

# CITY OF FAIRVIEW

## BOARD OF COMMISSIONERS WORK SESSION MINUTES

November 18, 2021

Debby Rainey, Mayor  
Lisa Anderson, Vice Mayor  
Brandon Butler, Commissioner  
Rod Dawson, Commissioner  
Scott Lucas, Commissioner  
Scott Collins, City Manager  
Tim Potter, City Attorney  
Brandy Johnson, City Recorder

Present: Anderson (arr 6:11), Butler, Dawson, Lucas (arr 6:25), Rainey  
Staff Present: Collins, Johnson, Ross, Paisley

**(1) Call to order** by Mayor Rainey at 6:05 p.m.

**(2) Items of Discussion –**

- Urban Growth Boundary Discussion & Public Hearing Schedule – Public involvement meetings and public hearings will be held as part of our December board meetings and will have visuals to explain to the public. Urban growth boundaries are much more important in municipalities that border one another (unlike Fairview).
- Bond Issue Results & Projects – In 2015 we had a bond rating of “A” with the purchase of bond insurance (pre-payment for a favorable rating). In 2019, Standard & Poor’s voluntarily reviewed the city and upgraded our rating to “AA-“. For our current 2021 bond issue, our most recent review earned us “AA” rating. Based on our projections of rating and interest rate versus the new official rating, we will end up saving \$1.3 million in interest over the life of the bond. We are spending today’s dollars today, not tomorrow’s dollars (using current revenues, not projected). Our goal for 2026 is “AAA” as we will request a rating in anticipation of new fire and police buildings.
- ARP Stimulus Money Stormwater Program (Regulations/Ordinances have been drafted) – We have received half of the stimulus funds (\$1.225 million) and transferred them to our capital fund. We have until December 31, 2025, to expend them. Kevin and Sarah have drafted the proposed stormwater regulations which we intend will be on the BOC agenda in January for adoption. In February, we will begin work on the capital plan for those regulations and are currently about a year ahead of schedule from where we thought we would be in the process. After the development plan is installed we will look at the stormwater user fees and look for installation of those fees July 1, 2024.
- Financials (Sales Tax revenues) – For the last several fiscal years we have tried not to budget on projected revenues but instead used the actual revenues from the previous year. Last fiscal year we saw a 10% increase in sales tax revenue. We are projecting revenues \$450k over budget for this year and will bring an amended budget for approval in February. Part of that go toward the revised employee compensation plan. We have a true reserve fund, held in a separate account, in a separate bank. We anticipate the audit presentation at the next meeting and, as with the last few years, it appears to be very clean. We have a new auditor this year and have been working particularly on our LESO program and how items are receipted and depreciated.

- Residential Zoning (open space, improved open space, density, P.O.D. classifications, etc.) – Residential zoning has turned out to be much more complicated than the commercial and we need feedback from the planning commission and board of commissioners to complete. Once the residential zoning is complete and adopted, we can formally adopt the comprehensive plan.
  - Smallest lots to include P.O.D. regulations – Denser zoning will include design standards and R-15 or smaller lots will require design review approval by the BOC. Straight zoning will also be used rather than current use of P.O.D. which allows half the size lots as zoned. Zoning will indicate actual lot sizes.
  - Mobile homes removed from any allowable zoning – Per state code, any area designated as a mobile home development remains such until the property owner chooses to change. We have two such designated areas and with the new residential zoning mobile homes would not be allowed anywhere else.
  - Duplex structures will be zoned as such (removed from R-20) – Currently duplexes are allowed in R-20 zoning (along with single family dwellings) but the plan for new regulations would only allow duplexes in specifically designated duplex zoning.
  - On-site sewer footprint to be removed from parcel acreage calculations – Since the on-site sewer areas are deeded to WADC after the development is complete then it will not be considered in calculations for open space, improved space, etc. Collins anticipates larger step systems to be shared among developments coming in the future.
  - Open space clarification discussion(s) at planning commission work session – Clarification is needed on the definition of open space and a work session will be held prior to the December planning commission meeting beginning at 5:45 p.m. with the BOC invited to attend and participate.

**(3) Adjournment** at 6:55 p.m.

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**City Recorder**  
**Brandy Johnson**