

Francis City Council Meeting
Thursday, January 13th, 2021, 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/89297884496?pwd=WDRIUENhaIZsM1FyWGdKMDJlaFhTZz09>

Meeting ID: 892 9788 4496 Password: 674247

You can also comment by email to comments@francisutah.org

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

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

Others Attending: Jack Walkenhorst, bobs mac book air

1. Welcome, Call to Order, Pledge of Allegiance & Thought---Councilmember Forman apologized for being late, he called the meeting to order and welcomed everyone to the City Council meeting. He asked Councilmember Crittenden to lead in the pledge. Councilmember Forman thanked those that were willing to serve. He then explained that we needed to swear in the new Mayor and Councilmembers. He turned the time over to the City Recorder.

2. Newly Elected Officials Oath of Office ---The City Recorder swore in Jan Brussel as the new Mayor, she then swore in Clayton Querry and Shana Fryer as Councilmembers. Councilmember Forman then turned the meeting over to Mayor Jan Brussel.

Mayor Brussel moved to item six on the agenda to swear Amanda Dawn Crittenden in as the City Treasurer. He then returned to the consent agenda items.

3. Consent Agenda

A. Approval of Invoice Register Dated January 13th, 2022---*Councilmember Forman moved to approve the invoice register and Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

B. Approval of Minutes from December 9th, 2021---*Councilmember Forman moved to approve the minutes of December 9th, 2021. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

4. Public Comment---The Mayor opened the meeting for public comment and there was none. He then closed the public comment period.

5. Public Hearings---None

6. Discussion, Updates and Approval on Potential Action Items

A. Resolution 2022-01 Appointing Amanda Dawn Crittenden as City Treasurer--- Mayor Brussel read Resolution 2022-01.

Councilmember Forman moved that we pass Resolution 2022-01 Appointing Amanda Crittenden as the City Treasurer. Councilmember Crittenden seconded the motion. Roll call vote. Fryer aye, Querry aye, Forman aye, Crittenden aye and Mayor Brussel aye. Motion passed unanimously.

B. Circle T Subdivision Development Agreement---The Mayor turned the time over to Planner Henneuse. Planner Henneuse explained that Phase 1 of the Circle T Subdivision is under contract. The final plat was granted in 2007. A development agreement was recorded in 2017, the infrastructure was partially installed, but the plat was never recorded.

Mr. Page is requesting that the City sign a new development agreement pertaining to Phase 1 only to separate the obligations of the phases to make the project more economically feasible so that it can be completed. This was discussed with City Council in the December 9th, 2021, meeting and was tabled. She explained that both past and current Mayors participated in the discussions on the changes they are looking at.

Planner Henneuse explained the six changes that were being proposed. (See staff report).

Annexation fee will remain at the original amount; it will be split between Phase 1 and 2 based on the number of lots. Phase 1 will pay \$278,880 before recording a plat. Phase 2 will pay \$385,120.

There was discussion on the lane on (1700 South) and getting approval of that. Grahams don't like the road coming out in front of their window. So there was some discussion on how to do the entrances.

Councilmember Forman asked if it does have an ingress and egress and he was told they are just shifting where that is.

Councilmember Fryer wanted to know who owned Phase 1 originally. Planner Henneuse explained what all had happened and who owned what Phases.

Councilmember Crittenden is in favor of the road being built, but where it is two separate parcels how can they make Phase 1 do all the work to a certain point.

Councilmember Forman gave an example of what he felt could happen.

The Mayor explained his thoughts on things.

Planner Henneuse said there is supposed to be a trail that goes along 1700 South. They talked about Phase 1 finishing the trail. The trail is on the inside of the ditch. They do own that property and should build the trail up to Phase 2.

There was discussion on installing a temporary turn around at the Phase 1 border on Prairie Loop. And obtain an easement from the Phase 2 owner for this turnaround. Engineer Kettle explained what he and Luke Thomas had discussed on the hammer head.

Council discussed replacing the requirement to build a landscaper barrier such as a berm to prevent lot access from 1700 South with a 6-foot privacy fence as requested by the neighbors.

Staff recommendation: Agree to the proposed changes as written. Instruct the developer to apply for a plat amendment to finalize the changes.

If Council agrees with the proposed changes the City Attorney told her they would not need a plat amendment. It is just changing the timing.

Councilmember Forman asked on the fence is that something that the developers agreed to.

Engineer Kettle said on the plat they are still trying to work out how they are going to dedicate parcel A. So, in the motion make sure the property lines are all correct and get a title report. Parcel A the county does not want it recorded like that. A long time ago the ditch was in another location and was moved. There needs to be some swapping done.

Logan said verbally they have had approval on that and are working on getting things in writing.

Councilmember Forman moved to approve the Development Agreement for Circle T Ranches Phase 1 with the recommendations of staff and also the property lines for parcel A and the surrounding area is worked out. Councilmember Querry seconded the motion. The Mayor and All Councilmembers voted aye. Motion passed unanimously.

C. Appoint New Planning Commissioner---The Mayor interviewed two candidates this week and he has one he would like to recommend and that is Liz Reeder. She is a younger person with young kids and lives in the same neighborhood as Jan did over by Southfield. He thinks she has a good open mind and some skills and background so he would nominate her to be the new Planning Commissioner.

Councilmember Fryer motioned to appoint Elizabeth Reeder to the Planning Commission. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

D. Frontier Days Planning Meeting---The Mayor has been duly warned about Frontier Days.

Councilmember Forman felt we have a better chance of getting sponsorships if we get the Sponsorship letter out earlier. There was some discussion on the sponsorship amounts.

Planner Henneuse explained that typically the Mayor writes the letter.

Councilmember Crittenden feels if they can get Brenn Hill again for a concert that would be great! He feels if we could advertise it a ton, we would get more people.

Councilmember Forman explained what he was thinking about that he wouldn't mind trying to do. He has a contact of someone who will do a Horse Desensitization Clinic so we could do a three or four day clinic leading up to the Brenn Hill Concert and that would be something that you would recruit people for, and they would pay \$100 or so for the clinic and then they would get into the Brenn Hill Concert free. Then that could be the kick off for Frontier Days.

Councilmember Fryer wanted to know how far in advance they would need to know how many participants. Councilmember Forman said you could take people up to the last minute as long as they have ten people their good.

Planner Henneuse is looking at getting more money for music and she is looking at two grants to apply for. She explained what grants for which she is planning to apply.

There was discussion on the rodeo contract and we for sure have them at least this year.

Councilmember Crittenden feels we need to bag the cow milking since they cannot get the cows. Everyone agreed on that 100%.

Councilmember Forman asked about a Queen contest again and Councilmember Fryer said she was willing to try it again. Kamas would like to share it again. Councilmember Forman and Crittenden are all for it if there isn't the drama. Councilmember Fryer said the Queen was amazing and everyone agreed.

Everyone will keep the same duties.

Councilmember Crittenden would like to keep the veteran's program and will check on getting the stock for the Jr. Rodeo. He asked if Bob was still going to do the shacks and he was told no, he was one and done.

Council would like to keep Frontier Days on the agenda every month.

7. Council Business

A. Council Reports---None

B. Planner Reports—Planner Henneuse explained some items that will be coming forward next month. Next time they will be talking about Francis Commons Development Agreement. She explained that they had discussed a few different zones. At the time of the zone change they had a Development Agreement that was 99% done and for some reason it wasn't signed and in the original version they said the City Center would all be done in one phase and now they are submitting plans on residential only and not the City Center so the City is looking at what they can do. It's discouraging they say they will do one thing and then they don't.

Councilmember Crittenden said did they not say they would, and he was told yes. They did say they would do the City Center all in one phase with everything else.

Councilmember Forman said they could care less, there word does not mean anything.

Planner Henneuse explained everything that has been going on.

Next month Stewart Ranch is coming for Phase 3 and Hidden Meadows is going to Planning Commission in a week. So, they will see preliminary plats in a couple of months.

C. Engineer Reports—Engineer Kettle said that Foothills at Francis Gate is starting to get going and he is working on the tank and well to make sure everything is going to work up there. Hart Ranch is still going and Frontier Acres moving here and there when they can. So there is a little bit of work going on.

Councilmember Forman asked if Hart Ranch had anything going on. There was discussion on people playing by the rules. There is something completely separate built there and the developer knows better.

D. Mayor Reports---Mayor is figuring out where everything is buried. Staff has been good to work with. He is looking forward to the process. He feels our obligations are to the people that are here now, and we also must work with the growth. He is concerned with the roads and infrastructure. He would like a committee or outside consultant to help work on the General Plan. He is also going to try to do a short newsletter every month and put in the water bills to let people know what is going on.

8. Meeting Adjourned ---*Councilmember Fryer motioned to adjourn. Councilmember Forman seconded the motion. All voted in favor, meeting adjourned.*

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Minutes accepted as to form the ____ day of February 2022.

Mayor Jan Brussel

City Recorder Suzanne Gillett