491.20	\$0.00	
Gross Profit	\$48,491.20	\$0.00	
Expenses			
STREET CITY SALE TAX	190,749.14	0.00	0.00%
STREET COUNTY TURNBACK EXPE	50,338.84	0.00	0.00%
Expenses	\$241,087.98	\$0.00	
Revenue Less Expenditures	(\$192,596.78)	\$0.00	
Net Change in Fund Balance	(\$192,596.78)	\$0.00	

Statement of Revenue and Expenditures

	Year-To-Date Jan 2017 Dec 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
Unallocated			
Revenue			
GRANTS	3,500.00	0.00	0.00%
INTEREST REVENUES	3,813.44	0.00	0.00%
MISCELLANEOUS REVENUES	1,074.37	0.00	0.00%
STREET CITY SALES TAX	144,268.17	0.00	0.00%
Revenue	\$152,655.98	\$0.00	
Gross Profit	\$152,655.98	\$0.00	
Expenses			
STREET/ROAD REPAIRS	108,917.89	0.00	0.00%
Expenses	\$108,917.89	\$0.00	
Revenue Less Expenditures	\$43,738.09	\$0.00	
Net Change in Fund Balance	\$43,738.09	\$0.00	

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date		Jan 2017
	Jan 2017 Dec 2017 Actual	Annual Budget Jan 2017 Dec 2017	Dec 2017 Percent of Budget
Revenue & Expenditures			
Revenue			
FEMA REIMBURSEMENT	108,917.89	0.00	0.00%
GRANTS	235,516.22	0.00	0.00%
INTEREST REVENUES	61.30	100.00	61.30%
MISCELLANEOUS REVENUES	16,818.05	100.00	16,818.05%
PAYMENT IN LIEU OF IMPROVEMENT	131,414.00	0.00	0.00%
STREET CITY SALES TAX	190,749.14	157,607.00	121.03%
STREET COUNTY TURNBACK	48,491.20	40,000.00	121.23%
STREET STATE TURNBACK	410,959.50	387,443.00	106.07%
Revenue	\$1,142,927.30	\$585,250.00	
Gross Profit	\$1,142,927.30	\$585,250.00	
Expenses			
ADDITIONAL SERVICES EXPENSE	81.68	0.00	0.00%
ADVERTISING EXPENSE	977.84	0.00	0.00%
FUEL EXPENSES	5,791.77	9,000.00	64.35%
INSURANCES EXPENSE	0.00	3,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	11,725.43	13,000.00	90.20%
MISCELLANEOUS EXPENSE	156.13	500.00	31.23%
NEW EQUIPMENT PURCHASE	18,372.34	35,000.00	52.49%
PAYROLL EXP - REGULAR	176,694.15	184,000.00	96.03%
PROFESSIONAL SERVICES	255,325.64	20,000.00	1,276.63%
REPAIR & MAINT - BUILDING	10,320.90	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	13,278.12	10,000.00	132.78%
REPAIR & MAINT - TRUCK	55.83	0.00	0.00%
STREET LIGHTS	87,188.95	50,000.00	174.38%
STREET/ROAD REPAIRS	182,340.17	253,250.00	72.00%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	1,882.15	2,000.00	94.11%
UTILITIES EXPENSES	2,723.53	5,000.00	54.47%
Expenses	\$766,914.63	\$585,250.00	
Revenue Less Expenditures	\$376,012.67	\$0.00	
Net Change in Fund Balance	\$376,012.67	\$0.00	

LIBRARY FUND
Statement of Revenue and Expenditures

	Current Period Jan 2017 Dec 2017 Actual	Annual Budget Jan 2017 Dec 2017	Jan 2017 Dec 2017 Percent of Budget
Revenue & Expenditures			
Revenue			
FINES/LOST ITEMS	5,513.58	3,000.00	183.79%
INTEREST REVENUES	30.81	0.00	0.00%
TRANS FROM GENERAL FUND	30,000.00	30,000.00	100.00%
WASHINGTON CO LIBRARY REVE	155,076.00	155,077.00	100.00%
Revenue	\$190,620.39	\$188,077.00	
Gross Profit	\$190,620.39	\$188,077.00	
Expenses			
ADVERTISING EXPENSE	499.68	0.00	0.00%
BOOKS AND MEDIA	26,040.44	32,000.00	81.38%
INSURANCES EXPENSE		2,000.00	0.00%
MATERIALS & SUPPLIES EXPENSE	11,355.78	12,000.00	94.63%
MISCELLANEOUS EXPENSE	88.00	500.00	17.60%
NEW EQUIPMENT PURCHASE	2,652.60	5,000.00	53.05%
PAYROLL EXP - REGULAR	93,801.68	120,000.00	78.17%
POSTAGE EXPENSE	107.81	300.00	35.94%
PROGRAMS EXPENSE	880.00	1,000.00	88.00%
REPAIR & MAINT - BUILDING	5,494.55	6,000.00	91.58%
TECHNICAL SUPPORT		400.00	0.00%
TRAVEL, TRAINING & MEETINGS	692.00	400.00	173.00%
UTILITIES EXPENSES	6,939.21	8,477.00	81.86%
Expenses	\$148,551.75	\$188,077.00	
Revenue Less Expenditures	\$42,068.64	\$0.00	
Net Change in Fund Balance	\$42,068.64	\$0.00	

Proclamations,
special
announcements
and
appointments

A Proclamation Commemorating City of Farmington School Choice Week

WHEREAS all children in City of Farmington should have access to the highest-quality education possible; and,

WHEREAS City of Farmington recognizes the important role that an effective education plays in preparing all students in City of Farmington to be successful adults; and,

WHEREAS quality education is critically important to the economic vitality of City of Farmington; and,

WHEREAS City of Farmington is home to a multitude of excellent education options from which parents can choose for their children; and,

WHEREAS, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

WHEREAS City of Farmington has many high-quality teaching professionals who are committed to educating our children; and,

WHEREAS, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

NOW, THEREFORE, I, Ernie Penn do hereby recognize January 21-27, 2018 as City of Farmington **SCHOOL CHOICE WEEK**, and I call this observance to the attention of all of our citizens.



Mayor Ernie Penn



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

MEMO

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

From: Mark Cunningham
Re: Add new firefighters/ Dillon Jones and Tyler Miller
Date: 1/1/2018

Recommendation

I would like to recommend that we add two additional volunteer firefighters to our department.

Background

The Fire department has two open positions on our department and I would like to fill them with Dillon Jones which is Sherry Mathews son and Tyler Miller who is a graduate from EMT school.

Budget impact

No change

Mark Cunningham
Fire Chief

Agenda Item 11

Brenda Coleman

From: Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>
Sent: Thursday, December 28, 2017 12:59 PM
To: 'Brenda Coleman'
Subject: FW: ORT-Ozark Regional Transit - Periodic Report at Farmington City Council

For the January City Council meeting.

From: Jeff Hatley [<mailto:jhatley@ozark.org>]
Sent: Thursday, December 28, 2017 12:47 PM
To: Melissa McCarville (melissamccarville@cityoffarmington-ar.gov)
Subject: ORT-Ozark Regional Transit – Periodic Report at Farmington City Council

We would appreciate the opportunity to present our periodic report at the upcoming city council meeting on Monday, Jan. 8, 2018 at 6:00 p.m.

We will address current ridership numbers, opportunities for public transportation expansion in NW Arkansas and continued recovery from the January 2017 fire.

Thank you,

Jeff Hatley
Mobility Manager/Public Information Officer
Wk: 479-365-2161
Mb: 479-225-8369



Agenda Item 13

ORDINANCE NO. 2018-01

AN ORDINANCE REZONING PROPERTY ON DOUBLE SPRINGS ROAD CONTAINING APPROXIMATELY 126.03 ACRES ± FROM A-1, AGRICULTURE DISTRICT TO R-1, SINGLE-FAMILY RESIDENTIAL AS REQUESTED BY RED CANYON DEVELOPMENT, LLC.

WHEREAS, the City of Farmington, Arkansas amended its official zoning and zoning map by Ordinance 2011-02 on March 14, 2011, which was filed for record in the Office of the Circuit Clerk and Ex-Officio Recorder for Washington County, Arkansas in File 2011-00017652; and

WHEREAS, certain property belonging to Red Canyon Development, LLC. is zoned A-1, Agriculture District; and

WHEREAS, after a public hearing on December 18, 2017, the Farmington Planning Commission voted during a regular meeting to rezone the property from A-1, Agriculture District to R-1, Single Family Residential.

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

SECTION 1. That the zone classification of the following described property is hereby changed as follows:

From A-1 Agriculture District, to R-1 Single Family Residential, for the real property described in Exhibit "A", which is attached hereto and made a part hereof.

SECTION 2. That the official zoning map of the City of Farmington, Arkansas, is hereby amended to reflect the zoning change provided in section 1 above.

Section 3. Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that it is necessary to enact this ordinance without delay; 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, APPROVED AND IN EFFECT this 8th day of January, 2018.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

Kelly Penn, City Clerk

Exhibit A

Commencing at the SW Corner of said SW1/4, SE1/4 of Section 15, T-18-N, R-31-W, thence N88°48'02"W 197.28 feet to the POINT OF BEGINNING, thence N42°23'07"W 1,629.86 feet, thence N01°13'46"E 1,456.41 feet, thence S89°41'28"E 1,327.99 feet, thence S89°10'19"E 1,321.57 feet, thence S01°27'04"W 1,126.81 feet, thence N87°36'15"W 463.25 feet, thence S03°07'21"W 1,292.65 feet, thence S67°22'09"W 148.32 feet, thence S00°22'09"E 193.40 feet, thence N89°07'20"W 294.91 feet, thence N00°51'45"E 144.66 feet, thence N89°11'35"W 591.11 feet, thence S00°17'59"W 142.88 feet to the POINT OF BEGINNING, Containing 126.02 acres, more or less, subject to easements and right of ways of record.

Agenda Item 14



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

January 2, 2018

City of Farmington
P.O. Box 150
Farmington, AR

ATTN: Melissa McCarville
RE: Project on Double Springs Road

As you know, we have been working on the rezoning for 126 acres on the west side of Double Springs Road owned by Red Canyon LLC. This request was approved by the Planning Commission on December 18 and will go to the City Council. The developer is also asking if the City of Farmington will help share the cost of the offsite sewer to get to this property. This offsite sewer is about 1220' long and will run to the new pump station on Double Springs Road. The required size of this offsite sewer is 15" to allow for future growth. All we need is an 8" for our development. This 1220' of offsite will serve multiple tracts of property. The preliminary cost estimate for this offsite sewer is \$240,000 and our request is for the City of Farmington to pay half of this cost or \$120,000. The benefit to the City is that for each household that connects to this sewer the City will receive \$35.00 per month.

2.5 people per household
@ 100 gal. per person per day
= 2500 GPP
=7500 GP month
@ \$4.66/1000 gal = \$35/month

300 households @ \$35/month
= \$10,500/month

So for this Red Canyon project alone this could amount to \$10,500 per month. In addition, future development will help pay for this pump station.

It is customary for other cities to cost share in similar situations. We can prepare a contract that states terms and conditions. The City will not pay anything until the line is installed, tested and improved. The developer will pay the contractor and the City will reimburse their amount after completion of the line.

The work on this line will not be started until the preliminary plat and the construction plans are approved by the Health Department and the City of Farmington.

Your consideration of this cost share is greatly appreciated.

Thank you,

David L. Jorgensen, P.E.



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

RIGGINS DEVELOPMENT
(RED CANYON)
ON DOUBLE SPRINGS ROAD
OFFSITE SEWER
PRELIMINARY COST ESTIMATE
DECEMBER 2017

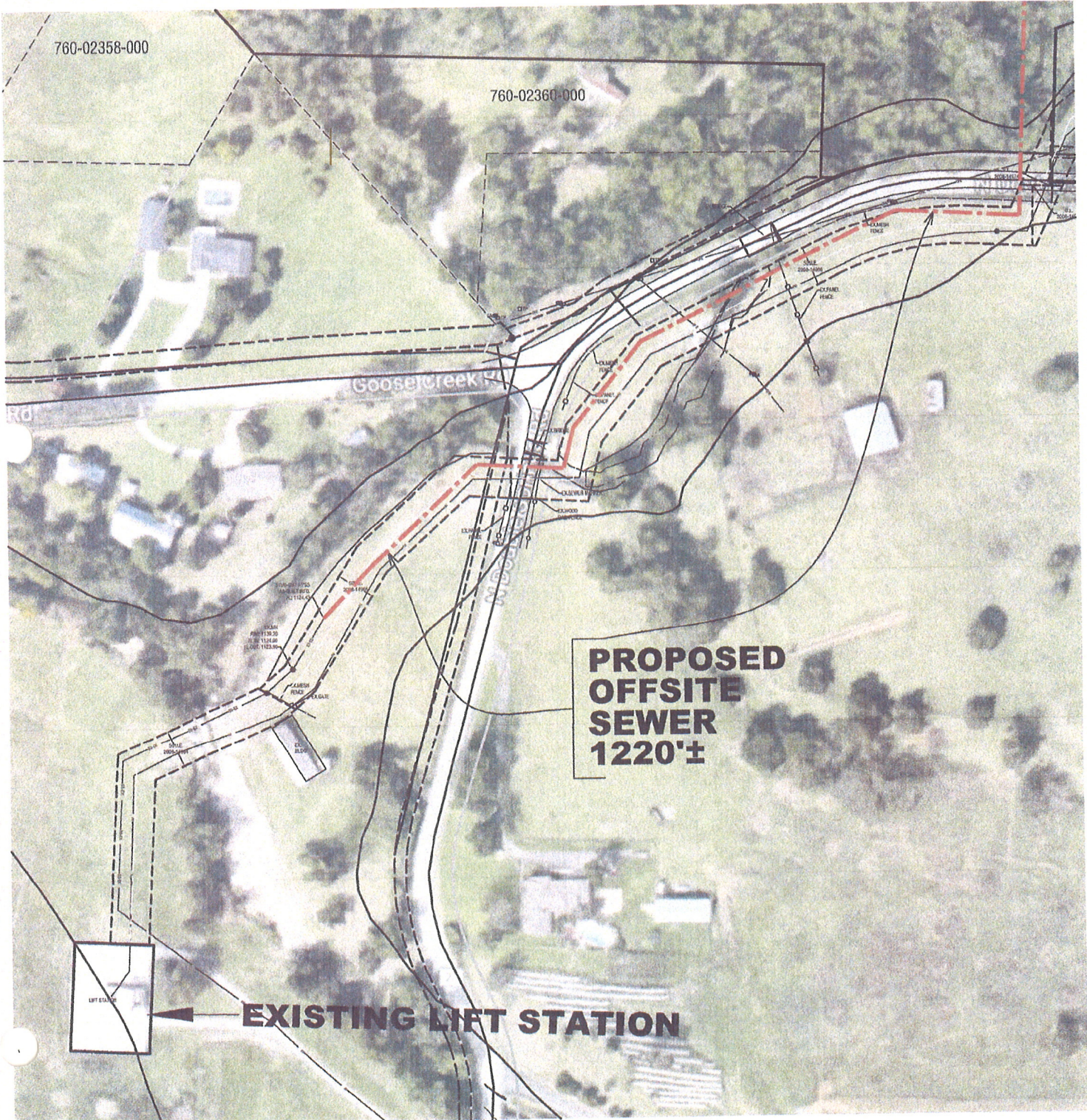
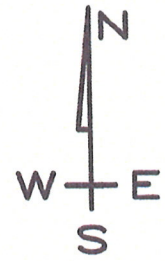
1.	1220' 15" PVC @ \$70/L.F.	\$ 85,400
2.	8 Manholes @ \$3,000/EA	\$ 24,000
3.	2 Street Bores @ \$15,000	\$ 30,000
4.	2 Creek Crossings @ \$5,000	\$ 10,000
5.	Erosion Control	\$ 5,000
6.	Clean/Test	\$ 3,000
7.	Bond	\$ 3,000
8.	Rock 300 CY @ \$200	\$ 60,000
9.	Engineering/Surveying/Construction Staking	\$ 20,000
	TOTAL	\$ 240,000

*For 8" SS

1220' 8" @ \$40/L.F.

\$ 48,800

Cost Difference is \$ 36,600 Less
(For 8" Sewer)



760-02358-000

760-02360-000

Goose Creek Rd

**PROPOSED
OFFSITE
SEWER
1220'±**

EXISTING LIFT STATION

Agenda Item 15

RESOLUTION NO. 2018-01

A RESOLUTION ESTABLISHING THE PROCEDURAL RULES FOR THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS FOR 2018

WHEREAS, the State of Arkansas requires each City Council to annually establish its procedural rules and, whereas, such rules are essential for the orderly conduct of council activities;

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

Section 1: Rules and Order of Business

The Council of the City of Farmington will follow the procedural rules contained in the Arkansas Municipal League publication "Procedural Rules for the Municipal Official", dated May 2014. In addition to what is included in this publication, the meeting will include a forum for comments from citizens.

Section 2: The Time and Location of Regularly Scheduled Meetings

- (A) Council Meetings: Second Monday of each month at 6:00 p.m. at the City Hall, 354 West Main Street, Farmington, AR.
- (B) The date, time and locations of regularly scheduled meetings may be changed by the Mayor with consent of the majority of the council members. The media and public will be notified of any changes in accordance with appropriate state laws.

Section 3: Special Meetings

In accordance with Ordinance 1.4 the Mayor or any three council members may call special meetings and set the time and place of such meetings. Voting by council is permitted at special meetings.

Section 4: Working Sessions

The Mayor or any three council members may schedule working sessions for the council at the time and location of their choosing. The media and public will be notified of all working sessions in accordance with applicable state laws.

Voting by the council is not permitted at working sessions. The Mayor and all Council members must be notified of any proposed working session.

Section 5: Agendas

(A) Meetings

- (1) The City Clerk or designee shall prepare the agenda for council meetings. Items shall be placed upon the agenda as may be requested by the Mayor, the City Attorney, any Council member or any Department Head.
- (2) The department head and committee heads or their representative should be present at all monthly council meetings, give a **brief** written report summarizing their departmental/committee activities and make themselves available for questions from the public and council members. The committee and department reports shall be provided to the City Clerk or designee and be part of the official agenda.
- (4) At the citizens forum section of the meeting the Mayor will announce: "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." Any individual wishing to address the Council about a subject that is not on the agenda shall be permitted to speak during that period allotted for Citizen Communications at meetings. Each individual will be limited to five minutes. (Total 15 minutes per subject.)
- (5) The Mayor, the City Attorney, any council member or any Department Head requesting that a matter be placed on the agenda will provide the City Clerk's office with the title of the matter and with a short memo (memo format can be obtained from the City Business Manager) describing the topic and any supporting material no later than noon on the Monday one week prior to the date of the Meetings.
- (6) Any matter presented to the City Clerk's office later than that time shall be placed on the agenda, unless Council objects, at a time called by the Mayor directly before the business items are addressed.
- (7) Those presenting items to be added to the agenda at the meeting shall state the topic to be added only, with no discussion. Discussion for that item will take place when the item is addressed during the business session.
- (8) The City Clerk will provide copies of the agenda unless a copy of the draft ordinance or resolution is provided to the City Clerk's office for inclusion with the agenda. Those with agenda items to be added at the meeting shall provide **nine** copies of any ordinances or resolutions to be presented to the Council, Mayor, City Clerk/Treasurer and City Attorney.
- (9) In the event of a holiday falling on a Monday, the above schedule will be

shifted to the last two working days prior to the holiday.

- (10) During Council meetings, the Council will consider only those matters placed on the agenda.

(B) Special Meetings

The City Clerk or designee will prepare agendas for special meetings and provide copies to all elected city officials and to the media and notify the media as required by state law. Whoever is calling the special meeting shall provide the Clerk with applicable documentation pertinent to the meeting being called.

PASSED AND APPROVED on this 8TH day of January, 2018.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

By: _____
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
January 2018
City Council Meeting

- Brenda Coleman (14 years), Andrew Patton (2 years), Jimmy Brotherton (4 years) and Rick Bramall (4 years) have work anniversaries this month, thank them for their service!
- We received 6 proposals for right of way acquisition services for the Hwy 170 project. I will be needing volunteers to sit on a committee to evaluate the proposals and select the consultant. If any of you are interested please let me know.
- 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 in February to talk with the Meadowsweet area residents about our plans for that area.
- Expect a resolution on the February agenda to amend the 2017 budget.
- The information I gave you last month on the bond funds is still valid. There are no additional expenses through the end of November. The December statement is not available yet. Next month I will cover December and January expenditures as our January meeting is a little later in the month.
- Happy New Year!

"I hope that in this year to come, you make mistakes. Because if you are making mistakes, then you are making new things, trying new things, learning, living, pushing yourself, changing yourself, changing your world. You're doing things you've never done before, and more importantly, you're Doing Something. So that's my wish for you, and all of us, and my wish for myself. Make New Mistakes. Make glorious, amazing mistakes. Make mistakes nobody's ever made before. Don't freeze, don't stop, don't worry that it isn't good enough, or it isn't perfect, whatever it is: art, or love, or work or family or life. Whatever it is you're scared of doing, Do it. Make your mistakes, next year and forever."

~ Neil Gaiman

Farmington Police Dept.

Tickets Issued by Officer and Month for 2017

1/2/2018 1:55:03 PM

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Bertorello, James	0	0	4	25	23	8	25	34	33	25	15	6	198
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	33	36	17	4	395
Catron, Joshua	22	11	25	21	22	25	51	60	29	16	35	10	327
Collins, John	44	55	51	33	67	36	26	0	0	0	0	0	312
Collins, Justin	0	0	0	0	0	0	0	0	0	0	2	75	77
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	39	0	0	0	275
Long, Dustin	23	22	30	13	9	26	21	33	39	37	32	20	305
Mahone, Taron	0	0	0	0	7	73	100	121	167	142	127	101	838
Parrish, Chad	0	1	0	0	1	5	4	4	11	2	1	0	29
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	73	61	60	33	265

Officer	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Thompson, Michael	1	2	0	0	0	0	0	0	0	0	0	0	3
Wilbanks, Johnie	14	3	0	5	3	7	1	0	0	2	1	4	40
Totals:	180	163	172	170	207	222	277	392	424	321	290	253	3071

Farmington Police Dept.

Offenses for Month 12/2016 and 12/2017

1/2/2018 1:54:05 PM

	<u>2016</u>	<u>2017</u>
AGENCY ASSIST		
AA	2	0
ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 1ST DEGREE / RISK OF DEATH OR SERIOUS INJURY		
5-26-307	1	0
ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 2ND DEGREE / RISK OF PHYSICAL INJUR		
5-26-308	0	1
BATTERY - 3RD DEGREE / RECKLESSLY CAUSES INJURY		
5-13-203A(2)	1	1
BREAKING OR ENTERING / BUILDING OR STRUCTURE		
5-39-202A(1)	2	1
Breaking or Entering/Vehicle		
5-39-202	4	2
BURGLARY, COMMERCIAL		
5-39-201B(1)	0	1
BURGLARY, RESIDENTIAL		
5-39-201A(1)	2	2
CHILD RESTRAINT		
17-34-103	0	1
CRIMINAL MISCHIEF - 1ST DEGREE / PROPERTY OF ANOTHER W/VALUE OVER \$1000 BUT \$5,000 OR LESS		
5-38-203B(2)	0	1
CRIMINAL MISCHIEF - 2ND DEGREE / PURPOSELY TAMPERS		
5-38-204(a)(2)	0	1
CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS		
5-38-204(a)(1)	3	1
CRIMINAL TRESPASS IN OR ON A VEHICLE OR STRUCTURE / PREMISES		
5-39-203A	6	0
DISORDERLY CONDUCT		
5-71-207	1	0
DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY		
5-26-305A(2)	2	1
DRIVING ON SUSPENDED LICENSE		
27-16-303	0	1
DWI (UNLAWFUL ACT)		
5-65-103A	0	1
DWI - DRUGS (UNLAWFUL ACT)		
5-65-103B	0	1
ENDANGERING THE WELFARE OF MINOR - 3RD DEGREE		
5-27-207(b)	0	1
FAILURE TO APPEAR		

	<u>2016</u>	<u>2017</u>
5-54-120	7	15
Failure to Maintain Control		
27-51-104(6)	0	1
FAILURE TO PAY FINES & COSTS		
5-4-203	7	16
FILING FALSE REPORT WITH LAW ENFORCEMENT AGENCY		
5-54-122	0	1
Fire (Structure/Vehicle)		
FIRE	1	0
Flight from Officer/foot		
5-54-125C3d1	0	1
FORGERY		
5-37-201	2	1
FRAUD IN ACQUIRE OR AUTHORIZE TO PROVIDE MOTOR VEHICLE TRANSPORTATION		
5-37-524	1	0
FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER ARE FORGED		
5-37-207A(3)	1	0
FURNISHING PROHIBITED ARTICLES		
5-54-119	0	2
HARASSMENT / FOLLOWS A PERSON IN AND ABOUT A PUBLIC PLACE		
5-71-208A(3)	0	1
Leaving Scene of Accident/Property Damage		
27-53-102	1	1
MISSING PERSON		
MISSING	1	0
No Turn Signal		
27-51-403	0	2
OBSTRUCTING GOVERNMENTAL OPERATIONS / OBSTRUCTS, IMPAIRS, HINDERS, THE PER		
5-54-102A(1)	1	0
OBSTRUCTING GOVERNMENTAL OPERATIONS / REFUSES TO PROVIDE INFORMATION FOR A		
5-54-102A(2)	0	1
POSSESSION OF A CONTROLLED SUBSTANCE - MARIJUANA		
5-64-401	1	3
POSSESSION OF DRUG PARAPHERNALIA		
5-64-443	0	5
Possession of Drug Paraphernalia		
5-64-403(c)(1)(A)(i)	0	2
POSSESSION OF DRUG PARAPHERNALIA - FELONY		
5-64-443	0	1
POSSESSION OF METH OR COCAINE GT 2GM BUT LT 10GM		
5-64-419B(1)B	0	1
POSSESSION OF METH OR COCAINE LT 2GM		
5-64-419B(1)A	0	1
POSSESSION OF SCH I OR II LT 2GM		
5-64-419B(2)A	0	1

	<u>2016</u>	<u>2017</u>
POSSESSION OF SCH IV OR V LT 28GM		
5-64-419B(4)A	0	2
POSSESSION OF SCH VI LT 40Z		
5-64-419B(5)1	0	2
PUBLIC INTOXICATION - DRINKING IN PUBLIC		
5-71-212	0	1
PUBLIC INTOXICATION / DRINKING IN PUBLIC		
5-71-212	2	1
PURCHASE, POSSESSION OF INTOXICATING LIQUOR BY MINOR		
3-3-203	0	1
RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / ACTIVE OR PASSIVE REFUSAL		
5-54-103B(1)	0	1
Right of Roadway		
27-51-301(A)	0	1
RUNAWAY		
90I	1	0
SHOPLIFTING \$1,000 OR LESS		
5-36-116	0	1
SIMULTANEOUS POSSESSION OF DRUGS AND FIREARMS		
5-74-106	0	1
STALKING		
5-71-229	0	1
TERRORISTIC THREATENING/2nd Degree		
5-13-301(2)A	2	0
THEFT \$1,000 OR LESS - ALL OTHERS		
5-36-103(b)(4)(A)	1	2
THEFT \$1,000 OR LESS - FROM BUILDING		
5-36-103(b)(4)(A)	1	0
THEFT \$1,000 OR LESS - FROM VEHICLE		
5-36-103(b)(4)(A)	2	0
THEFT \$5,000 OR LESS BUT GREATER THAN \$1000 - ALL OTHERS		
5-36-103(b)(3)(A)	2	1
THEFT \$5,000 OR LESS BUT GREATER THAN \$1000 - FROM VEHICLE		
5-36-103(b)(3)(A)	1	2
THEFT OF A FIREARM VALUED AT LESS THAN \$2,500		
5-36-103(b)(3)(B)	0	1
THEFT OF CREDIT/DEBIT CARD OR ACCOUNT NUMBERS		
5-36-103B(2)D	1	0
THEFT OF PROPERTY - LOST, MISLAID, DELIVERED BY MISTAKE		
5-36-105	0	1
THEFT OF PROPERTY / ALL OTHER		
5-36-103A(1)	2	3
THEFT OF SERVICES \$1,000 OR LESS		
5-36-104(c)(4)	0	1
VIOLATION OF A PROTECTION ORDER- MISDEMEANOR		

5-53-134(b)(1)

2016

2017

1

1

Totals:

63

97



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

December 2017 Monthly Report for Mayor and City Council

The fire department responded to over 115 calls during the month of December and that is above average for the year for calls and is also the most that we have ran in one month this year. Most of the calls that we have had were medical calls again as it is most always and every year for the fire department. We had an increase in house fires from people trying to stay warm and by not cleaning their chimney and flue pipes as they should or by building to large of fire in their stove.

We have broken our record again, the fire department has responded to more calls for service in 2017 than we have in any year previously. Unofficially we have run 1000 calls for the year and I will have more on that when we get all the numbers in, and I will get our end of the year report to you at that time.

Transitioning into serving the people of our community on around the clock way is a time intensive effort on our part but very well worth it. I know this is a learning curve for all involved and there will be mistakes made along the way but we will get there. We need to fill a couple of open spots on our volunteer staff and I will be bringing them to you shortly for approval. I know this is a shorter report than I usually do but I will go into more depth in my yearend report.

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

Mark Cunningham Fire Chief

Permit Report

12/01/2017 - 12/31/2017

Permit #	Permit Date	Site Address	Permit Type	Type of Building	Square Foot	Contractor	Total Fees
1900	12/22/2017	503 Twin Falls	Building	Residential	3,479	Summit Homes	\$1,348.00
1899	12/21/2017	209 Wolfdale	Building	Residential	0	Baltazar Baquio	\$70.00
1898	12/20/2017	39 St. John Place	Mechanical	Residential	0	Paschal Heat and Air	\$45.00
1897	12/18/2017	400 La Riata	Electric	Residential	2,095	Fast Electric	\$35.00
1896	12/15/2017	484 La Riata	Mechanical	Residential	1,965	Anderson Heating and Air	\$30.00
1895	12/15/2017	456 La Riata	Mechanical	Residential	1,965	Anderson Heating and Air	\$30.00
1894	12/15/2017	611 Double Springs	Storage Building	Residential	0	Da Vinci Construction	\$85.00
1892	12/14/2017	130 Ruth	Building	Residential	204	Home Owner	\$30.00
1891	12/14/2017	11681 East Creek	Building	Residential	875	Home owner	\$220.00
1890	12/13/2017	500 La Riata	Building	Residential	1,808	Riggins Construction	\$25.00
1889	12/11/2017	432 Caballo	Electric	Residential	2,095	Fast Electric	\$35.00
1888	12/11/2017	89 Double Springs	Plumbing/Gas	Residential	1,775	Jerry's Plumbing	\$45.00
1887	12/8/2017	207 Briarhill	Electric	Residential	270	Allison Electric	\$20.00
1886	12/7/2017	12329 Hwy 170	Grading Permit	Commercial	0	Kinco Construction	\$300.00
1885	12/6/2017	914 Gibson Hill	Building	Residential	4,253	Signature Shelters	\$35.00
1884	12/5/2017	456 La Riata	Electric	Residential	1,965	Fast Electric	\$35.00
							\$2,388.00

Total Records: 16

1/2/2018

Library
Circulation and Patron Services

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2017												
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
Hold Satisfied	809	742	767	800	763	803	679	772	734	805	676	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
2016												
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
Hold 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

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
2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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
2017												
Color Print Services	53	31	24	20	110	40	59	49	14	21	56	36
YTD Color Print Services	53	84	108	128	238	278	337	386	400	421	477	513
Copy/Print Services	1,205	1,336	1,373	1,211	1,696	1,429	1,677	1,627	1,730	1,453	1,411	1,798
YTD Copy/Print Services	1,205	2,541	3,914	5,125	6,821	8,250	9,927	11,554	13,284	14,737	16,148	17,946
Fax Services	38	35	39	51	87	78	55	72	103	108	69	77
YTD Fax Services	38	73	112	163	250	328	383	455	558	666	735	812
Notary Services	9	0	10	17	5	10	4	6	5	10	0	0
YTD Notary Services	9	9	19	36	41	51	55	61	66	76	76	76
Reference Transactions	189	188	235	241	204	224	241	291	240	195	122	179
YTD Reference Transactions	189	377	612	853	1,057	1,281	1,522	1,813	2,053	2,248	2,370	2,549
Scanning Services	18	14	15	28	18	22	10	21	24	23	25	33
YTD Scanning Services	18	32	47	75	93	115	125	146	170	193	218	251
Staff Supervised Volunteer Hours	46	53	45	68	17	13	11	21	21	34	13	2
YTD Staff Supervised Volunteer Hours	46	99	144	212	229	242	253	274	295	329	342	344
Test Proctor	0	0	0	0	0	1	1	0	2	3	0	3
YTD Test Proctor	0	0	0	0	0	1	2	2	4	7	7	10
2016												
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												
Bag It Documentary Screening												
Book Club	13	10	11	7	12	10	8	9	11	12	14	9
Calligraphy Class			8									
Children's Eric Carle Watercolors			7									
Children's Homework Helpers			3									
Children's Seuss Celebration			10									
Folsom Friends of the Library Story Time												84
Happy Day Preschool Outreach										13		
Meeting Room Use	6	10	12	7	6	7	11		11	21	15	9
Children's Mother's Day Craft					9							
Fall Carnival											150	
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	1	1		
WCLS presents Story Time	0	157	169	165					158	186	150	150
WCLS presents Kids Book Club	5	4	3	3	3			5		7	4	
WCLS presents Summer Reading						79		69				
WCLS presented Monthly Program Attendance	5	161	172	168	3	79	69	5	158	193	154	150
Total Monthly Program Attendance	13	12	50	7	35	118	123	13	12	26	171	93
Number of Juvenile Programs	0	0	4	0	1	1	1	0	0	1	0	1
Number of WCLS Juvenile Programs	1	4	5	2	4	2	1	1	3	5	5	3
Number of Young Adult Programs	0	0	0	0	0	0	0	0	0	0	0	0
Number of WCLS Young Adult Programs	0	0	0	0	0	0	0	0	0	0	0	0
Number of Adult Programs	1	1	4	1	3	1	1	1	1	1	2	1
Number of Non-library Meeting Room Events	1	1	1	1	1	1	1	0	1	2	1	1

**Library
Daily Visitors**

2017	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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
2016	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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
YTD Visits	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
November 27, 2017**

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

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

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

2. **Approval of Minutes:** October 23, 2017 Minutes were approved as written.

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

PUBLIC HEARING

4A. Rezoning Request from R-2 to MF-2 for Lot 17 on Rainsong Street, Grasslands Subdivision

Property owner is Southwinds Real Estate, Inc. Jason Young of Bates and Associates Engineers was present to discuss the request.

Representatives of the City had no comments.

At the October 2017 meeting, Mr. Jason Young asked to table the rezoning request until further review and study could be completed regarding covenants and restrictions on the property.

He explained that he had discovered there are no covenant restrictions on the property in question, therefore he was present to again ask for the rezoning from R-2 to MF-2. He said the area in question has not been subdivided into separate lots.

Commissioner's statement was incorrect and argument moot.
Nathan Ogden who wishes to develop the property was asked why he had not asked for a higher zoning designation such as MF-1 which would require ~~7,500~~^{6,000} square feet per unit rather than the 6,000 square feet requirement of MF-2. This would reduce the number of units built and would result in less land being covered and less runoff from buildings. Mr. Ogden said he wished to maximize land use as much as possible to get as much out of it as he could. With MF-1 zoning, he said fewer units could be built. The MF-2 zoning classification would allow 14 units to be built.

Comments:

Gaylon Estopy, a property owner in the area (151 – 153 Rainsong) talked about the flooding and lack of good drainage at that location. He brought photos of the flooding which showed the entire street near the creek and property in question under water.

Janet Nordlie, Operating Manager of Peachtree Village, had sent a letter which had been provided to each Commissioner. A copy of the letter is **attached** to these minutes. She also was present at this meeting and spoke against the zoning request. She reiterated the main points of the letter:

- 1) The Farmington Planning Commission's purpose provides for resident safety and general welfare as well as for adequate public utilities and facilities.
- 2) The existing drainage system on Rainsong Street is inadequate and puts residents at risk during flooding.
- 3) MF-2 zoning allows for more building and parking coverage of the lot than R-2. More land coverage leaves less area for water absorption and causes more water drainage off the lot.

She concluded by noting that in April 2017 many Peachtree residents had to be moved to another area in the building due to flooding of their apartments. They could not be moved out of the building because the flooding blocked Rainsong Street in both directions.

Judy Horne said that e-mail messages from Daniel Kelsey and Cris Bartlett that expressed strong opposition to the rezoning would be **attached** to these minutes. Each Commissioner had received these e-mails prior to the meeting.

Melissa McCarville, City Business Manager, explained the process for appeal if Commission denies rezoning request. The next step would be to appeal to City Council at their December 11 meeting, which also is a public meeting. However, the City Council is not required to notify the people involved in the surrounding area.

Chairman Robert Mann called for question to rezone Lot 17 on Rainsong from R-2 to MF-2. Upon roll call vote, the vote was six "No" and zero "Aye". Motion failed.

Melissa McCarville told Mr. Young they have 15 days to appeal the decision.

4B. Rezoning Request from R-1 to R-3 for 65 North Double Springs Road – Home Star Rentals, LLC (Tom Sims) property owner

Ferdi Fourie of Civil Design Engineers, Inc. presented the request for the property located between Ridgedale St. and Wolfe Lane.

Melissa McCarville reminded that this property had been considered several months ago for multi-family zoning but they had pulled the request from the agenda to await the approval of new zone R-3.

Public Comment:

Barbara O'Brien, 336 Ridgedale, said increased density, transient renters, and increased traffic on Ridgedale and on the short stub street, Sugar Pine (when opened to the new development), would devalue the Ridgedale homeowners' property. She was also concerned about the drainage runoff onto current property owners, some who have spent considerable money to try and control the water flow. She said that she had seen Mayor Ernie Penn on TV and that he had stated Farmington was not like other communities. She felt that crowded housing would actually make Farmington just like surrounding cities.

Doug Falknor, 324 Ridgedale, also was opposed to the rezoning. He said that their area was zoned R-1; he further noted that with the R-3 zone, even more units could be built on the property than if it had been zoned for multi-family.

Pat Page, 315 Ridgedale, was concerned about a potential fire hazard due to the layout and close arrangement of the housing units. Also, she believed that rentals would deteriorate and cause a decline in the Ridgedale property values; she said the traffic on Double Springs would become very hazardous because the Middle School caused big traffic back-ups morning and afternoon; she was concerned about the increased water flow off of roofs and driveways that would flood the Ridgedale homes; and she was concerned about personal disagreement issues that might occur among renters in the proposed development.

Jay Moore asked about size of the proposed homes and Tom Sims of Trademark Homes said they would range from 1,400 to 1,800 square feet with room for 5 cars to be parked in back of each home. Jay Moore was concerned about traffic problems on Double Springs. Tom Sims said it was only a problem at the two peak times each weekday (morning and afternoon.)

Mr. Sims said that with R-3 zero-lot line designation, some of the single-family homes would be sold and would be in the \$155,000 to \$225,000 range. He felt this development would actually increase property value of homes in the area.

Chairman Mann called for question. Upon roll call, "Ayes" were Howard Carter, Judy Horne, and Bobby Wilson. "No" votes were Jay Moore, Matt Hutcherson, and Gerry Harris. With a tie vote of 3 – 3, Chairman Mann voted "Aye" to make the vote 4 "Aye" and 3 "No" and motion passed. This will go to City Council for their December 11, 2017 meeting.

4C. Request to reconsider rezoning prior to 12 months for Farmington Heights-Phase 2 S. 54th Street

Ferdi Fourie of Civil Design Engineers, Inc. was present to answer questions. He had presented a proposal recently, but Planning Commission had denied the rezoning request. The rule states that another request can't be made for one year. However, at that time, the R-3 zone was not available to be included in the rezoning proposal. That is why this request was being made prior to the one-year waiting period.

The City had no comments regarding the request.

Jay Moore questioned if it was possible to ask for two different zones (R-2 and R-3) in one tract of land. The answer was "Yes." Gerry Harris asked if the areas shown as R-2 could later be changed by the developer to R-3. The answer was "No. The developer would have to use the plan as presented."

There was no public comment.

Chairman Mann called for question and motion passed 6-0 in favor of allowing the request for rezoning prior to the one-year waiting period.

4D. Rezoning Request from A-1 to R-2 and R-3 for Farmington Heights-Phase 2 – S. 54th Street Property owned by Indian Territory, LLC

Ferdi Fourie of Civil Design Engineers, Inc. stated the first phase had been the property on West Sellers Road. The rezoning request now is for Phase 2 - land south of Phase 1 - and located on South 54th Street. The R-3 (zero-lot-line) area will include 9 acres and R-2 will include 21 acres.

Jay Moore asked who would maintain the lawn areas for the R-3 zero-lot-line homes. Mr. Fourie thought a POA would determine that. The homes in R-3 would range from 1,400 – 1,800 square feet.

Public Comment:

Ashley Swaffer, 558 Sellers Road (located just north of proposed Phase 2) said she was opposed to this rezoning. She said it does not fit in with the area nor specifically with the recently approved Phase 1 subdivision which is zoned R-1. She said she could support an R-1 zone for the entire area, but not this current proposal. She felt it was going to greatly increase traffic

Mr. Fourie said there were 125 lots (approximately 3 lots per acre) in Phase 1 that was approved previously.

Several Commissioners questioned the proposed rezoning request.

Chairman Mann called for question to rezone the property on S. 54th Street from A-1 to R-2 and R-3 however, due to the discussion, Mr. Fourie asked that this request be tabled until the December meeting. Request was granted.

4E. Variance Request - Lot Split – 814 Gibson Hill Road, Property owned by Barbara J. Mashburn Revocable Trust

The request was presented by Leonard Gabbard, surveyor for James Layout Services.

Melissa McCarville said the city had previously given three lot-splits for a total of four lots. That is why they now had to come to the Planning Commission for one additional lot split. After that, they would have to wait 10 years for any further lot splits OR they could submit subdivision plan prior to ten years.


The area in question is 75 acres with all lots greatly exceeding the R-E (Residential Estate) 2 acre minimum. These are small farms.

Public Comment:

Lance Poole, 910 Gibson Road said he was building a home on 12 acres there. He said he would have a well and a septic system; West Washington Water Authority is not allowing additional taps at this time. He was concerned about the impact on his land and also wanted clarification about the lot splitting.

Chairman Mann called for question to waive subdivision requirements and allow a lot-split into 4 lots. Motion passed unanimously, 6-0.

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



Judy Horne - Secretary



Robert Mann - Chair

Operating Manager, Peachtree Village of Farmington
Janet Nordlie, Operating Manager
55 West Rainsong St, Farmington, AR 72730



October 16, 2017

Farmington Planning Commission
Farmington City Hall
354 West Main St, Farmington, AR 72730

SUBJECT: Rezoning of Washington County Parcel #760-02468-000 from R-2 to MF-2

Dear Farmington Planning Commission,

We received notice of application for rezoning of Washington County Parcel #760-02468-000 from R-2 to MF-2. This letter documents our opposition to this request. We request that the rezoning of the subject parcel be denied.

INTRODUCTION: Our opposition is based on risk for increased flooding due to already inadequate drainage in this neighborhood. Numerous residences were flooded in the recent storms during April 2017, and there have been numerous high water and flood events prior to this. The drainage creek that runs under Rainsong Street and along the side of Parcel #760-02468-000 is not large enough to handle the water that runs into this drainage system as it is. As each new townhouse or apartment building with all the paved parking areas is added, the flooding gets worse and worse - less ground for the water to soak in. Rezoning the subject parcel puts residents of our neighborhood at risk of safety and decline in general welfare due to increased risk of flooding.

POINT 1: The Farmington Planning Commission's purpose provides for resident safety and general welfare as well as for adequate public utilities and facilities.

WHEREAS, Title 14, Chapter 14.04.03 states " ... and to promote, in accordance with present and future needs, the safety, order, convenience, prosperity, and general welfare of the citizens of Farmington."

WHEREAS, Title 14, Chapter 14.04.03 states " ... for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities."

POINT 2: The existing drainage system on Rainsong Street is inadequate and puts residents at risk during flooding.

WHEREAS, Flooding has occurred numerous times on Rainsong Street, most recently in April 2017, due to the inadequate public drainage system.

WHEREAS, the drainage system is inadequate and water rises over the top of the street. See Figure 1 of the drainage under Rainsong. Figure 1 shows force and height of the flooding with the remaining debris. The tree had washed up into the road but was moved for passage. Figure 2 is same location, but camera is pointing towards the subject property. Figure 3 shows how high the water level got over the road before receding. All pictures were taken on April 30, 2017, after the floods had receded.

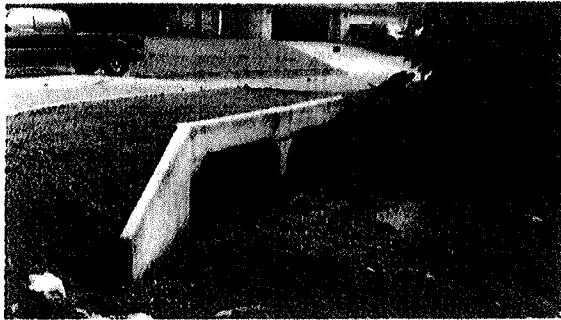


Figure 1 Drainage Creek Under Rainsong - Day After Flooding



Figure 2 Trees Washed up on Rainsong in Drainage Creek

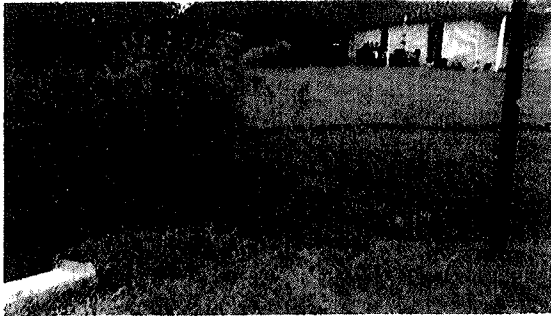


Figure 3 Debris North of Drainage Ditch Showing Water Level

WHEREAS, during the flooding in April 2017, there was no way to evacuate residents safely. They had to harbor in place, introducing fall risks and other safety risks from the flood water.

POINT 3: MF-2 zoning allows for more building and parking coverage of the lot than R-2. More land coverage leaves less area for water absorption and causes more water drainage off the lot.

WHEREAS, Title 14, Chapter 14.20.01(8) MF-2 states "The purpose of this district is to provide for high density residential development for attached living complexes."

WHEREAS, Title 14, Chapter 14.20.01 MISCELLANEOUS PROVISIONS RESIDENTIAL DISTRICTS lists various requirements regarding lot coverage and parking. With Parcel #760-02468-000 being 2.18 acres, rezoning to MF-2 could result in additional 6 duplexes with a minimum of 12 parking spaces or a church with a minimum of 30 parking spaces.

SUMMARY: The Farmington Planning Commission has the people of Farmington's safety and well-being at heart when they make their decisions. They must also consider if the utilities and other services are adequate before approving zoning changes. There is a history of flooding and storm water drainage backup on Rainsong Street. MF-2 zoning would increase the amount of storm water runoff and increase the risk of flooding in the future.

Without extensive upgrades to the existing storm drainage system in this area, the subject request to change the zoning from R-2 to MF-2 should be denied. Rezoning the subject parcel puts residents of our neighborhood at risk of safety and decline in general welfare due to increased risk of flooding.

Sincerely,

Jan Nordlie

Operating Manager, Peachtree Village of Farmington

Melissa McCarville

From: Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>
Sent: Monday, November 27, 2017 8:54 AM
To: 'Kelsey'
Cc: erniepenn@cityoffarmington-ar.gov
Subject: RE: Washington County Parcel #760-02468-000, located on West Rainsong St
Attachments: 20171127081600.pdf

I apologize for not responding sooner, we were off Thursday and Friday for the Thanksgiving holiday. I've attached the portion of our zoning ordinance that specifies the notification of adjacent property owners. There is not a qualification that owners must be notified 10 days in advance. It only requires adjacent property owner notification and they did notify the 8 properties that are adjacent. I do see where it says on the application for rezoning that the letters should go out 10 days in advance. That is a suggestion, not a part of the ordinance. This is also the second time this property has come before the planning commission. It was tabled the first time, when an item is tabled re-notification is not required. They notified again as a courtesy.

The planning commission has serious concerns about the development of this property, which is why they tabled it the first time it came before them. Much of the concern stems from the location of the property with relation to flood plain and drainage. They have asked for the petitioner to provide information regarding what is required for development that is close to the flood plain. The petitioner has been in contact with the engineer that acts as our flood plain manager for what the requirements are when developing in the flood plain.

If the rezoning is approved, this is just the first step in the development process. The City of Farmington has a very stringent Drainage Criteria Manual that must be followed. Plans are reviewed by the city's consulting engineer and in this case they would have to complete a flood plain development application that would be reviewed by our flood plain manager. Nearly all development is required to have detention on their property.

In addition, the City has just begun an engineering study in the area of Southwinds and Rainsong, including this particular area where this property is located. Once the study is complete, we will begin the process of constructing the improvements.

I appreciate your comments and will provide a copy of your email to the planning commissioners. If you have other questions please let me know.

From: Kelsey [mailto:sgt.kelsey@gmail.com]
Sent: Friday, November 24, 2017 1:25 PM
To: melissamccarville@cityoffarmington-ar.gov; Matmahan@ci.fayetteville.ar.us; GAYLON ESTOPY; Kathy Coleman
Subject: Washington County Parcel #760-02468-000, located on West Rainsong St

Melissa,

I recently received a letter from Bates & Associates, Inc. regarding Washington County Parcel #760-02468-000 owned by Southwinds Real Estate, Inc. The letter's intention was to provide notice that an application has been filed to rezone the parcel of property above which is located on West Rainsong Street.

A delivery notification dated 11/22/2017 was received by my tenants located at my duplex property at 143 Rainsong St. I went to the post office on 11/24/2017 (today) and picked up the certified mail which served as the notification. Delivery of the notification was attempted on 11/22/2017, but the public hearing on this application is dated 11/27/2017. This is less than the 10 days notice required by the City of Farmington for rezoning notification. I have also spoken with several homeowners in the area to which this letter references, and to whom may be affected by rezoning. They have not received any notification of rezoning.

This is an important matter that needs appropriate and careful consideration. My property is adjacent to the aforementioned parcel and this entire area has experienced substantial flooding on two separate occasions in past 7

years. This flooding was largely due to the expansion of the subdivision south of Rainsong St., inadequate drainage maintained by the city, and the creek located to the east of this property that is maintained by the Corps of Engineers. This entire area was impacted substantially on 2 separate occasions with the past 7 years, causing severe financial and economic impact to the area and the homeowners.

If the parcel is re-zone from R-2 to MF-2, there are many concerns noted by property owners in the area. First, there is already an issue of proper drainage in this neighborhood, and re-zoning the property to allow for a large apartment building certainly will not help. Second, depending on the type of multi-family structure that is built, current property owners may experience a decline in property values or quality of tenancy. This subdivision was designated R-2 upon its development. Property owners in this neighborhood purchased property based on that zoning requirement. It is unfair to property owners in this neighborhood to change the zoning without careful consideration and public acknowledgement.

We are respectfully requesting that you re-schedule the public hearing scheduled on November 27, 2017 at 6pm on the rezoning of Washington County Parcel #760-02468-000 to a later date in order to give fair opportunity and notification for property owners to voice their concerns. Thank you.

Sincerely,

Daniel Kelsey
Owner of property located at 143/145 W. Rainsong St.

Melissa McCarville

From: Cris Bartlett, LPC <cris@crisbartlettllpc.com>
To: Monday, November 27, 2017 11:18 AM
melissamccarville; Ernie Penn; floydshelley@cityoffarmington-ar.gov
Subject: Public Hearing, Parcel #760-02468-000

Dear Planning Commission,

Please accept this email in lieu of a letter due to the recent holiday. I will be unable to attend this evening but wish to add my concerns to the proposed rezoning of the above parcel. I own the property at 142 Whitney Lane, Farmington, adjacent to the above parcel. My issue is not specifically with the question of rezoning, as most of Southwinds is already multi-family units, but with the increased development that such zoning will create.

I second the concerns previously submitted by the manager of Peachtree Village. With each new home built in my area, the inadequacy of the current drainage system is illustrated and results in significant water damage to my property. More homes have been built on Trotters Crossing, Vineyard Avenue, Signature Drive, and Greenfield Avenue and appear to correlate with increased flooding of my property from the drainage trough at the corner of Signature and Greenfield which drains directly to the southeast corner of my lot. I have shared these concerns with Ms. McCarville, Mr. Penn, and Mr. Shelley along with video showing the damages.

Simply put, more development and the lack of improvement to the drainage system near my property, leaves me wondering how much more expense am I supposed to bear correcting damages for the sake of development and tax revenue? I ask the City and Commission to take these factors into account.

Respectfully submitted,

Cris Bartlett, M.Ed., M.S., LPC
Licensed Professional Counselor
65 W. Main Street, Suite 1 (Office)
PO Box 1830 (Mailing)
Farmington, AR 72730
(479) 879-0094 phone / (888) 547-7660 fax
www.crisbartlettllpc.com

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