

Francis City Council Meeting
Thursday, March 9th, 2023, 6:00 p.m.
2319 So. Spring Hollow Rd. Francis Utah

The meeting will be streamed via Francis City YouTube channel
<https://www.youtube.com/channel/UC-9wahpEELShvGQZShXGIXg>
You can also comment by email to comments@francisutah.org

Council: Mayor Jeremie Forman, Councilmembers Fryer, Hunter, and Summers

Excused: Councilmember Querry

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

Others Attending: Gracia Eisman, Justin Harding, and Sam Strebel

Welcome, Call to Order, and Pledge of Allegiance---The Mayor welcomed all and asked Councilmember Fryer to lead in the Pledge of Allegiance.

1. Consent Agenda

A. Approval of Check Register Dated March 9th, 2023, and approval of check register---
The Mayor explained two of the items on the register. One was Roto-Rooter and the other Twin D.

Councilmember Fryer motioned to approve the check register and the minutes for February 9th. Councilmember Hunter seconded the motion. All in favor, motion passed.

2. Public Comment---None

3. Public Hearing

A. Fee and Rate Ordinance---Recorder Gillett went through each page of the ordinance and explained what changes had been made and why.

Planner Henneuse explained what she had done on the Special Event application. She explained what other Cities were doing and how it affected the City as a whole. It's just for a large event.

The public hearing was opened and there was no public comment. Public hearing closed.

The Mayor brought back to the Council Planner.

Councilmember Hunter made a motion to approve all of the changes made and to approve Ordinance 2023-03. Councilmember Fryer seconded the motion. All voted in favor, motion passed.

4. Discussion, Updates and Approval on Potential Action Items

A. Appoint (2) New Planning Commissioners---The Mayor explained that they had interviewed four people for the position, and he recommends that they put Kim Lawson and Sam Strebel on the Planning Commission.

Councilmember Fryer motioned to appoint Samantha Strebel and Kim Lawson to the Planning Commission. Councilmember Hunter seconded the motion. All voted in favor, motions passed.

Planner Henneuse explained that Kim was unable to attend as she had family in town.

B. Renewable Energy---The Mayor said Councilmember Fryer may remember a couple of years ago the county came to them and asked them to join them in the renewable energy program. He explained again to everyone what had gone on and the cost that the City had paid. He explained that 23 communities entered into the agreement. Up to this point there are 18 communities still involved. We are still involved and to stay in we need to appoint someone to be on the board. Then we would have to mail out 2 mailers to those in the City. He explained what the mailers were for and that it would notify them that they could opt out if they wanted to.

It's available and if you don't want to be a part of it you can opt out. If the Council decides to stay in the program, then they will need to authorize the Mayor to sign the agreement with them.

Councilmember Hunter made a motion to allow the Mayor to sign the utility agreement. Councilmember Summers seconded the motion. All voted in favor, motion passed.

C. Waiver and Resolution Ivory Homes---The Planner explained that Ivory asked them to refund their building permit fees. She read the letter that Attorney Christopherson sent her. They will have to pay the entire costs all over again.

The Mayor said we are keeping the amount that the City has paid out and refunding the rest.

Councilmember Fryer wanted to know if this was going to leave another Run Down Ranch.

Engineer Kettle explained that the infrastructure is already there, so it shouldn't be.

Councilmember Fryer made the motion to pass Resolution 2023-03 and allow the Mayor to sign the agreement. Councilmember Hunter seconded the motion. All voted in favor, motion passed.

D. Discussion on Future Growth and Land Use---The Mayor explained this was a discussion he wanted to have with Council on what they were thinking and feeling on some of the growth and annexations. Planner Henneuse will review a map with them.

Planner Henneuse explained they will be updating the general plan and as they start thinking about that and if there were any zones that should be changed. One area was the commercial zone behind a couple of areas, and they think it would be smart to bring the commercial zone all the way to the property line.

Another idea was plans for the City in the future where affordable housing will continue to be an important issue as well as trying to preserve open space. And, if they are going to see more growth where do they want to see it. She explained what she and the Mayor had discussed.

The Mayor explained that the mixed use has become a multi-family option. He explained his thoughts on things. This would make things easier to let developers know where the City wanted things like that.

Planner Henneuse reviewed the map and explained all the changes that she and the Mayor had talked about.

The Mayor said these are proposed zone changes, but maybe in the future some of these things could change. This would not necessarily be the zoning map, but it would give the Council an idea of what they could do.

Planner Henneuse explained that the people on the Burton property had come in to be annexed and were denied and had come back wanting to do something again. She asked the Council what their thoughts were.

Councilmember Hunter would like to see it has a benefit to the City. If they can bring something to the table, like the well that had been discussed. But, to annex in land to just build more homes in that area is not a huge benefit to the City.

Engineer Kettle said it depends on where the ground is located. They would like to see annexation help square up things and not be clear out on the outskirts of town.

The Mayor will consider an annexation if he can save some ground. He feels if they can push them to a conservation subdivision type plan and connect the open space to other open space that will also have some value to those that are already here. The Mayor asked if there were any other thoughts.

Councilmember Summers feels that every annexation needs to be a win for the City. Planner Henneuse wanted to know what he meant by a win. Councilmember Summers explained his thoughts to her.

The Mayor explained that the County was looking at purchasing the Ure's property and would leave it as preserved open space to benefit the County.

The Mayor wants to save as much open space as possible. Council continued to discuss open space for several minutes.

Planner Henneuse discussed Frontier Acres. She explained that they are trying to work on an annexation, or they are going to sale it. She explained what they came in and potentially talked about. She feels they are a developer who wants to come in and do one acre lots just like it is zoned. It is part of the infill. They didn't feel like they had a benefit to the City. What type of benefit can they provide for a 10 acre lot? Or is it not going to happen because it is just not the right time.

Councilmember Hunter wanted to know who owned the property in the County. He explained his thoughts.

Planner Henneuse explained why she wanted to do this future land use map.

The Mayor said the beauty of annexations is that they have an option to say no, we are not interested in it. Some annexations may make sense.

Councilmember Summers asked about the infrastructure. Engineer Kettle explained to him how things were laid out and that each project is different.

Planner Henneuse continued to show everyone all of the changes they had discussed on the zoning.

E. Route 32 Architecture---The Mayor explained this was the Wes Harwood project next to the storage units that had already been approved. Planner Henneuse reviewed her slides and what had been approved and what changes they would like. She explained that Council would have to review them and approve them. There was a brief discussion. Council all seemed to like the new look better.

The Mayor motioned to approve the architectural concept. Councilmember Summers seconded the motion. All voted in favor, motion passed.

F. Frontier Days/ Approve Rodeo Contract---The Mayor reviewed the Rodeo Contract and explained this is the same as we have done in the past. He reviewed the contract with Council.

Councilmember Hunter motioned to approve the Agreement for Circle J for Frontier Days. Councilmember Fryer seconded the motion. All voted in favor, motion passed.

The Mayor reviewed the Duties List for Frontier Days. He suggested doing committees again. He said Planner Henneuse suggested some smaller committees working with each Councilmember. He feels that this is the Council's responsibility not the staff. He would like as a Council for them to be very involved. It needs to be the Council's event with the support of staff.

Councilmember Fryer explained that she had the Queen contest started up and working on it. She asked if Council was good with everything last year and she was told yes.

Council will stick with the schedule we have had in the past. The Mayor doesn't want to change up what we are doing too much.

The horse clinic will be Tuesday, Wednesday, Thursday, and Friday. Then regular Saturday schedule. The Mayor would like to keep Saturday afternoon busier. There was some discussion on movie night.

Council continued on with the scheduling for Sunday and Monday.

The Mayor explained that Commissioner Hunter was over the concessions. He doesn't want to tell anyone they don't want their help. He explained because this was an event with City money, we need to tighten up the controls on this. Councilmember Fryer explained that she had spoken with John Courtney and he wanted more control on the concessions and vendor trucks. The Mayor is pretty stuck on this is a City event with City money, it is a government entity and there are rules and regulations that control how money is used so there is not a lot of wiggle room.

Councilmember Fryer explained that John wants more restaurants in there and they could take different nights.

The Mayor likes the traditional rodeo food, and a lot of the feedback he got was, what happened to the good old rodeo hamburgers and fries and chicken strips and if we keep the menu more simple and traditional it would be better. He wants an event that is community oriented and be able to come both nights and eat both nights without it costing too much. It's an event for the community and he doesn't want it to be super expensive and he wants to follow tradition with the patriotic feel. The money is great, but not his goal.

Councilmember Fryer mentioned that John did not want to do the breakfast. The Mayor said the thing of it is, is that it is the tradition.

The Mayor and Councilmember Hunter said they would meet with John. They would also like Councilmember Querry to be there.

Planner Henneuse said they really needed help with volunteers. Staff doesn't have time to get the volunteers.

The Mayor would like to get the committee's if that is what the Council would want. And how many committees do they want? One for rodeo one for concession and one for everything else.

G. Award Water Tank Contract---Engineer Kettle reviewed the bidders and the cost that were submitted for the water tank bids. He explained who the low bidder was. Bidder one does good work, so his recommendation is to award the work to FX construction. They mainly do a lot of tanks and specialize in them. The bids were close and a couple pretty tight. He feels like we got a good bid.

The Mayor wanted to know when production would start. He was told as soon as possible.

The Mayor would entertain a motion.

Councilmember Hunter made a motion to award the contract to FX construction. The Mayor seconded the motion. All voted in favor, motion passed.

5. Council Business

A. Council Reports---None

B. Planner Reports---Planner Henneuse said there is a Utah Land Use Institute Spring Conference on April 6th and 7th. She explained what they would be talking about. She said her and the Mayor were going to the conference in St. George. They are also offering it on zoom if anyone else wants to attend.

One thing she wanted to spend a little bit of time on was the restaurant tax grant was opening up and she explained how it worked. Last year we were awarded \$15,000 for marketing last year. So she is wanting to know what the Council would like her to apply for. It is due by March 31st. She explained what she had tried for last year and what was allowed and not allowed.

The Mayor said the marketing was important. He felt that they should be asking for at least marketing.

Councilmember Hunter said last year they were able to use some of the easy ups and the wind came up and they were afraid they would blow away. Maybe they could add on to the building somehow to have a little more cover. So, we could use capital asset money for that.

Planner Henneuse then reviewed some of the legislative changes.

C. Engineer Reports---Engineer Kettle is working with Foothills at Francis Gates on watching the flooding that may occur with the development that is going on.

Councilmember Summers said he appreciated the snow removal and also asked about the flooding on the Foothills at Francis Gates project. He explained that Mr. Kirkham had spoken to him in regard to that and he wanted to know if anymore could be done.

It was stated that the project was approved over twenty years ago and they were following the development agreement so nothing more could be done.

D. Mayor Reports---The Mayor explained we had a complete breakdown with the IT support, and we reached out to three separate companies for proposals. One proposal was better by leaps and bounds than the other two. It will be much more secure than it has ever been, and the support will be much better. We changed company's from Executech to Alakazam. He explained how the monthly service was paid for.

The personnel manual is being updated and should be ready to go in the next little bit with the wage study. He told Council who had been selected for that and the cost. It is a third party.

The County through the transportation sales tax grant and the cog figured out how much each City should receive from the grant. He explained how much the City was going to get each year. He explained how that would all work. We got approximately \$34,000. It's nice we don't have to apply for the grant we just get it.

He explained that he has reached out to the County on sandbags and there will be more details on that after the COG meeting on the 21st of March.

6. (As Needed) Closed Executive Session to Discuss ss 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.

7. Meeting Adjourned--- *Councilmember Hunter motioned to adjourn. Mayor Forman seconded the motion. All in favor, meeting adjourned.*

Minutes accepted as to form the 13th day of April 2023.

Mayor Jeremie Forman

City Recorder Suzanne Gillett

City Seal