

Minutes of the Regular Farmington City Council Meeting December 10th, 2018

The regular meeting of the Farmington City Council scheduled for Monday, December 10th, 2018 was called to order at 6:00 pm by Mayor Ernie Penn. City Clerk Kelly Penn called the roll and the following Council Members answered to their names: Patsy Pike, Sherry Mathews, Keith Lipford, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present were City Business Manager Melissa McCarville and City Attorney Tennant. Mayor Penn led the Pledge of Allegiance.

Mayor Penn honored retiring City Council Member Patsy Pike for her years of service with the presentation of a key to the city and a plaque commemorating her service of over 10 years.

Comments from Citizens - None

Approval of the minutes for the November 19th, 2018 Regular Meeting of the City Council and the November 27th, 2018 Special City Council Meeting. On the motion of Council Member Bryant and a second by Council Member Bell and by the consent of all Council Members present after a roll call vote, the minutes for both meetings were approved as presented 8-0.

Financial Reports – Mayor Penn presented the financial reports. City Clerk Penn reminded the council members that their statements of financial interest were due the end of January, but she would like them at the January City Council meeting if possible. Council Member Bryant asked what the \$60,548.85 purchase from NEC Inc was for, City Business Manager McCarville and Public Works Director Shelley informed her it was for the Hunter Street Bridge repair.

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

Proclamations, Special Announcements, Committee/Commission Appointments. Committee Reports - None

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

Items to be removed from City of Farmington Inventory - None

Old Business - None

New Business

Request approval to purchase 14 Axon Flex Cameras for the Police Department

Chief Hubbard gave a brief presentation the city council. This was not a budgeted item for 2018 but there will be a 20% cost increase of the products if we wait until 2019 to purchase. He can save the city roughly \$20,000.00 by purchasing now. On the motion of Council Member Bell and a second by Council Member Lipford and by the consent of all Council Members present after a roll call vote, the city council approved the purchase of 14 Axon Flex Cameras in the amount of \$62,185.52 by a vote of 8-0.

Ordinance No. 2018-15 An Ordinance Rezoning Property at 65 Double Springs Containing Approximately 5.65 acres +/- from R-1, Single Family Residentials to R-3, Zero Lot Line Single Family Residential as Requested by D & B of Northwest Arkansas

A brief presentation was made to the city council by Bleaux Barnes and Wade Williams from D&B of Northwest Arkansas Inc. Mr. Barnes informed the council that a Bill of Assurance had been offered to the planning commission and they had drafted restrictive covenants to ease any fears residents might have concerning the zoning. There will be 24 homes at a minimum of 1700 square feet. He added this is a single lot subdivision and the odd shaped lots don't meet the R-1 conditions specific to the square footage. The depth criteria is their issue. After a short discussion with the council members, Mayor Penn opened the floor to public comment.

Gordon Page - He agreed there are fears about the project, that high density and traffic in front of his home and Double Springs Road were an issue. This would affect his quality of life, he bought R-1 property thinking that was what would be developed around him. He has a fear his property values will go down and density will be an issue. Who are we for? The developers making money? We are a town not a city. We don't want high density. You have to weigh the pros and cons of how it will affect the neighborhood. Could this developer develop the property adjacent to the north of this proposed site instead? Are you helping developers or existing families? Leave the zoning R-1.

Wade Williams – Developer - If the zoning is passed, this is not surrounded by R-1 property, to the north is C-1, across the street is R-2, then you have the school. This is a buffer zone and transitioning area and it applies to the zoning request.

Steve Tennant – City Attorney – reminded all that r-3 is for medium density, only single family. The Planning Commission considered this diligently, the parameters vary according to development but this is not high density. High density is multi-family housing.

Jessica Collins, 63 Sugar Pine - When we bought, we knew building would occur, we just thought it would be like ours when developed. Traffic will increase, at least 50 more cars. The 4-way stop will still be bad because of the jr. high, more parents dropping off. What about the safety of the kids that play on the street, we want very few cars, keep our kids safe. We know there will be growing pains as the developer said but I am the dealing with these growing pains. No zero lot lines, the school system here is great and attracts families, but most don't want small yards. I don't feel R-3 works for our community. We all have a fear of adjoining property being developed, but where do we draw the line? How do you stop it if the developers go bankrupt? People have sold their homes for less than the quotes of \$125 per square feet out of fear of the development. This is not really a buffer area because the commercial area has been empty since I moved there. Thank you.

Pat Page 315 Ridgedale - In the city's planning process the citizens identified that they want to preserve the country effect of Double Springs road. Please do this. We are not an urban area.

Dennis Patrick -206 Cedar Brook - This is the 3rd time the city has seen a R-3 request. What does the city want to be, he quoted Planning Commissioners Judy Horne and Bobby Wilson saying the city is landlocked, we can't develop outward but we can develop inward. This request will set a precedent to accommodate a builder. The developers' cost is irrelevant. What is best for the city? You can't be haphazard, you have a land use plan, use it. Changing this for a developer leaves us open for the next one, potentially any spot in the city could change, Farmington has grown exponentially but our infrastructure is not ready, we still have some dirt roads. You do not need to use the emergency clause, what's the rush?

Barbara O'Brien – 336 Ridgedale – Look at the photo of this property, the Planning Commission vetoed a multi-family use, I have spoken with surrounding homeowners in the area, we are R-1, my home is the 2nd one in the subdivision. The lights of my millennial neighbors shine in my windows due to the proximity to my bedroom window. Use caution, don't amend.

Beau Collins – 63 Sugar Pine - R-3 will open this up everywhere. I think there are too many proposed homes. What if they can't complete the project and someone else gets the property and builds zero lot line homes.

Mayor Penn then closed the public comment section. He asked the developers if they wanted to address any of the specific concerns. Mr. Barnes said the development was presented with very specific detail that strongly mirrors Ridgedale. He didn't think they designed the street poorly and he wanted it to be the same as the Ridgedale area, single family homes only. The price per square foot quoted is a general average for Farmington and west Fayetteville of the current price, \$125 - \$135 per square foot. Yes, there will be an increase in traffic, just as the commercial development brings an increase in traffic. Bankruptcy is not an option, we own the

property, we own the dirt. The city does not give up any oversight, in building we have to adhere to the specifications. Any change would have to go back to the Planning Commission. There will be 16 feet between homes, rather than the 8 feet at Ridgedale.

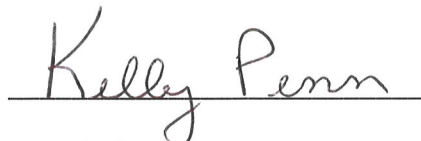
Mayor Penn acknowledged that Double Springs road is horrible, but we have been waiting to start the widening of Double Springs to Rheas Mill road with money from the state, we had to wait until football season was over since the school was still using the old field. We have issues with widening due to the cemetery on one side and the school on the other, we are exploring possibly adding a 3rd turn lane but it can't go all the way down due to property surrounding it. He reminded the council that each R-3 zoning request has to stand on its own merit before the Planning Commission, this is not a blanket approval.

After a brief discussion by the Council Members, Council Member Lipford made a motion to put Ordinance 2018-15 on its first reading by title only, it was seconded by Council Member Bell and by the consent of all Council Members present after a roll call vote, the motion was approved 8-0. City Attorney Tennant read Ordinance 2018-15 by title only.

Resolution Ordinance No. 2018 – 08 A Resolution Setting a Public Hearing to discuss the vacation of the unused waterline easement running from the north end of Bonnie Lane to Hwy, 62, Farmington. On the motion of Council Member Bryant and a second by Council Member Pike and by the consent of all Council Members present after a roll call vote, Resolution 2018-08 was approved 8-0.

There being no further business to come before the council and on the motion of Council Member Morgan and seconded by Council Member Bryant and by the consent of all members present, the meeting adjourned at 7:19 pm until the next regularly scheduled meeting to be held Monday January 14th, 2019 at in the City Council Chambers in City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;



City Clerk Kelly Penn



Mayor Ernie Penn