

Francis City Council Meeting
Thursday, March 12th, 2020 7:00 p.m.
Francis City Community Center
2319 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor Byron Ames, Councilmembers Jeremie Forman, Matt Crittenden, Shana Fryer, Trilby Cox. City Engineer Scott Kettle, and City Planner Mandy Crittenden

Excused: City Recorder Suzanne Gillett

Others Attending: William Crystal, Paul Linford

1. Welcome, Call to Order, Pledge of Allegiance & Thought—The Mayor welcomed the vast audience of Bill Crystal and asked him for the record to please sign the roll.

The Mayor informed everyone that he had a directive from higher up that if they had at least more than 20 people show up and at least one person over 50 they would have to adjourn. Since that is not the case they will start with the Pledge of Allegiance. Councilmember Forman lead everyone in that.

The Mayor had a couple of quotes that he shared. You must not lose faith in humanity. And he feels that we need to have faith and hope especially with everything going on in the world today.

2. Public Comment—The Mayor asked Bill if he had anything he wanted to get of his chest for a couple of minutes since he was the only one present. Bill said no. Public comment period was closed

3. Public Hearings---None

4. Discussion, Updates and Approval of Potential Action Items

A. Approval of New City Software for Public Works and Building Inspector---The Mayor explained that he had discussed this with council in the last meeting and he has since met with Matt, Scott and the software company for a demonstration on how their system would work and benefit the city.

The Mayor reviewed the costs that it would be for each program. Annually it would be \$4,000 and a one-time set up fee of \$2,500. Thanks to Matt letting him know how negotiations went with Kamas he re-opened negotiations for Francis with the iWorQ people and they were willing to drop the cost of the one-time training and set up fees, so it will be cheaper. In order to accept a contract, the Mayor will need a motion to approve.

The Mayor made a motion to allow the Mayor to enter into a contract with iWorQ for the software for the public works and building inspector and we will be sharing the building inspector with Kamas. Councilmember Forman seconded the motion. The Mayor and Councilmembers Cox, Crittenden, Forman and Fryer all voted in favor, motion passed.

The Mayor explained he is still working on an inter-local agreement with Kamas for hiring a new building inspector. He will keep the council informed of what is going on with that.

The Mayor explained that it will cost the city about 60% less than we have been paying.

B. Frontier Acres---The Mayor asked Paul Linford to explain what it is they were doing. Paul explained that they were wanting an extension on their application as they have just had some issues.

The Mayor explained that the code requires them to get an extension after a year and that is what he is doing. He then asked Engineer Kettle if he had anything to add to that.

Engineer Kettle said no if we don't approve it, he loses his approval he can come back and apply again, but he has had some issues with the ditches and some other things working out the agreement with Patty Larsen. This is mostly because there are a couple of things to finish up that may put him past his deadline.

Councilmember Fryer had a question and she didn't mean it to be rude or anything, but did it work out because Patty passed away or because they worked things out with Patty. Paul said it was a little bit of both. He felt they bent over backwards to work things out.

The Mayor asked Engineer Kettle if he agreed with that and he said they did work it out.

Councilmember Forman asked if the extension just continued with the plan or could they change that. Engineer Kettle explained that if anything changed, they would have to start all over.

Planner Crittenden's only question was the approval with UDOT.

Councilmember Crittenden made a motion to approve the extension for Frontier Acres for one year. Councilmember Fryer seconded the motion. The Mayor and Councilmembers Cox, Crittenden, Forman and Fryer all voted in favor, motion passed.

C. Code Enforcement Issues---The Mayor explained that this one he and Mandy the Planner have been discussing for a bit. He explained why it was stated the way it was on the agenda. He explained his feelings on having a code that no one is going to enforce. He explained there were various issues. He would like to know councils' feelings on how far they want to go with it. He explained with the new software program there is a code enforcement section. He explained his thoughts on the matter.

Some issues are business hours, accessory units etc., he would like to know councils' feelings.

Councilman Forman feels that there has to be a balance and some things that affect the citizens more than others need to be more rigorously enforced. Other things they don't need to worry about unless someone brings it up and makes it problem. Maybe some things need to be changed in the code. If we can't enforce some things maybe they shouldn't even be in the code.

Councilmember Cox feels that two things come up and they both have to do with money. There is a portion of people going about things the right way and paying for things and then there are others that are not. The city isn't getting the fee for it and if it's in our code then we should be enforcing that fee. When she is talking about money when it comes out of some and not others so it's not fair for the city and the people doing things the right way.

Councilmember Forman feels if people who are doing these things the wrong way then it affects everyone in the city. Councilmember Cox agrees.

Councilmember Crittenden feels if people are being straightforward and pay the extra fees that's one thing, but when they do something else that's not right.

As a general statement if it affects everyone in the city then it needs to be addressed. Council discussed the matter in great length.

The Mayor thanked them for drilling down a little deeper on this. He is not looking for votes or anything tonight. But he would like to dig deeper on accessory units as it has lasting impacts on everything. He has asked the Planner and Planning Commission to look at things and come up with some ideas and suggestions. They don't want to allow more density on a half-acre or zones where not allowed and codes being broken.

What concerns Councilmember Crittenden is from a water operator point of view if the property changes hands then one person may not pay their water bill, so he thinks they need two hook ups.

The Mayor doesn't feel there is a difference with someone living in a top floor or basement apartment he doesn't see a difference.

Councilmember Forman said that people doing this are not paying to support things and everyone else is.

The Mayor said they have driven around the city and seen a lot of things being done that are unpermitted uses that the building inspector has not approved. So, do we make them tear everything down and do things right because you know they will come after the city if there is a fire or something happens, they will blame the city.

How can you inspect things if you can't see them?

Councilmember Forman feels that they knew the rules and didn't follow them, but on the other side the resident feels like well I saved money. But the city is still liable. Do we want to set that precedent?

Planner Crittenden stated that when you have ten builders in the city, and you set the precedence with one then this is going to continue to happen. Again, do you want to set that precedence.

The Mayor stated that they could record things against their property and make it so they can't sell them.

Councilmember Cox wanted to know what language was in the letter. Planner Crittenden explained what was in the letters and they don't come talk with the city then the city will take further steps.

The Mayor feels the code needs to be tweaked, but it is what it is now, and we need to follow it. People are trying to take advantage of the loopholes.

Council is having a hard time trying to figure this out, because everything changes. They need to look at the code a little more and make the necessary changes.

The Mayor asked if they had a consensus for the Planning Commission to look at the code and see what could be done. The same thing is happening with basement apartments and they need to look at that too. Where do you draw the line?

Councilmember Cox stated that they have an accessory apartment on the agenda for Planning Commission and they do the pending moratorium then what do they do. She was told it was all in before this conversation.

Planner Crittenden asked how to regulate the basement apartments then. The Mayor said we can't stop anyone from finishing a basement and living in it, but we don't want it to become like another duplex. The Mayor also told her to look at other cities and see what they are doing.

When need be the Mayor will get with the City Attorney to write up the paperwork for action on some of the things that have been going on.

Councilmember Forman made a motion to instruct the Planning Commission to look at and possibly modify or make suggestions for the accessory dwelling and basement apartment areas of the code. Councilmember Cox seconded the motion. The Mayor and Councilmembers Cox, Crittenden, Forman and Fryer all voted in favor, motion passed.

We need to get this right because it could have a huge city-wide impact.

Planner Crittenden asked if they wanted to fix or remove this in the code. She was told fix it and she asked if we need to change how the code reads then. She was told yes it needs to be fixed in the code.

Councilmember Forman feels that in a half acre zone then there should be no accessory dwelling at all.

All the things that have been discussed tonight on this subject they would like the Planning Commission to look into and come up with some ideas on how we can fix the problem.

D. Plow Truck---The Mayor explained that they had all of the information on costs of everything, but he had not been given the information to bring to the meeting so they will have to wait to discuss it. He explained with them getting a new truck they will need to add another bay on the shop, and they will discuss that latter.

E. Frontier Days---The Mayor started with some good news. He has two people who have volunteered to run the snack shack. He explained who that they were, and Rondell is the one who came and asked to put in the accessible playground equipment. The other one is the woman who is putting on the 5K for her. They would like to give back to Francis for all they are doing. The Mayor said he would like to sit down and have a conversation with her and what all it really entails. They both said they really wanted to do it.

The Mayor has also talked with Gabe from the Mirror Lake Diner and he is willing to help order food for better cost prices and help where he can. But that is a really busy time for him.

Councilmember Forman explained that he can't speak for them, but he is sure that his parents would be willing to step up and help out with training them and showing them what needs to be done.

The Mayor informed council that sponsor letters have gone out. Cagney is helping to find sponsors as well.

Councilmember Crittenden let them all know that Altitude Equipment is no more. He explained what happened with Altitude. He also stated that Ray Peterson had passed away.

Councilmember Forman explained that Cagney has a commitment from Big D Construction he doesn't know the number yet, but she has them.

The Mayor asked if anyone was feeling generous with their time on sponsors.

Planner Crittenden asked if we sent out letters to all of the businesses in town. Council all thought it was a great idea.

Package prices were briefly discussed, they feel that it is a good idea for business owners. Maybe they have just a page in the program for Francis City Business Owners. They feel they need to send a letter to every business owner in Francis to donate however small the amount.

Planner Crittenden explained that three people came in the office last year and said they would have donated had anyone contacted them.

Councilmember Cox stated she has the least number of ties in the community and if there are just straight up ones that are cold, just shoot them her way and she will contact them.

The light parade route was discussed, and it will be the same as last year. The movie was discussed, and they need to figure out.

Councilmember Crittenden would like to see the light parade application on the website year-round.

Councilmember Cox feels that all of the tabs should be updated to the next year immediately after the rodeo.

Councilmember Forman asked about the skydivers and he was told yes, we do them.

Councilmember Cox doesn't want to go back to charging for the 5K. If it were up to Councilmember Forman everything would be free.

There was some discussion on having more participants for the events that are free.

Councilmember Crittenden had a suggestion for a movie, it was Cocoa.

Councilmember Fryer explained that Kamas was meeting sometime this week to decide on doing a Kamas Valley Queen with Kamas and Peoa. She explained some of the ideas and things that they have discussed.

Planner Crittenden is confident she can get the bounce houses sponsored again, but we have to man them. The Youth City Council was brought up and the Mayor thought they should help do that.

Do we still want music? The Mayor hated it last year. The council discussed what kind of music they could play. The Mayor said the word is getting out because people are starting to call him.

The stage backdrop was burned at Christmas. Councilmember Forman thinks they need to get a big tent like the county uses for the entertainment and audience.

The Mayor said that we are doing paper tickets again. The Imagatix ticket company is going bankrupt, they did not pay the city the money that they owed them. They are being taken to small claims court.

Council Business

A. Council Reports---Councilmember Crittenden asked about potholes, are we going to get them filled. The Mayor said he would talk with Luke in the morning.

B. Planner Reports---Planner Crittenden stated we have three public hearings on the Planning Commission Meeting, and she is confident they will all be forwarded to the Council. Remember that the April meeting will be on the 2nd.

Three public hearing items and two possible codes. Is that going to be too much? The Mayor and Mandy will meet after her meeting.

Mandy is working on two Restaurant Grants and asked the council if they had any ideas of what they would like. Some ideas were thrown out.

C. Engineering Reports---Engineer Kettle explained that Rusty is working on Frontier Cottages and he was told to keep the road open at night and on weekends. There was some discussion on what was going on there.

There was no update on the soccer field.

Councilmember Crittenden asked if we knew anything about Circle T.

D. Mayor Reports---None. Does anyone need updates from the County, or any areas related to COVID-19? Council was good. Discussion on what the County and School Board were doing.

The Mayor is upset because he is not given information that he feels he needs to better serve the community.

E. Report and Approval of Bills Paid—*Councilmember Cox moved to pay the bills. Councilmembers Forman and Fryer seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.*

F. Approval of Minutes from February 13th, 2020---*Councilmember Cox motioned to approve the minutes from the February 13th meeting. Councilmember Fryer seconded the motion. All in favor motion passed.*

6. Meeting Adjourned--- *Councilmember Fryer motioned to adjourn. Councilmember Cox seconded. All 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 this 2nd, day of April 2020.

Mayor Byron Ames

City Recorder Suzanne Gillett