



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

CITY COUNCIL AGENDA
August 12, 2019

A regular meeting of the Farmington City Council will be held on
Monday, August 12, 2019 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 – July 8, 2019 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. Community Development Committee
 - c. Park & Recreation Committee
10. Items to be removed from City of Farmington Inventory – **NONE**

PUBLIC HEARING

11. Public hearing to discuss the request from Rausch Coleman to vacate a utility and drainage easement between lots 38 & 39 of Highlands Square North on Giles Road.

NEW BUSINESS

12. Ordinance 2019-07 – An ordinance to amend Ordinance No. 7.1, zoning regulations adopted in 2015, section 14.04.05, to provide for a planned unit development district that is designed to provide for developments that incorporate residential, commercial and related uses as a unit in the City of Farmington.

13. Ordinance 2019-08 – An ordinance to amend Ordinance No. 2018-09 to clarify the payment structure for the position of Deputy City Attorney for the City of Farmington.

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 July 8, 2019

The regular meeting of the Farmington City Council scheduled for Monday, July 8th, 2019 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: Sherry Mathews, Abigail Spinks, Keith Lipford, Linda Bell, Brenda Cunningham, Bobby Morgan, Diane Bryant and Shelly Parsley. Also present were City Business Manager Melissa McCarville and City Attorney Steve Tennant. Mayor Penn led the Pledge of Allegiance.

Comments from Citizens –

Approval of the minutes for the June 10th, 2019, Regular City Council Meeting. On the motion of Council Member Bryant and a second by Council Member Cunningham and by the consent of all Council Members present after a roll call vote, the minutes were approved as presented 8-0.

Financial Reports – Mayor Penn presented the financial reports.

Entertain a motion to read all Ordinances and Resolutions by title only. On the motion of Council Member Spinks and a second by Council Member Bryant 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

Resolution 2019-04 A resolution setting a public hearing to discuss the utility and drainage easement vacation between lots 38 & 39 of Highlands Square North on Giles Road

A motion by Council Member Bryant and a second by Council Member Parsley and by the consent of all Council Members present after a roll call vote, the motion to approve Resolution 2019-04 was approved 8-0. City Attorney Tennant read the resolution by title only.

Ordinance 2019-06 An ordinance to prohibit noise that injures or endangers the comfort, repose and peace of others and provide for penalties for violations thereof.

City Attorney Tennant gave the council a brief overview of the drafting of the ordinance. It was drafted by Quantitative Standards, which means it's based on science and sound intensity measurements. It was drafted using the American National Scientific Standards and will stand up constitutionally. The Police Department has all the equipment needed to measure sound decibels. Chief Hubbard is in support of the frequency projections used in the ordinance and the numbers are up to current decibel ranges for today's sounds and music. He advised this is a complaint driven enforcement, his department is not going to be monitoring everyone that drives thru town or has music playing. Mayor Penn opened the Public Comment session.

Shannon O'Dell, Pastor of Brand New Church on Main Street - Thank you council and Mr. Mayor for the defined lines and we are very grateful to have this in place. We would ask that until this goes into effect that the tickets being written to us happen after the service rather than in the middle of the Lords Supper. Again, we are very grateful.

Melissa Branch - Thank you very much. Its been a year since I tried to talk to someone at city hall. How many feet is the boundary? World Health Organization says 50 decibels is to loud and I am not sure what we are doing. I haven't seen the ordinance. I have nothing against any person or congregation all I am asking for are guidelines. Thank you.

Public Comment was closed and sent back tot the council. The question was posed could the city be in violation of the ordinance with the Annual Fireworks display. City Attorney Tennant suggested that we amend that section to add all event sponsored by the city.

Council Member Bell made a motion to suspend the rule requiring the reading of an ordinance in full on 3 different dates and for Ordinance 2019-06 be read 1 time by title only and to amend section B, subsection 3 b to add athletic events, school events and city sponsored events. It was seconded by Council Member Lipford, 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 2019-06 by title only. Mayor Penn asked shall the Ordinance pass? After a roll call vote it was approved 8-0. City Attorney Tennant read Ordinance 2019-06 by title only. Council Member Bryant made a motion to approve an Emergency Clause for Ordinance 2019-06, it was seconded by council Member Cunningham. After a roll call vote, it was approved by all those present 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 Lipford and by the consent of all members present, the meeting adjourned at 6:24 pm until the next regularly scheduled meeting to be held Monday August 12th, 2019 in the City Council Chambers at City Hall, located at 354 West Main Street, Farmington, Arkansas.

Approved;

City Clerk Kelly Penn

Mayor Ernie Penn

Financial

MONTH	CITY SALES TAX	CITY SALES TAX	Extra sales tax	STATE SALES TAX	STATE SALES TAX
	2018	2019		2018	2019
JANUARY	\$ 63,631.38	\$ 73,651.00	\$ 43,904.12	\$ 94,536.33	\$ 102,295.43
FEBRUARY	\$ 76,812.89	\$ 81,454.71	\$ 51,707.94	\$ 105,195.78	\$ 113,136.70
MARCH	\$ 63,060.76	\$ 69,673.99	\$ 39,927.11	\$ 90,177.29	\$ 95,652.99
APRIL	\$ 59,653.41	\$ 66,345.13	\$ 35,648.25	\$ 89,619.16	\$ 92,093.45
MAY	\$ 67,065.94	\$ 80,171.63	\$ 50,424.76	\$ 99,256.59	\$ 106,122.97
JUNE	\$ 70,180.31	\$ 82,900.52	\$ 52,203.64	\$ 93,107.16	\$ 105,622.89
JULY	\$ 76,809.32	\$ 82,566.32	\$ 52,819.45	\$ 103,314.13	\$ 108,198.98
AUGUST	\$ 81,987.06			\$ 100,462.04	
SEPTEMBER	\$ 77,087.72			\$ 98,935.97	
OCTOBER	\$ 79,744.01			\$ 100,562.81	
NOVEMBER	\$ 76,858.16			\$ 99,640.31	
DECEMBER	\$ 71,558.04		\$ 326,635.27	\$ 96,779.83	
Monthly Comparison -July 2018/July 2019	\$	\$ 5,757.00	Increase (Decrease)	\$ 10,641.85	\$ 4,884.85
YTD comparison	Increase for 2019 over 2018 YTD - City Sales Tax	\$	\$ 59,549.29	Increase for 2019 over 2018 YTD - State Sales Tax	\$
Additional Sales Tax Revenue			\$52,819.45	Total Sales Tax Increase YTD 2019	\$
					\$ 434,101.53

8/5/2019

GENERAL FUND

9:22 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
Revenue & Expenditures			
GENERAL REVENUES			
Revenue			
ACCIDENT REPORT REVENUES	1,060.00	1,500.00	70.67%
ACT 833	11,162.11	20,000.00	55.81%
ALCOHOL SALES TAX	2,289.86	3,000.00	76.33%
ANIMAL CONTROL REVENUES	1,675.00	2,500.00	67.00%
BUILDING INSPECTION FEES	79,551.00	88,449.74	89.94%
BUSINESS LICENSES	6,175.00	5,000.00	123.50%
CITY COURT FINES	87,036.86	110,000.00	79.12%
CITY SALES TAX REVENUES	863,398.47	1,150,000.00	75.08%
COUNTY TURNBACK	323,416.37	415,000.00	77.93%
DEVELOPMENT FEES	6,319.50	10,000.00	63.20%
FRANCHISE FEES	253,647.84	375,000.00	67.64%
GARAGE SALE PERMITS	1,160.00	3,000.00	38.67%
GRANTS	2,300.00	0.00	0.00%
INTEREST REVENUES	49,043.00	15,000.00	326.95%
MISCELLANEOUS REVENUES	8,012.33	12,563.96	63.77%
PARK RENTAL	880.00	1,400.00	62.86%
SALES TAX - OTHER	723,122.86	1,100,000.00	65.74%
SPORTS COMPLEX FEES	35,421.50	50,000.00	70.84%
SRO REIMBURSEMENT REVENUES	28,450.86	30,000.00	94.84%
STATE TURNBACK	62,950.12	95,000.00	66.26%
STREET COUNTY TURNBACK	34,627.76	0.00	0.00%
TRANSFER INCOME	0.00	700,000.00	0.00%
Revenue	\$2,581,700.44	\$4,187,413.70	

GENERAL FUND

3:22 AM

Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
ADMINISTRATIVE DEPT			
Expenses			
ADDITIONAL SERVICES EXPENSE	80,655.32	160,000.00	50.41%
ADVERTISING EXPENSE	4,095.07	6,000.00	68.25%
BUILDING MAINT & CLEANING	16,845.58	40,000.00	42.11%
CREDIT CARD FEE EXPENSE	2,474.95	4,000.00	61.87%
ENGINEERING FEES	55,538.16	45,000.00	123.42%
INSURANCES EXPENSE	1,915.03	40,000.00	4.79%
LEGAL FEES	3,000.00	10,000.00	30.00%
MATERIALS & SUPPLIES EXPENSE	9,517.53	17,000.00	55.99%
MISCELLANEOUS EXPENSE	0.00	2,000.00	0.00%
NEW EQUIPMENT PURCHASE	2,769.06	10,000.00	27.69%
PAYROLL EXP - CITY ATTRNY	38,050.60	53,500.00	71.12%
PAYROLL EXP - ELECTED OFFICIAL	69,339.18	121,500.00	57.07%
PAYROLL EXP - REGULAR	133,951.27	223,000.00	60.07%
PLANNING COMMISSION	7,420.42	16,400.00	45.25%
POSTAGE EXPENSE	646.55	2,500.00	25.86%
PROFESSIONAL SERVICES	8,175.58	10,000.00	81.76%
REPAIR & MAINT - EQUIPMENT	954.83	0.00	0.00%
REPAIR & MAINT - OFFICE EQUIP	1,036.25	2,000.00	51.81%
RETURNED CHECK	0.00	250.00	0.00%
SERVICE CHARGES	0.00	150.00	0.00%
TECHNICAL SUPPORT	33,520.54	70,000.00	47.89%
TELECOMMUNICATION EXPENSES	1,784.42	1,000.00	178.44%
TRAVEL, TRAINING & MEETINGS	6,321.23	20,000.00	31.61%
UTILITIES EXPENSES	43,281.62	65,000.00	66.59%
Expenses	\$521,293.19	\$919,300.00	

8/5/2019

GENERAL FUND

3:22 AM

Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
ANIMAL CONTROL DEPT			
Expenses			
FUEL EXPENSES	721.33	2,000.00	36.07%
MATERIALS & SUPPLIES EXPENSE	206.01	600.00	34.34%
NEW EQUIPMENT PURCHASE	0.00	500.00	0.00%
PAYROLL EXP - REGULAR	33,930.24	56,000.00	60.59%
PROFESSIONAL SERVICES	5,173.00	15,000.00	34.49%
REPAIR & MAINT - AUTOMOBILES	0.00	1,500.00	0.00%
REPAIR & MAINT - EQUIPMENT	49.23	500.00	9.85%
REPAIR & MAINT - TRUCK	15.00	0.00	0.00%
TRAVEL, TRAINING & MEETINGS	250.00	500.00	50.00%
UNIFORMS/GEAR EXPENSE	0.00	500.00	0.00%
Expenses	\$40,344.81	\$77,100.00	

8/5/2019

GENERAL FUND

3:22 AM

Statement of Revenue and Expenditures

	Year-to-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
BUILDING PERMIT DEPT			
Expenses			
BREATHALYZER EXPENSES	37.50	0.00	0.00%
FUEL EXPENSES	1,076.88	2,500.00	43.08%
PAYROLL EXP - REGULAR	46,894.06	85,000.00	55.17%
REPAIR & MAINT - AUTOMOBILES	1,326.69	1,500.00	88.45%
TRAVEL, TRAINING & MEETINGS	3,581.31	5,000.00	71.63%
UNIFORMS/GEAR EXPENSE	0.00	1,000.00	0.00%
Expenses	\$52,916.44	\$95,000.00	

8/5/2019

GENERAL FUND

3:22 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
FIRE DEPT			
Expenses			
ADVERTISING EXPENSE	609.00	0.00	0.00%
CAPITAL IMPROVEMENT	75,394.04	0.00	0.00%
FUEL EXPENSES	4,311.14	6,000.00	71.85%
HAZMAT EXPENSES	2,270.12	2,400.00	94.59%
MATERIALS & SUPPLIES EXPENSE	5,212.51	8,500.00	61.32%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	23,400.00	6,500.00	360.00%
PAYROLL EXP - REGULAR	280,498.41	505,070.09	55.54%
PROFESSIONAL SERVICES	360.00	0.00	0.00%
REPAIR & MAINT - BUILDING	0.00	400.00	0.00%
REPAIR & MAINT - EQUIPMENT	3,474.71	4,000.00	86.87%
REPAIR & MAINT - TRUCK	10,473.50	6,000.00	174.56%
TRAVEL, TRAINING & MEETINGS	1,922.31	2,000.00	96.12%
UNIFORMS/GEAR EXPENSE	10,499.70	12,200.00	86.06%
Expenses	\$418,425.44	\$553,570.09	

8/5/2019

GENERAL FUND

9:22 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
LAW ENFORCE - COURT			
Expenses			
LEGAL FEES	10,500.00	18,000.00	58.33%
MATERIALS & SUPPLIES EXPENSE	735.30	3,000.00	24.51%
MISCELLANEOUS EXPENSE	0.00	400.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	3,000.00	0.00%
PAYROLL EXP - REGULAR	39,994.21	70,000.00	57.13%
POSTAGE EXPENSE	122.78	0.00	0.00%
SPECIAL COURT COSTS	0.00	6,000.00	0.00%
TRAVEL, TRAINING & MEETINGS	0.00	3,500.00	0.00%
Expenses	\$51,352.29	\$103,900.00	

8/5/2019

GENERAL FUND

3:22 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
LAW ENFORCE - POLICE			
Expenses			
ADVERTISING EXPENSE	90.00	0.00	0.00%
BREATHALYZER EXPENSES	333.51	700.00	47.64%
CAPITAL IMPROVEMENT	0.00	500,000.00	0.00%
DRUG TASK FORCE	0.00	2,000.00	0.00%
FUEL EXPENSES	20,278.45	36,000.00	56.33%
GRANT EXPENSE	2,507.96	0.00	0.00%
MATERIALS & SUPPLIES EXPENSE	36,026.87	50,000.00	72.05%
MISCELLANEOUS EXPENSE	0.00	500.00	0.00%
NEW EQUIPMENT PURCHASE	46,572.00	56,000.00	83.16%
PAYROLL EXP - REGULAR	571,965.86	1,140,424.99	50.15%
PAYROLL EXP - SRO	57,693.93	69,644.41	82.84%
REPAIR & MAINT - AUTOMOBILES	11,136.76	25,000.00	44.55%
REPAIR & MAINT - EQUIPMENT	1,628.85	3,000.00	54.30%
TRAVEL, TRAINING & MEETINGS	2,568.85	10,000.00	25.69%
UNIFORMS/GEAR EXPENSE	12,813.53	12,000.00	106.78%
Expenses	\$763,616.57	\$1,905,269.40	

8/5/2019

GENERAL FUND

9:22 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
LIBRARY			
Expenses			
CAPITAL IMPROVEMENT	0.00	200,000.00	0.00%
LIBRARY TRANSFER	44,000.00	44,000.00	100.00%
Expenses	\$44,000.00	\$244,000.00	

8/5/2019

GENERAL FUND

8:22 AM

Statement of Revenue and Expenditures

	Year-To-Date	Annual Budget	Jan 2019
	Jan 2019	Jan 2019	Dec 2019
	Jul 2019	Dec 2019	Percent of
	Actual		Budget
PARKS DEPT			
Expenses			
ADDITIONAL SERVICES EXPENSE	1,675.00	0.00	0.00%
CAPITAL IMPROVEMENT	10,155.00	0.00	0.00%
FUEL EXPENSES	1,371.46	3,500.00	39.18%
MATERIALS & SUPPLIES EXPENSE	3,865.01	5,000.00	77.30%
MISCELLANEOUS EXPENSE	0.00	1,000.00	0.00%
NEW EQUIPMENT PURCHASE	0.00	10,000.00	0.00%
PAYROLL EXP - REGULAR	105,880.14	162,774.21	65.05%
PAYROLL EXP - SPORTS COMPLEX	500.00	0.00	0.00%
PROFESSIONAL SERVICES	9,599.82	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	1,398.12	3,000.00	46.60%
SPORTS PARK FUEL	764.81	1,500.00	50.99%
SPORTS PARK MATERIALS	12,715.60	22,000.00	57.80%
SPORTS PARK NEW EQUIP	0.00	10,000.00	0.00%
SPORTS PARK PROF SERV	21,949.87	45,000.00	48.78%
SPORTS PARK REPAIR/MAINT	631.71	5,000.00	12.63%
SPORTS PARK UTILITIES	6,686.10	15,000.00	44.57%
UNIFORMS/GEAR EXPENSE	700.36	1,000.00	70.04%
UTILITIES EXPENSES	10,389.09	3,000.00	346.30%
Expenses	\$188,282.09	\$287,774.21	

LIBRARY FUND
Statement of Revenue and Expenditures

	Current Period Jan 2019 Jul 2019 Actual	Annual Budget Jan 2019 Dec 2019	Jan 2019 Dec 2019 Percent of Budget
Revenue & Expenditures			
Revenue			
Donations	225.00	0.00	0.00%
FINES/LOST ITEMS	3,081.42	4,000.00	77.04%
INTEREST REVENUES	322.08	0.00	0.00%
MISCELLANEOUS REVENUES	404.57	0.00	0.00%
TRANS FROM GENERAL FUND	44,000.00	44,000.00	100.00%
WASHINGTON CO LIBRARY	107,947.00	175,047.00	61.67%
Revenue	\$155,980.07	\$223,047.00	
Expenses			
ADVERTISING EXPENSE	449.52	1,000.00	44.95%
BOOKS AND MEDIA	20,279.29	32,000.00	63.37%
BUILDING MAINT & CLEANING	2,095.63	0.00	0.00%
MATERIALS & SUPPLIES EXPENSE	10,573.78	10,147.00	104.21%
MISCELLANEOUS EXPENSE	50.00	500.00	10.00%
NEW EQUIPMENT PURCHASE	584.11	3,000.00	19.47%
PAYROLL EXP - REGULAR	80,245.60	152,000.00	52.79%
POSTAGE EXPENSE	7.35	300.00	2.45%
PROFESSIONAL SERVICES	6,250.00	5,000.00	125.00%
PROGRAMS EXPENSE	760.00	4,000.00	19.00%
REPAIR & MAINT - BUILDING	312.46	3,700.00	8.44%
TECHNICAL SUPPORT	6,285.74	8,000.00	78.57%
TRAVEL, TRAINING & MEETINGS	157.00	1,000.00	15.70%
UTILITIES EXPENSES	1,171.68	2,400.00	48.82%
Expenses	\$129,222.16	\$223,047.00	

STREET FUND
Statement of Revenue and Expenditures

	Year-To-Date Jan 2019 Jul 2019 Actual	Annual Budget Jan 2019 Dec 2019	Jan 2019 Dec 2019 Percent of Budget
Revenue & Expenditures			
Revenue			
GRANTS	59,763.55	0.00	0.00%
INTEREST REVENUES	953.85	500.00	190.77%
MISCELLANEOUS REVENUES	50.00	100.00	50.00%
STREET COUNTY TURNBACK	34,627.76	40,000.00	86.57%
STREET STATE TURNBACK	249,266.05	388,000.00	64.24%
TRANSFER INCOME	0.00	300,000.00	0.00%
Revenue	\$344,661.21	\$728,600.00	
Expenses			
ADDITIONAL SERVICES EXPENSE	79.06	0.00	0.00%
ADVERTISING EXPENSE	0.00	1,000.00	0.00%
BUILDING MAINT & CLEANING	8,550.00	0.00	0.00%
CAPITAL IMPROVEMENT	48,117.50	0.00	0.00%
ENGINEERING FEES	11,601.70	30,000.00	38.67%
FUEL EXPENSES	3,529.06	8,000.00	44.11%
MATERIALS & SUPPLIES EXPENSE	12,552.83	10,000.00	125.53%
MISCELLANEOUS EXPENSE	423.72	500.00	84.74%
NEW EQUIPMENT PURCHASE	12,987.12	25,000.00	51.95%
PAYROLL EXP - REGULAR	103,733.29	185,000.00	56.07%
PROFESSIONAL SERVICES	535,495.53	1,000.00	53,549.55%
REPAIR & MAINT - BUILDING	2,060.61	0.00	0.00%
REPAIR & MAINT - EQUIPMENT	2,265.51	10,000.00	22.66%
STREET LIGHTS	64,572.42	150,400.00	42.93%
STREET/ROAD REPAIRS	81,824.41	300,000.00	27.27%
TRAVEL, TRAINING & MEETINGS	0.00	500.00	0.00%
UNIFORMS/GEAR EXPENSE	798.00	2,200.00	36.27%
UTILITIES EXPENSES	4,592.78	5,000.00	91.86%
Expenses	\$893,183.54	\$728,600.00	

**Bond Fund Expense Account
July 2019**

Street Construction Bond Fund

	Beginning Balance	
7/1/2019		\$508,823.11
June Expenses		
7/29/2019	Olsson Associates	\$5,028.55
June Interest & Dividend Income		
7/31/2019		\$921.67
Statement Balance 7/31/2019		\$504,716.23

Park Construction Bond Fund

	Beginning Balance	
7/1/2019		\$267,150.15
June Expenses		
7/2/2019	Benchmark Construction	\$202,250.00
June Interest & Dividend Income		
7/31/2019		\$553.25
Statement Balance 7/31/2019		\$65,453.40

Committee Reports

Community Development Meeting

July 24th at Creekside park

We had a small brainstorming meeting at Creekside Park to look at the logistics of the park for our Fall Festival. Pizza's were ordered form Simple Simon.

In attendance were Sherry Ganz, Alli Johnson, Lynn Kutter, Josh Frye, Chad Ball, Floyd Shelly & Diane Bryant.

A spreadsheet follows designating our responsibilities prior to the event.

	A	B	C
1	EVENT	LOCATION	RESPONSIBLE PARTY
2	Art design for promotion	Do we need more banners?	consider purchasing 1 more
3	Art Work 1-3 gr	Williams gr K-3	S. Zelinka
4	Banner (2 would be nice)	At park, city hall	one is located, looking for other
5	Bulb Distribution	Garden club	
6	Bulb sacking	Chicken Holler or city hall	Garden club
7	Cardinal care center	booth	Sherry Ganz
8	Chamber of comerce	Creekside	In process
9	Contact Lynn Kutter	publication in enterprize Led	D. Bryant...done
10	Contact Casey Luther UMC	Help during event	D Bryant
11	Contact Ministerial Alliance		D Bryant
12	Demo on bulb plantng	Pavilion	D Bryant & garden club
13	Drone	overhead	Diane to check on
14	Face Paint - 3	under tent	DB
15	FB promotional	On city FB page	MM?
16	Flyer to businesses	Farmington chamber?	Diane & Sherry Ganz
17	Food events	at Creekside	K Gardenhire
18	Greedy goats	Creekside	DB
19	Hay bales & photo op	Creekside	?
20	Layout	Park	C. Ball
21	Park Plans for creekside	Pavilion	City Officials
22	Parking	Parking at Creekside	
23	Pary Time Ponies	Creekside	DB
24	Press release		D Bryant & C Ball
25	Promote with PBS	radio announcment	D Bryant
26	Promotional by other means		J. frye- in process
27	Rain barrels	Katie Teague	MM...done
28	Recreation & outdoors	games	Diane can get some
29	Stage area	For Inside Out	Inside Out on S of pavilion
30	Touch a Truck	Around playground	MM...done
31			
32	Peddle Pops		M. Thompson
33	Appleseeds		D Bryant
34	Human Society		Scot Harper

25	Promote with PBS
26	Promotional by other means
27	Rain barrels

25	Promote with PBS
26	Promotional by other means
27	Rain barrels

Agenda Item 11



Vacation Application

Please fill this form out completely supplying all necessary information and documentation to support your request.

Property owner/Applicant:

Name: Jesse Fulcher

Address: 4058 N. College Avenue

City, State, Zip: Farmington, AR 72730

Phone: 479-301-0639 Email Jesse.Fulcher@rauschcoleman.com

Applicant/Representative: I certify that the foregoing statements and answers herein made; all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of the application and determination of approval. I understand there may be conditions on approval.

Signature [Handwritten Signature] Date: 5/6/19

Property Owner/Authorized Agent: I certify that I am the owner of the subject property of this application and that I have read this application and consent to its filing. (If signed by authorized agent a letter from the property owner must accompany this application, indicating the agent is authorized to act on the owners behalf.)

Signature [Handwritten Signature] Date: 6-5-19

Requested Vacation (circle all that apply):

- Street
- Alley
- Easement

Please include:

- Legal Description of the property (may be attached as exhibit "A");
- Complete the attached form for each adjacent property owner or utility involved.
- Description of what is being requested (attach survey):

The request is to create an existing utility & drainage easement along a lot line, so we can adjust the property line.

ADJACENT PROPERTY OWNER NOTIFICATION
FORM FOR RIGHT-OF-WAY, ALLEY, AND EASEMENT VACATION REQUESTS
(One form must be completed for each adjacent property owner or utility provider)

Date: 5/16/19

Address / location of vacation request: Lots 38 & 39 Highlands Square North

Adjacent property address: undeveloped lots

I have been notified of the petition to vacate the following (alley, easement, and/or right-of-way), described as follows: (Include legal description and graphic representation of what is being vacated)

ADJACENT PROPERTY OWNERS COMMENTS (please check one):

I have been notified of the requested vacation and decline to comment.

I **do not object** to the vacation described above.

I **do object** to the requested vacation because:

Name of Adjacent Property Owner (printed): Russell Coleman VV, LLC

Signature of Adjacent Property Owner  MGR

6-5-16

ADJACENT PROPERTY OWNER NOTICE AND DECLARATION
FORM FOR BODILY CONFINEMENT, ABUSE, AND EASEMENT VACATION REQUESTS
(One form must be completed for each adjacent property owner or utility provider)

Date: 5-7-2019

Address / location of vacation request: Lots 38 & 39 Highlands Square North; Giles Road

Adjacent property address: _____

I have been notified of the petition to vacate the following (*alley, easement, and/or right-of-way*), described as follows: (*Include legal description and graphic representation of what is being vacated*)

Any damage or relocation to existing Cox facilities will be at the property owner's expense.

ADJACENT PROPERTY OWNERS COMMENTS (please check one):

I have been notified of the requested vacation and decline to comment.

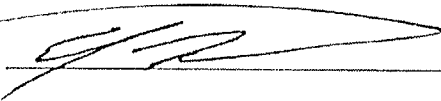
I **do not object** to the vacation described above.

I **do object** to the requested vacation because:

Name of Adjacent Property Owner (*printed*) _____

Signature of Adjacent Property Owner _____

Utility Provider

 _____ Cox

ADJACENT PROPERTY OWNER NOTIFICATION
FORM FOR RIGHT-OF-WAY, ALLEY AND EASEMENT VACATION REQUESTS
(One form must be completed for each adjacent property owner or utility provider)

Date: 5-7-2019

Address / location of vacation request: Lots 38 & 39 Highlands Square North; Giles Road

Adjacent property address: _____

I have been notified of the petition to vacate the following (*alley, easement, and/or right-of-way*), described as follows: (*Include legal description and graphic representation of what is being vacated*)

ADJACENT PROPERTY OWNERS COMMENTS (please check one):

I have been notified of the requested vacation and decline to comment.

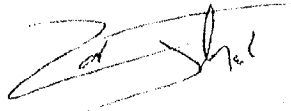
I *do not object* to the vacation described above.

I *do object* to the requested vacation because:

Name of Adjacent Property Owner (*printed*) _____

Signature of Adjacent Property Owner _____

Utility Provider Zak Johnston, P.E. (WWA)

 05/07/19

ADJACENT PROPERTY OWNER NOTIFICATION
FORM FOR RIGHT-OF-WAY, ALLEY, AND EASEMENT VACATION REQUESTS
(One form must be completed for each adjacent property owner or utility provider)

Date: 5-7-2019

Address / location of vacation request: Lots 38 & 39 Highlands Square North; Giles Road

Adjacent property address: _____

I have been notified of the petition to vacate the following (*alley, easement, and/or right-of-way*), described as follows: (*Include legal description and graphic representation of what is being vacated*)

ADJACENT PROPERTY OWNERS COMMENTS (please check one):

I have been notified of the requested vacation and decline to comment.


I **do not** object to the vacation described above.

I **do** object to the requested vacation because:

Name of Adjacent Property Owner (*printed*) _____

Signature of Adjacent Property Owner _____

Utility Provider

PGTELCO - 

ADJACENT PROPERTY OWNER NOTIFICATION
FOR RIGHT-OF-WAY, ALLEY, AND EASEMENT VACATION REQUESTS
(One form must be completed for each adjacent property owner or utility provider)

Date: 5-7-2019

Address / location of vacation request: Lots 38 & 39 Highlands Square North; Giles Road

Adjacent property address: _____

I have been notified of the petition to vacate the following (alley, easement, and/or right-of-way), described as follows: (Include legal description and graphic representation of what is being vacated)

ADJACENT PROPERTY OWNERS COMMENTS (please check one):

I have been notified of the requested vacation and decline to comment.

I do not object to the vacation described above.

I do object to the requested vacation because:

Name of Adjacent Property Owner (printed) _____

Signature of Adjacent Property Owner _____

Utility Provider

Ozark Electric

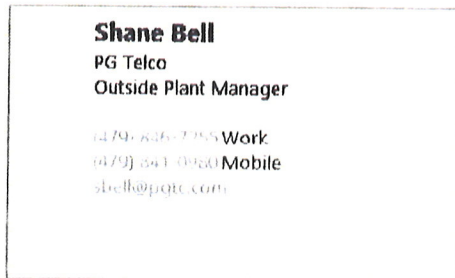
Wesley H. Hefley Staking Tech III

Jesse Fulcher

From: HAMILTON, JEFF L <JH5430@att.com>
Sent: Tuesday, May 7, 2019 8:58 AM
To: Jesse Fulcher
Subject: RE: Easement Vacation - Giles Road, Farmington
Attachments: Shane Bell.vcf

Jesse,

This location is served by Prairie Grove Telco and is outside of AT&T serving area. Shane Bell will be your contact



Thank you

Jeff Hamilton



Engineering/Design
Northwest Arkansas
(479) 442-3107
Jh5430@att.com
[Q Me](#)

Go Hogs Go!!!

From: Jesse Fulcher <jesse.fulcher@rauschcoleman.com>
Sent: Tuesday, May 07, 2019 8:53 AM
To: HAMILTON, JEFF L <JH5430@att.com>; Hodge, Chad (CCI-Central Region) <Chad.Hodge@cox.com>; ttle@aep.com; Stokes, Scott <Scott.Stokes@blackhillscorp.com>; Wes Mahaffey <wmahaffey@ozarksecc.com>; Mike Phipps <MPhipps@ozarksecc.com>; zakj@washingtonwater.org; cbrackett@olssonassociates.com
Cc: Jesse Fulcher <jesse.fulcher@rauschcoleman.com>
Subject: Easement Vacation - Giles Road, Farmington

All,

We are attempting to replat a property line for Lots 38 & 39 Highlands Square North, but there is a utility and drainage easement in between the lots that we must first vacate. I've attached an exhibit of the lots and the utility approval form. Please let me know if this is not in your service area. Also, let me know if we need to plat a new easement in between the lots once they are replated. That won't be an issue.

Jesse Fulcher

From: Prince, Nathan <Nathan.Prince@blackhillscorp.com>
Sent: Friday, June 7, 2019 1:38 PM
To: Jesse Fulcher
Cc: Stokes, Scott
Subject: RE: Easement Vacation - Giles Road, Farmington

I don't foresee any issues with this as long as the easement that our line is in is not affected.

From: Jesse Fulcher [mailto:jesse.fulcher@rauschcoleman.com]
Sent: Tuesday, June 04, 2019 2:42 PM
To: Prince, Nathan <Nathan.Prince@blackhillscorp.com>
Cc: Stokes, Scott <Scott.Stokes@blackhillscorp.com>
Subject: RE: Easement Vacation - Giles Road, Farmington

**** EXTERNAL EMAIL. Is this an expected email? STOP and THINK before clicking links or opening attachments. ****




Nathan,

Do you see any issues with my question below? We will of course get this surveyed and get you guys a proper legal and exhibit.

Thanks, Jesse



Jesse Fulcher, AICP
Director of Land Planning
Rausch Coleman Homes
4058 N. College Ste. 300 Box 9, Fayetteville, AR 72703
M: 479.301.6639 | O: 479.455.9090 | T: 844.4RCHomes
www.RauschColeman.com

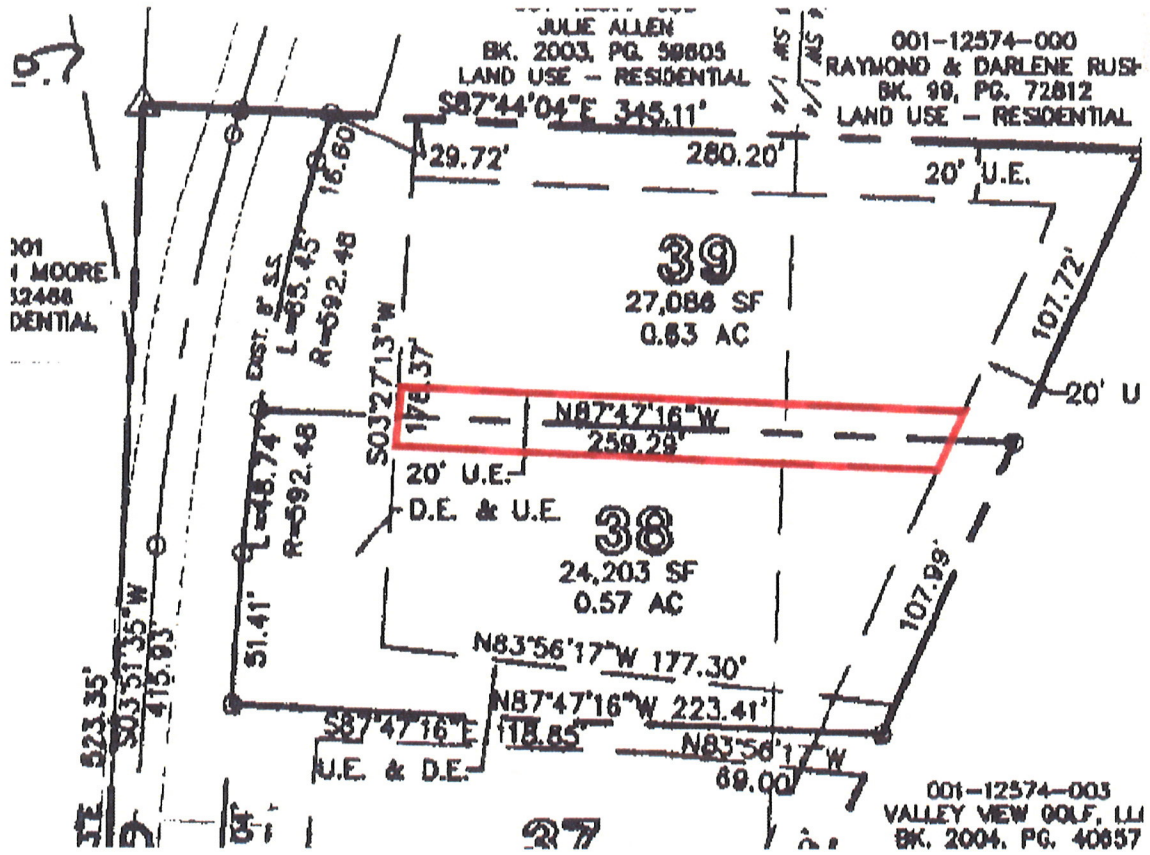
More Ways to Connect with RCH   

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From: Jesse Fulcher
Sent: Friday, May 10, 2019 1:08 PM
To: Prince, Nathan <Nathan.Prince@blackhillscorp.com>
Cc: Stokes, Scott <Scott.Stokes@blackhillscorp.com>
Subject: RE: Easement Vacation - Giles Road, Farmington

Nathan,

Lots 38 & 39 of Highlands Square North
 Giles Road, Farmington, AR



Agenda Item 12

ORDINANCE NO. 2019-07

AN ORDINANCE TO AMEND ORDINANCE NO. 7.1, ZONING REGULATIONS ADOPTED IN 2015, SECTION 14.04.05, TO PROVIDE FOR A PLANNED UNIT DEVELOPMENT DISTRICT THAT IS DESIGNED TO PROVIDE FOR DEVELOPMENTS THAT INCORPORATE RESIDENTIAL, COMMERCIAL AND RELATED USES AS A UNIT IN 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 Planned Unit Developments which will provide for small and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses that are planned and developed as a unit; and

WHEREAS, after planning commission work sessions, a public hearing was held on July 22, 2019, and after the public discussion, the Farmington Planning Commission adopted regulations for the Planned Unit Development 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 Planned Unit Developments 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 unnecessary delay; therefore, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after the ordinance has been published as required by law.

PASSED AND APPROVED this 12th day of August, 2019.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

By: _____
Kelly Penn, City Clerk

PUD—Planned Unit Development District.

A. PURPOSE.

1) The overall purpose of the Planned Unit Development (PUD) zoning district is to achieve a more functional and aesthetically pleasing plan that assures compatibility with all existing and future surrounding land uses.

2) In addition, the planned unit development district (PUD) is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of Planned Unit Developments, the Planning Commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city.

B. INTENT

The Planned Unit Development should:

- a. Facilitate and encourage a maximum of social and community interactions and activity among those who live, work, shop, and play there.
- b. Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located open space in residential and commercial areas for the benefit of the community and public as places for relaxation, recreation and social interaction.
- c. Achieve a pattern of development which preserves and enhances natural features and native vegetation, prevents soil erosion, and protects water quality.
- d. Allow a creative approach to the use of land and related physical development.
- e. Encourage an efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs.

The PUD regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses that are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites.

C. GENERAL ELIGIBILITY AND PHASING REQUIREMENTS

1. *Ownership control.*

The land in a PUD shall be owned, leased, or otherwise controlled by a person, firm, group of individuals, partnership, corporation, or trust, provided assurances are given through the procedures contained herein that the project can be successfully completed. A copy of the current deed will be required as a part of the application process. The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in this ordinance.

2. *Minimum district area.*

The minimum area for a PUD district shall be four acres. In calculating the minimum area for a PUD district, the measurements shall include the area of all dedicated streets entirely within the boundary of the proposed PUD, and one-half of the area of all boundary or perimeter streets.

3. *Uses permitted.*

In order to increase creativity and flexibility in the development of areas suitable for a planned unit development, there are no specifically prescribed uses required within the boundaries of a planned unit development. However, proposed zoning uses and locations shall be appropriate to protect, enhance and reasonably conform to surrounding land uses.

The developer shall be responsible for preparation of a specific list of permitted uses within the specific planned unit development requested. The development list shall also include all specific information required by this ordinance.

All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services.

4. *Screening and Landscaping.*

In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the preliminary development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

5. *Parking and off-street loading.*

All uses established with a planned unit development district shall comply with the off-street parking and loading requirements as established in the city's zoning regulations. However, the requirements for individual structures or lots may be met through either provision of adequate parking on the lot on which such structure is so located, or upon adjacent property which is under the control of a property owners' association, to which said lot is an automatic participant. In no case, however, shall the cumulative requirements of all parking and off-street loading requirements be less than if said uses were individually established and located in any other zoning district within the city.

6. *Open Space.*

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of ten (10) percent of gross residential areas shall be designated as common usable open space.

7. *Phasing.* Submissions of proposals of entire ownerships is encouraged, however, applicants may submit a phased development plan for incorporating incremental final and plats for subareas of the entire ownership. Phased development must indicate the entire ownership on a boundary survey with all proposed streets and drainage. Where this is done, the applicant shall adhere to the approved development schedule for the phased submission of final development plan and plat.

If the applicant cannot adhere to the time period approved, a written request for extension may be submitted to the planning commission for approval of a maximum of two (2) one-year extensions. Additional extensions shall require approval of the city council.

The development of the PUD may be planned in phases; provided, that as part of the general submission, a development schedule is approved which describes:

A. The parcels that are to be constructed upon in each phase, and the date of each phase submission.

B. The number of units to be built in each submission.

C. Each stage within the PUD shall be so planned and related to existing and/or planned services and facilities, including commercial space, such that each phase is self-sufficient and not dependent on later phases and so that failure to proceed to the subsequent stages will not have any adverse impacts on the PUD, its surroundings, or the community in general. Each stage shall also be planned so as to ensure that green space and any other amenities will be provided along with proposed construction at each phase of construction.

D. PUD APPLICATION REVIEW PROCEDURES.

The application procedure shall consist of three (3) phases:

1. *Pre-application Conference with City Staff*
2. *Preliminary Development Plan Review*
3. *Final Plat*

1. *Pre-application Conference with City Staff*

Before submitting an application, the landowner or authorized agent shall confer with city staff in order to become familiar with the development review process. The staff shall inform the applicant of any perceived problems that may arise. A further purpose of the pre-application conference is to make sure that the applicant has, or will be able to, submit the necessary information for filing the application. The intent of this conference is to provide guidance to the applicant prior to incurring substantial expense in the preparation of plans, surveys and other data required in a preliminary plan.

At the time of the conference the developer should provide the following information on a map or aerial photograph:

1. Street pattern proposed and existing street or right-of-way.
2. Location of all bordering streets.
3. General size and shape of lots.
4. Topography.
5. Legal description of property.
6. Proposed land uses and identify of adjacent land owners.
7. Location of existing utilities.
8. Existing water courses and flood plains.
9. Existing and/or proposed tree cover.
10. Existing adjacent developments.
11. Any additional information the developer feels is pertinent.
12. Name and address of owner(s) and developer(s).

2. Preliminary Development Plan Review

An application seeking a PUD rezoning of a parcel of property shall be submitted to the City of Farmington, including all necessary documents and fees. This will include: site plan, drainage plan and a completed checklist. The following must be included as well as any other information required by the Planning Commission:

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.
2. Payment of non-refundable review fee of \$1,000 is required at the time the application is accepted. In the event engineering review fees and costs exceed \$1,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before building permits are sold for the development.
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".
5. List of adjacent property owners and copy of notification letter that will be sent.
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).

The Following Shall Appear on the Site Plan:

1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.
4. Complete and accurate legend.
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.
10. Status of regulatory permits:
 - a. NPDES Storm Water Permit
 - b. 404 Permit
11. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure abutment, etc.
12. Spot elevations at grade breaks along the flow line of drainage swales.
13. A general vicinity map of the project at a scale of 1" = 2000'
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.

15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.
16. Existing topographic information with source of the information noted. Show:
 - a. Two foot contour for ground slope between level and ten percent.
 - b. Four foot contour interval for ground slope exceeding 10%.
17. Preliminary grading plan.

Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)

1. Show all known on-site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.

Proposed Utilities

1. Regarding all proposed storm sewer structures and drainage structures:
 - a. Provide structure location and types.
 - b. Provide pipe types and sizes.
2. Regarding all proposed sanitary sewer systems
 - a. Provide pipe locations, sizes and types.
 - b. Manhole locations.
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.
5. Regarding all proposed water systems on or near the site:
 - a. Provide pipe locations, sizes and types.
 - b. Note the static pressure and flow of the nearest hydrant.

- c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.
- d. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)
 - a. Locations of all related structures.
 - b. Locations of all lines above and below ground.
 - c. A note shall be placed where streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street.
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.

Proposed and Existing Streets, Rights-of –way and Easements

1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.
2. A layout of adjoining property sufficient detail to show the effect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)

Site Specific Information

1. Provide a note describing any off-site improvements.
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.

6. For residential development, indicate the use and list in a table the number of units and bedrooms.
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use.
8. The location and size of existing and proposed signs, if any.
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces.
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).
12. Location of existing and purposed sidewalks.
13. Finished floor elevation of existing and purposed structures.
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.
15. A description of commonly held areas, if applicable.
16. Draft of covenants, conditions and restrictions, if any.
17. Draft POA agreements, if any.
18. A written description of requested variances and waivers from any city requirements.
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the PUD. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.
20. Preliminary drainage plan as required by the consulting engineer.

*All applicants submitting requests for PUD zoning before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted fourteen (14) days prior to the regular or special meeting of the planning commission.

The application and plan will be submitted to the Technical Plat review committee. Any requirements of this committee shall be passed on to the planning commission for review and approval. Compliance with these requirements will become a part of the record and must be completed prior to approval.

A public hearing for the preliminary plan shall be set no later than sixty (60) days after filing and shall be legally advertised and adjacent property owners will be notified, as specified in the zoning ordinance.

At the public hearing before the planning commission, the applicant and interested citizens will have the opportunity to discuss the merits of the development proposal. The planning commission will assess the proposal in light of ordinance guidelines and will take action after weighing the recommendations of staff, the developer's presentation and the community response. The commission shall approve, grant approval with conditions on specified modifications, or disapprove the development proposal.

If the planning commission approves the preliminary plan, it will be forwarded to the city council for their review. The city council may grant or deny as submitted or as amended, defer for requested changes or information, or return the application to the planning commission for further study. The council may direct the planning commission to reconsider specific aspects of the preliminary plan. If the preliminary plan is approved, an ordinance shall be prepared which incorporates the plan or conditions. The developer shall provide construction plans to be approved by the City Engineer prior to issuance of a grading permit.

If a preliminary plan is conditionally approved, the applicant shall have ninety (90) days from the date of planning commission action granting approval to submit a revised preliminary plan. If City Staff determines such revisions are in conformance with the planning commission's specific recommendations, it shall be forwarded to the city council for disposition. If the revisions are determined not to be in conformance with the intent of the conditional approval, the revised development plan will be resubmitted to the planning commission for public hearing.

If the development is multi-family and/or commercial in nature, after preliminary plan approval; building permits may be issued at this time. However, all regional infrastructure (including streets and drainage) must be in place prior to a certificate of occupancy for any structure.

Appeals from the action of the planning commission shall be filed with the city clerk. The content of the of the appeal filing shall consist of (1) a cover letter addressed to the mayor and city council setting forth the request; (2) a copy of the application indicating the planning commission action and property executed by the staff. This filing shall occur within thirty (30) calendar days of the action of the planning commission.

3. *Final Plat*

Final Plat approved as a whole or in phases by the planning commission and city council following its review for conformity with the preliminary development plan. In the case of single family residential development; the final plat shall be approved prior to the issuance of any building permits within any portion of the planned unit development where single family lots are proposed. The final plat shall be recorded prior to the issuance of a building permit.

In cases where a phased preliminary development plan is approved, an approved submission schedule for incremental final plat shall be followed. Requests for extensions shall be submitted in writing to the planning commission, which shall not unreasonably withhold approval. A maximum of two (2) one-year extensions may be granted by the planning commission. Additional extensions shall require approval by the city council. Extensions must be applied for before the time elapses on preliminary approvals.

The final plat review shall be conducted by the planning commission and staff. They will review the final plat to determine that no substantial changes were made to those elements of the plan agreed upon in the preliminary development plan. If substantial changes are found to have been made to the agreed elements, then the application must be resubmitted for preliminary development plan review.

The final plat shall be deemed to be in substantial compliance, after review by City staff, with the preliminary development plan provided the plan does not:

- a. Increase proposed floor area for nonresidential use by more than five (5) percent.
- b. Increase total building coverage by more than five (5) percent.
- c. Increase total number of dwelling units by more than five (5) percent within a given phase. Fluctuation shall be permissible, provided overall density is maintained.

A public hearing need not be held to consider modifications on location and design of infrastructure improvements as detailed in the subdivision regulations.

If the planning commission finds only minor differences exist in the final plat, then the commission shall approve final disposition.

Approval or disapproval of a final plat by the planning commission shall occur within sixty (60) days of the filing of the plat. If the plan as submitted contains deviations of substance from the previously approved preliminary development plan the planning commission may, after meeting with the landowner, refuse to grant final approval and shall so advise the landowner of said refusal, giving the reasons such deviations are not in the public interest.

The landowner may either submit a final plat in conformance with the preliminary plan or file a written appeal with the city council within thirty (30) days of the refusal date. The city council shall consider the appeal at its next regularly scheduled meeting.

After the approval of the preliminary plat but before improvements are started, the developer shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with storm water drainage standards to City Staff for review and written approval prior to commencement of improvements. During the same period, the developer shall submit water and sewer plans and specifications to the appropriate water and sewer personnel. No work shall begin without prior approval of City Staff.

All streets which are to be dedicated to the city as public streets within the planned unit development boundaries shall be dedicated and constructed in conformance with the street construction regulations of the City of Farmington and must adhere to the city's master street plan.

Before the final plat has been approved, the applicant shall assure installation of required public improvements as required for final plat approval in the city subdivision regulations. After compliance has been reached with all provisions of the PUD regulation and subdivision regulation, the engineer of record shall present to the staff the original documents, which after application of proper signatures shall be recorded with the county clerk's office.

E. Submission requirements.

As part of the application process, the applicant shall be required to submit the following documents and information.

1. Preliminary development plan and plat.

- a. An application and checklist
- b. A copy of the deed for the property
- c. A statement describing the character of the development and including the rationale behind the assumptions and choices made by the application.
- d. A site plan as described in this regulation.
- e. A development schedule indicating the approximate date when construction of the development or stages of the development can be expected to begin and to be completed.
- f. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, including land areas, and dwelling units.
- g. A preliminary plat in accordance with the subdivision regulations for the city.

2. Final plat.

Information required on final plat: The following information, as well as any additional information the Planning Commission may require, shall be clearly shown on the final plat.

1. The name of the proposed PUD.
2. The boundary lines of the proposed PUD as determined by accurate field survey by a registered surveyor of the state of Arkansas. Length and bearings of courses shall be shown.
3. The total acreage of the proposed PUD.
4. Date of preparation, scale (1"=200', 1"=50') and north arrow.

5. Dimensions of all streets, alleys, easements, block, lot, parcel lines and buildings line and/or setback lines.
6. Location of monuments.
7. Location of railroad right-of-way and any other property owned by utilities.
8. Name of all streets.
9. Dedication by owner of all streets, alleys and lands for public use.
10. All easements and right-of-way granted by the owner.
11. Street curvature characteristics.
12. The following supporting data:
 - a. Certificate of ownership and dedication.
 - b. Certificate of accuracy – engineer and/or surveyor.
 - c. Certificate of approval of water and sewer system by State Health Department and/or the City of Fayetteville or the Washington Water Authority Water Superintendent.
 - d. Certificate of approval of streets and utilities by city official.
 - e. Certificate of approval of building set-back dimensions by City Building Inspector.
 - f. Certificate of approval for recording by the Planning Commission.
 - g. Certificate of plat acceptance by City Council and any other pertinent information or data.

Additional information to be submitted attached to final plat:

- A. Any restrictive covenants applicable to the lots intended for sale.
- B. Where the land to be developed abuts on the right-of-way of any existing or proposed state highway, the approval of the Arkansas State Highway Department shall be obtained and submitted attached to the final plat.
- C. Where the developer does not provide connections with municipal water and sewer systems, any and all water and sewer improvements must be approved by the Arkansas State Health Department. Such written approval shall be submitted attached to the final plat.
- D. Any plat lying outside the city limits of Farmington but within the planning area boundary shall be accompanied by a letter from the County Judge stating that the county has reviewed the plat and will accept the roads as part of the county system and the developer has agreed to comply with all county requirements.

Discrepancies: If boundary discrepancies are found the Planning Commission may require at the sub divider's expense a re-survey of the proposed PUD.

Approval: The Planning Commission shall approve or disapprove the final plat within ninety (90) days after its submission. If disapproved, the reasons therefore shall be recorded in the minutes of the Planning Commission. Failure of the Planning Commission to act within ninety (90) days from the date of the application shall be deemed approval of the plat. (Ord. No. 80-8.1, Sec. 2.) Building permits may be issued upon request by the owner or developer based on the approved final development plan and plat.

F. Modification of plan and plat.

Waivers or variances are not permitted. If, after the development of the PUD has commenced, it becomes either impossible or unconscionable for the applicant to adhere to the approved plan and plat, a modified plan and plat, consistent in intent, can be submitted to the planning commission for public hearing, with notice to adjacent property owners, and the city council for final approval. The modified plan and plat may be substituted for the original plan and plat upon approval by both the planning commission and the city council to the extent it is deemed just and proper so as to relieve the difficulty or hardship in question, provided that such relief may be granted without detriment to the public interest.

If the development of the PUD is abandoned by developer, the PUD zoning shall remain until a new developer brings a zoning request that is approved by City Planning Commission and City Council. This does not mean that the initial PUD developer can ask for rezoning after the PUD is approved.

Agenda Item 13

ORDINANCE NO. 2019-08

AN ORDINANCE TO AMEND ORDINANCE NO. 2018-09 TO
CLARIFY THE PAYMENT STRUCTURE FOR THE POSITION OF
DEPUTY CITY ATTORNEY FOR THE CITY OF FARMINGTON

WHEREAS, the position and appointment of a Deputy City Attorney was adopted on July 16, 2018 in accordance with Ark. Code Ann. §14-43-407(a), which provides for the city attorney of a city of the first class to appoint one (1) or more deputies for whose official acts the officer appointing the deputy shall be responsible; and

WHEREAS, the ordinance provided for compensation but was not specific in its terms to describe the position of Deputy City Attorney as an independent contractor; and

WHEREAS, an amendment to the ordinance has been requested by the legislative auditors to specifically state the terms of compensation for the position.

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

Section 1: Section 2 of Ordinance No. 2018-09 should be and is hereby amended to state as follows: The position of Deputy City Attorney shall be that of an independent contractor pursuant to a Professional Services Contract and not as an employee of the city. Compensation for the position shall be \$1,500 per month for an annual compensation of \$18,000. Payment shall be remitted monthly upon the city receiving a statement for services. The individual appointed to the position of Deputy City Attorney shall be responsible for all state and federal taxes and FICA withholdings and will not receive any of the benefits afforded city employees.

Section 2: The remaining provisions of Ordinance No. 2018-09 shall remain in full force and effect.

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: Effective Date. That the City Council of the City of Farmington, Arkansas further determines that this ordinance is necessary to clarify the terms of compensation for the position of Deputy City Attorney; therefore, an emergency is hereby declared, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 12th day of August, 2019.

APPROVED:

By: _____
Ernie Penn, Mayor

ATTEST:

By: _____
Kelly Penn, City Clerk

Informational Items

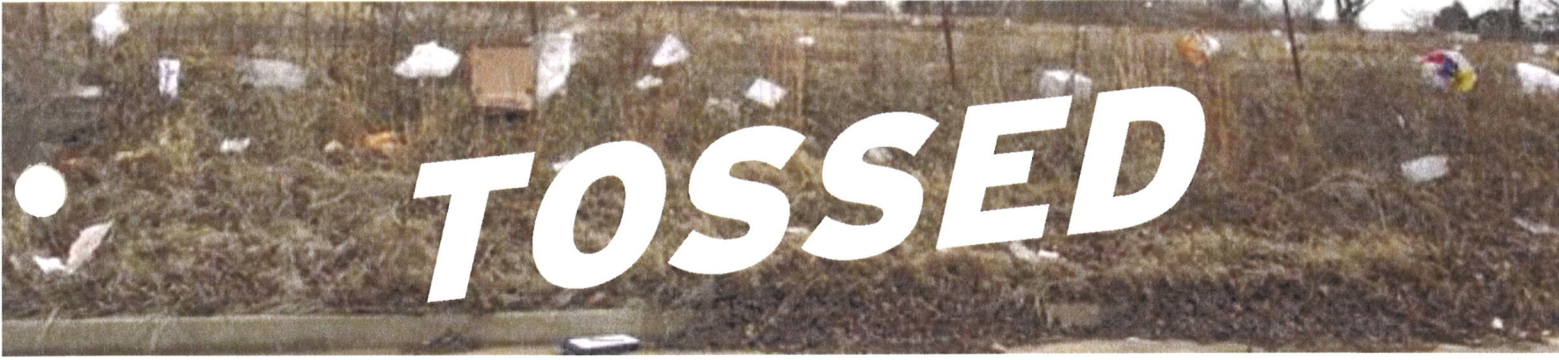


354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

City Business Manager Report
August 12, 2019
City Council Meeting

- Brian Clevenger, Joy Poynor and Taylor Talley will all celebrate two years with the City this month. Brian Hubbard has 19 years with the City this month, and Floyd Shelly has 11 years. Thank them all for their service!
- The right-of-way acquisition for Hwy 170 is more than 50% complete.
- Please see the attached flyer called: Tossed. It is a contest to encourage creating sculptures out of litter.
- The annual clean-up for 2019 will be in the fall. We want to be situated in our new building before we decide on how to manage this event.
- Take a look at the new City Website: <https://cityoffarmingtonar.com>. It is updated and sleek. Beautiful new photos and easier operation. Let us know what you think!!
- Creekside Park is near completion.
- Fall Festival will be September 28, 2019 from 10:00 am – 2:00 pm.
- The Planning Commission has been working diligently on a Planned Unit Development (PUD) zone. This is on your agenda for review and approval.
- We met with ArDot about the State Aid to Cities project to improve Double Springs from Rheas Mill to Hwy 62. At this point they plan to bid the project in January.

Don't let the pressure of the moment outweigh the pleasure. ~ Joe Maddon



TOSSED

Create unique sculptures out of litter that has been TOSSED



When?

Register entry by August 12th
Check-in August 17th



Where?

Washington County Extension Office
2536 North McConnell Avenue
Fayetteville, AR



What Divisions?

Individual

Adult (20 and up)
Youth (age 9-19)
Tots (age 5-8)

Group

Adult (20 and up)
Youth (age 9-19)
Tots (age 5-8)
Mixed age (Adult/Youth/Tot)

Sculpture Guidelines

- Sculptures can be built and entered as a group or individual. If you have a group entry, you can also enter another item in the individual division.
- Assembled with litter materials that have been picked up in the community. These items CANNOT be natural materials like sticks, leaves, or rocks.
- FOUR items from household recycling bins can be included in your sculpture.
- Any type of glue adhesive, wire, screws, or nails can be used.
- Sculpture can be painted.
- Sculpture must be able to transfer locations without falling apart.
- Sculpture should not be larger than 36 in. x 18 in. x 24 in. (length x width x height) and should not weigh more than 25 lbs.

Entering Item

- Register by contacting Linda Simpson at lsimpson@uaex.edu or (479) 271-1060 before August 12, 2019. There is no entry fee.
- Enter sculpture on **August 17, 2019** – Time 11:00 am – 2:00 pm. at the Washington County Extension Office.
- When entering, provide the name(s) and age(s) of each person, and the date and town of where litter was picked up.

Judging

- The sculptures will be voted on during the Washington County Fair August 20 – 24. Crowd favorites in the seven divisions will win prizes and will be contacted by phone or e-mail on August 26.
- The winners of the seven divisions listed above will receive \$50.00 WalMart gift cards.

Sponsors will use winning sculpture for educational purposes.

Thank You to our SPONSORS





2019 FARMINGTON DISTRICT COURT MONTHLY DISTRIBUTION WORKSHEET MONTH OF JULY

ADMIN OF JUSTICE FUND	Check #1	Dept. of Finance and Administration	Total for Check # 1	\$4,366.40	Chk#2096	
	Check #2	General Fund	Total for Check # 2	\$1,814.85	Chk#2097	
	Check #3	Washington County Treasurer (Act 1256)	Total for Check # 3	\$1,532.75	Chk#2098	
	Total Checks Admin of Justice				\$7,714.00	
COURT COST & FINE	Check #4	Administration of Justice Fund				
		CCCR- Court Cost-Criminal		\$1,333.00		
		CCCRO-CourtCost Criminal Ordinance		\$25.00		
		CCDWI-Court Cost DWI		\$355.00		
		CCTR- Court Cost-Traffic		\$2,534.00		
		CCTRO- Court Cost-Traffic Ordinance		\$3,467.00		
		Total for Check # 4 (Chk#3527)			\$7,714.00	
	Check #5	General Fund				
		FINE- Fines Collected		\$9,551.00		
		WF - Warrant Fee		\$100.00		
		FTPFL-FTPR+60 Days Fines-Local		\$150.00		
		NLIFL-No Liability Ins. Fines		\$103.00		
		FTPRL-LOC-Fines Local		\$170.00		
		Total for Check # 5 (Chk#3528)			\$10,074.00	
	Check #6	Court Automation Fund				
		CFEE-Local Court Automation		\$1,005.00		
	Total for Check # 6 (Chk#3529)			\$1,005.00		
Check #7	Department of Finance & Administration					
	CFEES - State Court Automation Fee		\$1,002.50			
	DCSAF - Drug Crime Special Assess Fee		\$75.00			
	OPF - Overweight Penalty Fee		\$20.00			
	NIFS - New Installment Fee - State		\$2,007.50			
	Total for Check # 7 (Chk#3530)			\$3,105.00		
Check #8	Arkansas State Treasury					
	DRUG - Drug Abuse Prevention and Treatment Fund		\$25.00			
	Total for Check # 8 (Chk#3531)			\$25.00		
Check #9	Washington County Treasurer					
	JBAF - Jail Booking and Admin Fee		\$95.00			
	CJF - County Jail Fee		\$1,898.00			
	Total for Check # 9 (Chk#3532)			\$1,993.00		
Check #10	RF - Restitution Fee					
	Instant Money Pawn/Michael E. Rodgers Case No. CR-16-374		\$20.00			
	Total for Check # 10 (Chk#3533)			\$20.00		
				Monthly Total	\$23,936.00	
				Year To Date	\$186,687.50	

8-1-19
Ernie Penn, Mayor

Date

8/01/19
Kim Bentley, Chief Court Clerk

Date

8-1-19
Graham Nations, District Judge

Date



Fire Department

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

Mark Cunningham
Fire Chief

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

July 2019 Monthly Report for Mayor and City Council

- The fire department responded to over 82 calls during the month of July and that is above average for of this year for calls.
- We have a total of 578 runs year to date.
- We have received more rain this year than has ever been recorded, which I perceive to be a good thing. Having all the rain has lessened our fires, now I don't think that this trend will stay like this but it has helped us and our number of runs is much lower than this time last year.
- We have completed most of our projects for the year including waxing all the trucks.
- Structure and brush fires are down about 30 calls right now.
- We are having a lot of medical and car wrecks, and doing a lot of training.

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

Mark Cunningham
Fire Chief

Farmington Police Dept.

Offenses for Month 7/2018 and 7/2019

8/1/2019 7:59:18 AM

	<u>2018</u>	<u>2019</u>
ALTERING OR CHANGING ENGINE OR OTHER NUMBERS	1	0
ASSAULT ON FAMILY OR HOUSEHOLD MEMBER - 3RD DEGREE / APPREHENSION OF IMMINE	1	0
BATTERY - 1ST DEGREE	1	0
BATTERY - 2ND DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY WITH A WEA	1	0
BREAKING OR ENTERING / BUILDING OR STRUCTURE	1	0
Breaking or Entering/Vehicle	1	0
BURGLARY, RESIDENTIAL	1	1
CARELESS DRIVING	1	0
CRIMINAL MICHIEF - 2ND DEGREE/ DAMAGE \$5,000 OR MORE	1	0
CRIMINAL MISCHIEF - 1ST DEGREE PROPERTY OF ANOTHER VALUE \$500 OR LESS	0	1
CRIMINAL MISCHIEF - 2ND DEGREE / RECKLESSLY DESTROYS	1	2
CRIMINAL TRESPASS IN OR ON A VEHICLE OR STRUCTURE / PREMISES	0	2
CRIMINAL TRESPASS ON LAND / LAWFULLY POSTED	0	1
DISORDERLY CONDUCT	2	0
DOMESTIC BATTERING - 2ND DEGREE / PHYSICAL INJURY	2	0
DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES INJURY	0	4
DOMESTIC BATTERING - 3RD DEGREE / PURPOSE OF CAUSING INJURY, CAUSES SERIOU	0	1
DOMESTIC BATTERING - 3RD DEGREE / PURPOSELY CAUSES STUPOR, UNCONSCIOUSNESS	0	1
Drivers License Required	2	1
DRIVING ON SUSPENDED LICENSE	2	1

	<u>2018</u>	<u>2019</u>
	4	1
DWI (UNLAWFUL ACT)	1	0
DWI (UNLAWFUL ACT)	1	1
DWI - DRUGS (UNLAWFUL ACT)	0	1
DWI - OPERATION OF VEHICLE DURING DWI LICENSE SUSPENSION OR REVOCATION	0	1
ENDANGERING THE WELFARE OF MINOR - 3RD DEGREE	0	1
Excess Speed	0	2
Expired Tags	2	2
FAILURE TO APPEAR	23	18
FAILURE TO PAY FINES & COSTS	11	28
Failure to Yield to Emergency Vehicle	2	0
Fire (Structure/Vehicle/Grass)	1	0
FLEEING	1	0
Flight from Officer/foot	1	0
FORGERY	0	2
FRAUDULENT USE OF A CREDIT CARD / CARD OR ACCOUNT NUMBER ARE FORGED	0	2
FURNISHING PROHIBITED ARTICLES	1	0
HARASSING COMMUNICATIONS / TELEPHONE REPEATEDLY, OR CAUSE TO RING REPEATED	1	0
Headlamp Out	1	0
Improper Display of License	2	0
Improper Lane Change/Use	1	0
Improper Turn	1	0
Left of Center	1	0

	<u>2018</u>	<u>2019</u>
LOITERING	2	0
No Proof Insurance	4	1
No Proof of Ownership	1	0
No Turn Signal	2	0
OBSTRUCTING GOVERNMENTAL OPERATIONS / REFUSES TO PROVIDE INFORMATION FOR A	0	2
POSSESSING INSTRUMENTS OF CRIME	1	0
POSSESSION OF A CONTROLLED SUBSTANCE - MARIJUANA	4	2
POSSESSION OF A COUNTERFEIT SUBSTANCE	1	0
POSSESSION OF DRUG PARAPHERNALIA	6	5
Possession of Drug Paraphernalia	3	2
POSSESSION OF DRUG PARAPHERNALIA - FELONY	0	3
POSSESSION OF DRUG PARAPHERNALIA - MISDEMEANOR	0	2
POSSESSION OF METH OR COCAINE LT 2GM	3	2
POSSESSION OF SCH I OR II LT 2GM	1	0
POSSESSION OF SCH IV OR V LT 28GM	0	1
POSSESSION OF SCH VI LT 4OZ	1	4
POSSESSION OF SCH VI WITH PURPOSE TO DELIVERY	1	1
PUBLIC INTOXICATION / DRINKING IN PUBLIC	4	3
PURCHASE, POSSESSION OF INTOXICATING LIQUOR BY MINOR	1	0
RECKLESS DRIVING	1	0
RESISTING ARREST - REFUSAL TO SUBMIT TO ARREST / ACTIVE OR PASSIVE REFUSAL	2	2
Robbery	1	0
Robbery - Aggravated		

	<u>2018</u>	<u>2019</u>
	0	3
Run Stop Sign	2	0
Run Stop(red) Light	1	0
Tail Lights/Reflectors (Improper)	2	0
TAMPER WITH PHYSICAL EVIDENCE- OBSTRUCT PROSECUTION /DEFENSE FELONY	1	0
TERRORISTIC THREATENING/2nd Degree	0	1
THEFT \$1,000 OR LESS - ALL OTHERS	2	2
THEFT \$1,000 OR LESS - FROM BUILDING	0	1
THEFT BY RECEIVING	1	0
THEFT BY RECEIVING \$1,000 OR LESS	1	0
THEFT OF A FIREARM VALUED AT LESS THAN \$2,500	1	0
THEFT OF PROPERTY / ALL OTHER	3	3
THEFT OF SERVICES \$1,000 OR LESS	0	1
UNATTENDED DEATH/NATURAL CAUSES	2	0
UNAUTHORIZED USE OF A VEHICLE	2	0
Unlawful Disposal of Trash/Appliances/Solid Waste	0	1
VIOLATION OF CONTACT ORDER	0	1
VIOLATION OF IMPLIED CONSENT	1	1
VIOLATION OF OPEN CONTAINER	0	1
Totals:	129	118

July	Citation	Warning	Warrant	Total
Bates - Howard	45	15	0	60
Bertorello - James	3	14	0	17
Brotherton - James	0	0	5	5
Catron - Joshua	1	3	0	4
Collins - John	8	5	0	13
Crutchfield - Dylan	25	18	0	43
Long - Dustin	8	12	2	22
Mahone - Taron	44	6	5	55
Mccaslin - Michael	13	2	0	15
Stine - Jacob	17	19	0	36
Talley - Taylor	1	14	0	15
<u>Totals</u>	<u>165</u>	<u>108</u>	<u>12</u>	<u>285</u>
<u>Averages</u>	<u>15</u>	<u>9.82</u>	<u>1.09</u>	<u>25.91</u>

Permit Report

07/01/2019 - 07/31/2019

Permit #	Permit Date	Site Address	Permit Type	Type of Building	Description of Work	Contractor	Material & Labor	Total Fees
2708	7/29/2019	330 Willow	Plumbing/Gas	Residential	Tie on to City sewer	Master Plumbing LLC	5,000	\$35.00
2707	7/29/2019	697 Arroyo	Building	Residential	New House	Riggins Construction	257,000	\$931.00
2706	7/29/2019	431 Vista Del Valle	Building	Residential	New House	Riggins Construction	257,000	\$931.00
2705	7/29/2019	189 Terry	Electric	Residential	Electrical and new ductwork for alteration	Homeowner	2,000	\$20.00
2704	7/29/2019	10920 Windswept	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	7,100	\$45.00
2703	7/29/2019	10968 Windswept	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	7,100	\$45.00
2702	7/29/2019	444 Vista Del Valle	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2701	7/29/2019	379 Tacoma	Building	Residential	New House	Trademark Custom Homes	278,000	\$994.00
2700	7/17/2019	49 Valley	Plumbing/Gas	Residential	Water heater change out	Hoyle HVAC and electrical	2,000	\$20.00
2699	7/17/2019	60 E Main	Sign	Commercial	New sign for Farmington Village	D Sign	0	\$156.00
2698	7/17/2019	458 Vista Del Valle	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00

2697	7/17/2019	475 Vista Del Valle	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2696	7/17/2019	500 Vista Del Valle	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2695	7/17/2019	486 Vista Del Valle	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2694	7/17/2019	681 Arroyo	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2693	7/17/2019	430 Vista Del Valle	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2692	7/16/2019	686 Bison Run	Mechanical	Residential	HVAC for new house	Anderson Heating and Air	3,725	\$30.00
2691	7/16/2019	504 Twin Falls	Electric	Residential	Electric for new house	Pittman Electric	11,920	\$70.00
2690	7/16/2019	49 Valley	Mechanical	Residential	HVAC change out/ upgrade panel	Hoyle HVAC and electrical	7,000	\$45.00
2689	7/15/2019	441 Driftwood	Storage Building	Residential	New storage building	Johnson and son's Construction	13,000	\$75.00
2688	7/12/2019	65 N Wilmoth Rd	Electric	Residential	Electric for pool	Professional Cable Solutions	1,000	\$20.00
2687	7/10/2019	169 Main	Sign	Commercial	Sign for Pedal Pops	Joe Alexander	750	\$107.00
2686	7/10/2019	489 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2685	7/10/2019	458 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00

2684	7/10/2019	686 Bison Run	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2683	7/10/2019	430 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2682	7/10/2019	68 E Main Suite 3	Plumbing/Gas	Commercial	Plumbing for ice cream parlour	Moretto Plumbing	2,000	\$20.00
2681	7/9/2019	367 W Main	Electric	Commercial	Adding electrical to coolers and adding lights	NEA Electrical Enterprises	7,000	\$45.00
2680	7/9/2019	165 Terry	Electric	Residential	Upgrading service	Jimco	2,600	\$25.00
2679	7/8/2019	346 Otoe	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2678	7/8/2019	352 Otoe	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2676	7/8/2019	358 Otoe	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2675	7/8/2019	482 Otoe	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2674	7/8/2019	488 Otoe	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2673	7/8/2019	415 Otoe	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2671	7/8/2019	455 Tacoma	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2670	7/8/2019	467 Tacoma	Plumbing/Gas	Residential	Plumbing for new house	Pinnacle Plumbing	7,300	\$50.00
2669	7/5/2019	489 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2668	7/5/2019	488 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2667	7/5/2019	482 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2666	7/5/2019	476 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00

2665	7/5/2019	415 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2664	7/5/2019	358 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2663	7/5/2019	352 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2662	7/5/2019	346 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2661	7/5/2019	340 Otoe	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2660	7/5/2019	85 Chickasaw	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2659	7/5/2019	425 Tacoma	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2658	7/5/2019	431 Tacoma	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2657	7/5/2019	437 Tacoma	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2656	7/5/2019	443 Tacoma	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2655	7/5/2019	455 Tacoma	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2654	7/5/2019	487 Tacoma	Mechanical	Residential	HVAC for new house	Comfort Heat and Air	5,000	\$35.00
2653	7/2/2019	109 Old Depot	Plumbing/Gas	Residential	Replacing gas yard line	Hiwasse Plumbing and Excavation	1,200	\$20.00
2652	7/2/2019	91 Church	Mechanical	Residential	HVAC change out	Larkin Mechanical	5,959	\$40.00
2651	7/2/2019	199 Louise	Mechanical	Residential	HVAC for remodel	Brinker Heating and Air	1,200	\$20.00
2650	7/2/2019	248 W Main	Electric	Commercial	Rebuild overhead service	Hill Electric	600	\$20.00
2649	7/2/2019	32 White	Plumbing/Gas	Residential	Plumbing for new house	Cedar Valley Plumbing	11,000	\$65.00

2648	7/2/2019	453 Goose Creek	Plumbing/Gas	Residential	Plumbing for addition	Hidden Valley Plumbing	3,600	\$30.00
2647	7/2/2019	500 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2646	7/2/2019	49 Main	Grading Permit	Commercial	New parking lot for First Baptist	Tomlinson Paving	40,000	\$100.00
2645	7/2/2019	465 Concho	Electric	Residential	Electric for new house	Fast Electric	4,200	
2644	7/2/2019	439 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2643	7/2/2019	486 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2642	7/2/2019	475 Vista Del Valle	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2641	7/2/2019	681 Arroyo	Electric	Residential	Electric for new house	Fast Electric	4,200	\$35.00
2640	7/1/2019	430 Vista Del Valle	Building	Residential	New House	Riggins Construction	257,000	\$931.00
2639	7/1/2019	686 Bison Run	Building	Residential	New House	Riggins Construction	257,000	\$931.00
2638	7/1/2019	11342 Spring Mountain	Pool	Residential	New Pool and Deck	Home Owner	8,900	\$55.00
2636	7/1/2019	60 Double Springs	Plumbing/Gas	Residential	Repairing gas leaks under house	J. C Plumbing	200	\$20.00
2635	7/1/2019	165 Terry	Building	Residential	Addition to existing house	Duco Contractors	50,000	\$260.00
								\$7,591.00

Total Records: 71

8/1/2019

Library

Circulation and Patron Services

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2019												
Total Circulation	4,101	3,528	4,783	4,047	4,015	5,343	5,458					
YTD Circulation	4,101	7,629	12,412	16,459	20,474	25,817	31,275					
Holds Satisfied	845	760	774	792	795	678	777					
YTD Hold Satisfied	845	1,605	2,379	3,171	3,966	4,644	5,421					
PAC Logins	766	729	742	704	878	842	749					
YTD PAC Logins	766	1,495	2,237	2,941	3,819	4,661	5,410					
New Cardholders	46	31	23	33	37	66	39					
YTD New Cardholders	46	77	100	133	170	236	275					

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
2018												
Total Circulation	3,657	3,471	3,930	3,945	4,144	4,705	4,640	4,678	4,116	4,615	4,051	3,571
YTD Circulation	3,657	7,128	11,058	15,003	19,147	23,852	28,492	33,170	37,286	41,901	45,952	49,523
Holds Satisfied	684	650	681	661	680	673	765	768	726	832	737	750
YTD Hold Satisfied	684	1,334	2,015	2,676	3,356	4,029	4,794	5,562	6,288	7,120	7,857	8,607
PAC Logins	870	784	969	929	821	795	892	806	712	767	712	772
YTD PAC Logins	870	1,654	2,623	3,552	4,373	5,168	6,060	6,866	7,578	8,345	9,057	9,829
New Cardholders	39	38	11	22	34	62	33	38	36	39	25	35
YTD New Cardholders	39	77	88	110	144	206	239	277	313	352	377	412

Library

Computer Use

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019												
Early Literacy Station Users	121	111	126	118	151	163	166					
YTD Early Literacy Station Users	121	232	358	476	627	790	956					
Users	309	295	306	229	243	254	246					
YTD Users	309	604	910	1,139	1,382	1,636	1,882					
Device Checkout	0	1	6	4	0	0	0					
YTD Device Checkout	0	1	7	11	11	11	11					
2018												
Early Literacy Station Users	101	114	134	105	112	126	103	130	114	128	96	102
YTD Early Literacy Station Users	101	215	349	454	566	692	795	925	1,039	1,167	1,263	1,365
Users	231	245	235	241	237	256	240	259	284*	253	266	249
YTD Users	231	476	711	952	1,189	1,445	1,685	1,944	2,228	2,481	2,747	2,996
Device Checkout	0	0	1	2	4	6	2	5	2	1	0	0
YTD Device Checkout	0	0	1	3	7	13	15	20	22	23	23	23

** In using software to track public computer use

Library

Miscellaneous Services

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019												
Color Print Services	21	14	6	43	28	16	9					
YTD Color Print Services	21	35	41	84	112	128	137					
Copy/Print Services	2,080	2,093	2,744	1,846	1,470	1,509	1,299					
YTD Copy/Print Services	2,080	4,173	6,917	8,763	10,233	11,742	13,041					
Fax Services	44	56	89	49	69	82	88					
YTD Fax Services	44	100	189	238	307	389	477					
Notary Services	8	18	8	5	4	12	6					
YTD Notary Services	8	26	34	39	43	55	61					
Reference Transactions	367	257	234	229	298	216	145					
YTD Reference Transactions	367	624	858	1,087	1,385	1,601	1,746					
Scanning Services	35	35	12	18	58	14	16					
YTD Scanning Services	35	70	82	100	158	172	188					
Staff Supervised Volunteer Hours	13	23	37	28	27	41	61					
YTD Staff Supervised Volunteer Hours	13	36	73	101	128	169	230					
Test Proctor	0	0	1	4	5	1	3					
YTD Test Proctor	0	0	1	5	10	11	14					
2018												
Color Print Services	28	32	37	34	16	347	23	28	5	9	8	18
YTD Color Print Services	28	60	97	131	147	494	517	545	550	559	567	585
Copy/Print Services	929	1,420	1,412	2,029	1,389	1,206	1,374	1,670	1,509	1,578	1,433	1,197
YTD Copy/Print Services	929	2,349	3,761	5,790	7,179	8,385	9,759	11,429	12,938	14,516	15,949	17,146
Fax Services	90	71	74	142	94	68	75	128	100	93	77	45
YTD Fax Services	90	161	235	377	471	539	614	742	842	935	1,012	1,057
Notary Services	2	1	2	1	3	8	7	7	3	5	9	17
YTD Notary Services	2	3	5	6	9	17	24	31	34	39	48	65
Reference Transactions	221	248	346	275	213	273	352	379	239	329	220	235
YTD Reference Transactions	221	469	815	1,090	1,303	1,576	1,928	2,307	2,546	2,875	3,095	3,330
Scanning Services	20	14	39	41	15	17	15	65	83	59	24	27
YTD Scanning Services	20	34	73	114	129	146	161	226	309	368	392	419
Staff Supervised Volunteer Hours	35	33	27	14	9	38	21	5	19	37	12	21
YTD Staff Supervised Volunteer Hours	35	68	95	109	118	156	177	182	201	238	250	271
Test Proctor	0	0	0	0	0	1	1	1	0	0	0	0
YTD Test Proctor	0	0	0	0	0	1	2	3	3	3	3	3

Library

Programs and Meetings

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019												
Book Club												
Community Story Time	50	76	83	86		141	139					
Japanese Language Study Group												
Kids Book Club/Tween STEM Club	2	5	4	2								
Kindergarten Story Time		166	77	104								
LEGO® Club		18	14	16			67	20				
Little Maker's	11		4									
Meeting Room Use	13	20	11	10								
Nonfiction Book Club		2	3	1	2	1	2					
Seuss Saturday												
Tabletop Gaming Club												
Technology Instruction Session	1	1	1	1	2	1						
Theater Performance by YAG		40										
A Universe of Stories Children's Programs						181	73					
A Universe of Stories Craft Fridays						125	52					
A Universe of Stories Teen Programs						5						
After School Tutor Group												
Total Monthly Program Attendance	64	308	219	222	16	542	298					
Number of Juvenile Programs	6	9	9	9	0	20	9					
Number of Young Adult Programs		0	0	0	0	7	0					
Number of Adult Programs		1	2	2	2	2	2					
Number of Non-Library Meeting Room Events	2	2	2	1	0	0	0					

Library

Daily Visitors

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019												
Visits	2,439	2,534	2,732	2,312	n/a	n/a	2,737					
YTD Visits	2,439	4,973	7,705	10,017	10,017	10,017	12,754					
2018												
Visits	2,170	2,183	2,584	2,384	2,358	n/a	2,963	2,500	2,711	2,920	2,281	2,440
YTD Visits	2,170	4,353	6,937	9,321	11,679	11,679	14,642	17,142	19,853	22,773	25,054	27,494

Planning Commission Minutes
June 24, 2019

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

PRESENT

Robert Mann, Chair
Howard Carter
Chad Ball
Toni Lindsey
Gerry Harris
Judy Horne

ABSENT

Jay Moore
Bobby Wilson

City Employees Present: Mayor Ernie Penn;
Melissa McCarville, City Business Manager; Steve
Tennant, City Attorney

2. **Approval of Minutes:** May 28, 2019 Minutes were approved as written. Toni Lindsey abstained, having been absent from that meeting.

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

4. **General Discussion Regarding Proposed PUD Ordinance:**

Melissa opened the meeting with comments from the City regarding the proposed Planned Unit Development (PUD). She stated that there were no changes from the Commission's previous work session; the bonding language will be added by Steve Tennant. The Commissioners set the Planned Unit Development ordinance for a Public Hearing at the July 22, 2019 meeting.

Public Comment:

The only person present to comment was Tamara Martin- 322 Warmal. She has worked on numerous PUD developments throughout Northwest Arkansas. She expressed an interest in the possibility of a PUD development in Farmington. She emphasized that the purpose of their developments is to provide needed amenities and environment that builds a sense of community with neighbors.

She asked questions concerning the proposed PUD and in addition, she offered her insights into the proposed ordinance. Some of her questions included:

What are the density restrictions?

Can there be variation/ substitution for landscaping/ screening due to the complexity of PUDs? The screening and landscaping ordinance already allows for some variation and flexibility as far as the plant variety substitutions and planting seasons.

She asked if they built a pavilion, could it be rented to anyone, or would it strictly be used for common usable space? That is not addressed in the proposed PUD.

She was interested in the ability for creating a large PUD project in phases with building permitting and certificate of occupancy as the project proceeds. She said this is very helpful to builders creating a large, complex PUD that may include both residential housing and businesses.

She suggested that the City allow for the building permits to be issued at preliminary plat phase.

Private streets vs. dedicated City roads was discussed. The City would not be responsible for maintenance of the streets if they were private. The downside is the owners may not take responsibility to maintain the roads and alleys and this was a concern to Commissioners.

If the roads are dedicated to the City then the City can make sure they are maintained and they can control the traffic going through development. Further, the City can make sure that the street specs will be adequate for safety and to meet the fire codes, as well as handle the volume of traffic flow. Again, the City's concern and that of Commissioners is that private streets can fall into disrepair and it may be difficult to get developer or others to repair.

However, the PUD, as written, doesn't state that private streets are not allowed. She suggested wording changes or leave it as open end to be determined by the City at platting phases.

There is no specifically defined density limit that is set within a PUD. Melissa explained that this was done so that there is flexibility regarding the various zone requirements that might be in a PUD.

Ms. Martin stated that the Home Owners Association usually governs the use of park or green space of a PUD. The amount required for dedication is determined by total residential area, not by individual lots. She suggested that the proposed PUD's definition of the residential area needs clarification.

Regarding phasing of a project, Melissa explained that currently the Large Scale Developments, get their building permits after the final plats are complete. Tamara Martin explained that carrying the costs during the course of the project adds up and developers of large PUD projects need the flexibility to do the project in pieces due to financial needs. Melissa said the City will be getting opinions from the City Engineer and the City Building Official before evaluating changes.

Judy Horne asked Ms. Martin about her previous PUD projects' average land size. A large example is Harbor Meadows in Springdale. The smallest PUD they've developed was 3-4 acres.

The reminder for the upcoming meeting with the Public hearing for the PUD was announced. This meeting is set for July 22, 2019 at 6 PM.

5. Adjournment: Since further discussion of the proposed PUD ordinance was the only item of business, meeting was adjourned, and the commissioners then continued to give their input regarding the proposed ordinance in an informal work session.



Judy Horne - Secretary



Robert Mann - Chair