

## Minutes

### Francis City Council Meeting Thursday, August 11th, 2022, 6:00 p.m. 2319 So. Spring Hollow Rd. Francis Utah

Francis City is inviting you to attend by following the link below or by calling: 1-301-715-8592  
<https://us02web.zoom.us/j/87811573128?pwd=VWl3OGFTMFBTeXg2T2E4NDkwblVjZz09>  
Meeting ID: 878 1157 3128 Password: 715816  
You can also comment by email to [comments@francisutah.org](mailto:comments@francisutah.org)

**Council:** Mayor Jan Brussel, Councilmembers Matt Crittenden, Jeremie Forman, Shana Fryer and Clayton Querry by zoom.

**Staff:** Engineer Scott Kettle, City Recorder Suzanne Gillett, City Planner Katie Henneuse

**Others Attending:** Byron Ames, Pete Gillwald, Jace Peterson, and Justin Peterson

**1. Welcome, Call to Order, and Pledge of Allegiance---**The Mayor welcomed all in attendance. Councilmember Crittenden lead in the pledge.

#### **2. Consent Agenda**

**A. Approval of Check Register Dated August 11th, 2022---**Engineer Kettle explained we needed to add \$9,246.36 to the check register for Webster Construction.

*Councilmember Forman moved that we approve the August 11<sup>th</sup>, 2022, check register with the addition of the \$9,246.36. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

**B. Approval of Minutes from July 14<sup>th</sup>, 2022---***Councilmember Fryer motioned to approve the minutes of July 14<sup>th</sup>, 2022. Councilmember Forman seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

**3. Public Comment---**There was no public comment.

#### **4. Public Hearings**

**A. Amend Budget---**Mayor Brussell asked about what they were amending. Recorder Gillett explained to everyone the items that were being amended.

The Mayor opened the meeting for public comment and there was none, so he closed the public hearing.

*Councilmember Forman moved to approve the amended budget. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

#### **5. Discussion, Updates and Approval on Potential Action Items**

**A. Approval and Appointment of City Treasurer---**The Mayor explained we have been without a City Treasurer for a month or so and explained that Councilmembers Forman, Crittenden, City Planner Henneuse and City Recorder Gillett had all interviewed with the candidates. He then turned the time over to Councilmember Forman.

Councilmember Forman explained that the four of them had interviewed several candidates and he explained the process they went through. After much consideration of the final two candidates, it was decided to hire Antini Henderson. He stated that he felt she would be a hard worker and do a great job. As did everyone involved in the interviewing process.

Councilmember Crittenden said that he couldn't agree more with Councilmember Forman. He would like the City to hire Antini Henderson.

***Councilmember Forman moved that we appoint Antini Henderson to the position of City Treasurer. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.***

Mayor Brussel welcomed Antini to her new position.

City Recorder Gillett read the Oath of Office with Antini Henderson and swore her in. She also welcomed her and felt that she would do a great job.

**B. Annexation Inquiry Pete Gillwald CD-2126---** Justin Peterson is one of the owners of the property that we are discussing tonight, he currently lives in the River Bluffs neighborhood. He explained where the property they are discussing is located.

Pete Gillwald explained he met with Planner Henneuse and the Mayor a couple of months ago and he explained who owned the properties around the property they were wanting to annex, and what the properties were zoned. He explained what plat went with that particular parcel. He said they looked at what the base density could be. He said they looked at the access and what it came down to is basically 6 lots on an AG-1 conservation subdivision. He explained with the AG-1 zoning they could do 13 homes, but they would need another access to the property, and they didn't want to do that. So, they decided to come up with a 6 lot subdivision then they would only need one access. He explained where that access would be. He said it would be a 60 foot right of way so it would meet the codes of Francis.

He explained they would develop building envelopes where the structures could be and then nothing else outside of that. From a planning perspective they are looking at view corridors. He explained the goal here was the 30% open space. He feels that the benefits are the 6 lots off the road and hidden, but what he thought they could do was a paved trail and connect it to Stewart Ranch. He again said he felt that they could enhance the trail system for the people that live in Francis today. He feels this isn't going to languish. They want to build and move forward.

Councilmember Crittenden asked if it was 50% or over 50% open space. Pete responded to him.

Planner Henneuse broke out how much space there was.

Councilmember Crittenden said for him right now he doesn't have any issues. If this is a way to preserve some open space at all he is for it. Justin explained that it was land locked.

Engineer Kettle asked about the dark green on the map and was it in the open space, and he asked about the road width and if it was all on his property and Pete said no.

Councilmember Forman asked on the first map. Isn't a lot of that property still in the County because his dad's property is. Planner Henneuse pulled up the map so they could all look at it. Engineer Kettle explained where the boundaries were. His next question was the lane would be the trail. He was told yes.

He is generally against things where they have to inject the sewer and he likes that in the County there could only one home built on the property. He is not super interested in it.

Councilmember Fryer said Councilmember Forman read her mind. She feels they need to leave it in the County and have only one home on it. She doesn't feel there is an overwhelming benefit to have a trail.

Engineer Kettle explained there were issues with the neighbors and there being issues with connectivity and not another dead end road with some houses on it.

Pete said there is no way to get an access through the Spader Subdivision and why he felt they should be able to do it. He feels they are consistent with the general plan and the overall transportation plan. He said if there was a desire to complete some sort of linkage, this would be it. He just wanted to know if there was any desire. Pete brought up what the County would allow, and his intent is not having to go back and forth between the County and the City.

Councilmember Crittenden asked would the County do that now. There is no definite for that. He said he would like to have control on what is going on with the roads, water, and sewer.

Councilmember Forman said there is some value to what they are saying. However, if they annex what they are guaranteed is this. And if they don't there is no guarantee. But at least there is a chance of them having only one home.

Mayor Brussel explained that development is inevitable, but they can control it a little bit now.

Justin explained why they wanted to do bigger lots.

Planner Henneuse thanked them for listening to the Mayor and her and she feels that this fits much better than what they brought the first time, and she appreciates them listening.

Councilmember Forman said they are trying to work with the City, and whether or not they entertain the annexation or not, he too wanted to thank them as well.

Councilmember Query told him not being there makes it easier in saying he is not interested in taking in 6 lots when the County would only do 1.

Pete said he felt they gave a proposal that would fit in with the area. They were just trying to come back with the best possible plan.

Jace explained as landowners they feel that buying a house on AG-10 is not possible any more. He feels they are trying to make a great place for families. He feels they are trying to change things in a descent way.

Councilmember Query explained it's not personal, but you have to do your best and shoot your shot. He is not interested in talking a 10 acre lot and turning it into six lots.

Councilmember Fryer said she appreciated the input and them listening to them. She gets both sides of it.

The Mayor explained everything is timing and the annexation frenzy has kind of made it a negative tattoo. He said he understands Councilmember Crittenden's comments, but he is not sure it's the right way to go. He is reluctant with the City growing more when there is already so much out there. He said those were his comments.

**C. Frontier Days Discussion---**Planner Henneuse passed around the Frontier Days flyer for the Council to look at. She asked them for comments. Council all liked the flyer.

Councilmember Forman said Planner Henneuse really needed to be recognized for getting the grants that she does. He personally appreciates that. He also appreciates Recorder Gillett as well for all the advertising she has taken care of.

Planner Henneuse explained that she was trying to pick the picture for the program cover, and she wanted the Council to look at the pictures and pick one.

Councilmember Query will get a downloaded version of the movie Coco. We also have a new screen that we will get out and see how it works. Councilmember Crittenden asked Councilmember Fryer to see if she could get the animals for the kid's races.

The Hide Race and Rescue Relay are charged events and will both be done on Sat. and Monday. \$20 a team. Gold dollars for the Jr. Rodeo or \$2.00 bills will be given to those who sign up and participate in the event. Horse games are \$5.00 per person. Councilmember Fryer has the queens lined out to be doing their duties. Planner Henneuse explained where and what times they were needed. Recorder Gillett informed everyone that we had around 10 vendors so far.

The Horse Clinic is completely full plus three extra. There are 18 people in the clinic. Councilmember Forman is doing a few small prizes for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> places, for the youth portion of that competition and if everyone is ok with it, he will get some drinks for the clinic. For the patriotic program like in the past they want to focus on Vietnam Veterans. The focus is Vietnam. Skydivers he needs to follow up with, and we had a young woman that volunteered to sing the anthem both nights.

It was stated that we need volunteers and Byron said to reach out to Tara as she is over the Community Council again since the person over it is no longer doing it.

## **6. Council Business**

**A. Council Reports---**Councilmember Forman explained he has been working with AJ on the truck and he explained what the issues were. He said there are repairs that need to be done and he explained what they were. The tires and shocks need to be replaced and he explained the costs on that. AJ will take care of the breaks. He said they are not maintaining the equipment. But his thought is the truck only has 70,000 miles and it should go another 40,000 miles before they replace it.

Councilmember Crittenden shared his thoughts on things and Councilmember Forman explained that for now it needs to be operable.

The Mayor decided they should move forward with the approval process for the main safety problem.

Councilmember Fryer said she has had four of her neighbors and she herself are getting zero connection for the phone service now since the tower went in, she was told the tower wasn't even running yet.

**B. Planner Reports---**Planner Henneuse explained that she and Engineer Kettle talked with Rusty about his issues and supposedly they decreased the overall density with overall less units. The City Center is going to Planning Commission next week and she wishes they would work with Wes Harwood more. Wes has good ideas and would like to work with them. Then on Facebook people in an uproar

because the City had to send out a public notice on a short term rental and she explained that it is in code and would need a conditional use permit. She explained that they were saying he was from out of state, and he is not an out of state person. He lives here and he has plenty of property. She has received five comments and written letters. Last thing is Foothills at Francis Gate is getting ready to record their plat and they have 120 acres that has to have an easement on it. They would like the City to hold the easement and then the HOA would maintain it. She feels that would be a good idea for Francis to hold that easement instead of the conservancy.

**C. Engineer Reports**—Engineer Kettle explained that Foothills at Francis Gates is trying to get their bonds. Frontier Acres is just about done so you will probably see houses in there. Today he noticed Francis Commons had some material being delivered so he's not sure what's going on there. Kathy Beals on County Lane has actually started construction, so she doesn't have to come back and ask for an extension. Planner Henneuse said she and Engineer Kettle feel like they just need to let her get it done. Engineer Kettle explained some of the things they could do to make it happen. He then explained we are finalizing the tank and the well with the state. They are using the well right now.

D. Mayor Reports---Nothing

**7. (As Needed)** Closed Executive Session to Discuss Pending or Reasonably Imminent Litigation, Purchase, Exchange, or Lease of Property and/or the Character, Professional Competence or Physical or Mental Health of an Individual.

**8. Meeting Adjourned**---*Councilmember Forman motioned to adjourn. Councilmember Crittenden seconded the motion, the meeting was adjourned.*

Minutes accepted as to form the 11<sup>th</sup> day of August 2022.

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Mayor Jan Brussel

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City Recorder Suzanne Gillett

City Seal