

Open House & Francis City Council Meeting

Thursday, June 8th, 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

Open House

Those attending: Justin Ciampi, Shelly Bingham, Kimberly Lawson, Rich Christiansen, Steve Brown, Louise Brown, Antini Henderson, Dee Beal

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

Excused: Councilmember Fryer

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

Others Attending Council Meeting: None

Welcome, Call to Order, and Pledge of Allegiance---Mayor Forman opened the meeting at a little after 7:00 following the open house. He then asked Councilmember Sam Hunter to lead in the pledge of allegiance.

The Mayor explained that he wanted to move a couple of items on the agenda. We will move Wendy Carrigan and Rowdy Thompson up to the beginning of the meeting. The Council went to those agenda items and then came back to the beginning of the agenda.

1. Consent Agenda

A. Approval of Check Register Dated June 8th, 2023, and Approval of the Minutes of May 11th, 2023—The Mayor explained the Rain for Rent and the I-D Electric bills and that they were from the Hallam Lift station that they had problems with.

Councilmember Hunter motioned to approve the check register and the minutes.

Councilmember Summers seconded the motion. The Mayor and Councilmembers Hunter, Querry and Summers all voted in favor; motion passed.

2. Public Comment--- Planner Henneuse informed Council as a resident of the City she is excited about the new building, and she likes the 3 D rendering. She is really excited about it.

3. Public Hearing

A. ADU Code---Ordinance 2023-05—Planner Henneuse explained that last month they did review part of the code and made some changes, and this is the remaining part of the changes. She explained why the Planning Commission tabled part of it.

She explained what the changes to the Ordinance will be if approved. (See attached Exhibit “A”) The Planning Commission sent to Council with a positive commendation.

The Mayor asked if everyone was comfortable enough with the definitions.

The Mayor opened the public hearing, there was no public in attendance, so the public hearing was closed.

Councilmember Querry motioned to pass Ordinance 2023-05 and Councilmember Hunter seconded the motion. The Mayor and Councilmembers Hunter, Querry and Summers all voted in favor, motion passed.

B. Amended Budget 2022-2023 and Tentative 2023-2024---The Mayor reviewed the amended budget with Council. He then opened the public hearing on the amended budget for 2022-2023. There was no public in attendance, so the public hearing was closed.

The Mayor asked the Council if there were any questions, concerns or worries over the amended budget. There were none.

Councilmember Hunter motioned to approve the 2022-2023 amended budget Resolution No. 2023-04 with the caveat that if there are any errors after Pelorus reviews, (our accounting firm) those corrections will be made. Councilmember Summers. seconded the motion. The Mayor and Councilmembers Hunter, Querry, and Summers all voted aye; motion carried.

The Mayor moved to the tentative budget 2023-2024. He explained how the tentative budget worked; he explained it is relatively the same as amended budget with just a few changes. He asked Recorder Gillett to explain where the building money was in the budget.

Recorder Gillett explained what account the money was coming into and going out of. The Mayor repeated what she had said to make sure that everyone knew that the money for the building is cold hard cash that we have saved for. There will be no property tax increase for the building. He then explained that costs had been added for a new public works employee and that the budget had been done with a cost of living raise for current employees. He also explained that costs had been added for a new plow truck and that it was similar to the building. The cost will be added in as needed.

Recorder Gillett shared that Councilmember Hunter had a question on fundraisers. Councilmember Hunter thought he could ask it later, and he was told it was part of the budget, so they had to discuss it now.

Councilmember Hunter explained the question about a tip jar. He explained that Recorder Gillett had reached out to the City Attorney, and he was not really for it. He then explained that Recorder Gillett spoke with him about the teams coming and asking for money if they would help in the concessions.

The Mayor repeated what he understood from the conversation. He understood things correctly. He said they would just decide how much they would want to budget. Recorder Gillett explained where she had put the money for that.

The budget will only allow for one additional staff member right now. We can look at other options down the road. He explained the wage rate that was advertised.

Councilmember Hunter asked about raises and that was explained to him. There was a brief discussion on this item. Eventually there may have to be a tax increase for employees.

Engineer Kettle explained that the water and sewer budgets didn't need to be at a zero balance like the general fund.

The Mayor opened the public hearing. There was no one in attendance so the public hearing was closed.

The Mayor mentioned that wages for public works employees are divided out in several categories.

Councilmember Hunter motioned to adopt the tentative budget for 2023-2024 Resolution No. 2023-05 with the same caveat as the amended budget. Resolution 2023-04. Councilmember Summers seconded the motion. The Mayor voted aye. Councilmembers Hunter, Query and Summers all voted aye, motion passed.

4. Discussion, Updates and Approval on Potential Action Items

A. Wendy Carrigan with UServeUtah---Wendy introduced herself and explained the programs that she was bringing to Wasatch and Summit County. She explained the programs are greatly beneficial to the people that the program serves.

The program is looking for volunteers over 55 who make less than \$75,000 a year. They also pay a stipend that is tax free. She just wants to help with the community.

Councilmember Summers stated that there is a lot of need for the seniors and veterans. Wendy asked Clint if there were veterans here. He explained that he himself has been working with a couple of friends and he would like to work with her. They decided that they will meet together after the meeting.

Mayor Forman said there is some possibility to send out some information and we can go through our demographics.

City Recorder Gillett suggested they should do a vendor booth over Frontier Days. The Mayor said yes, that would be a good idea. He explained when the Labor Day celebration was.

Councilmember Hunter asked since you are starting in these areas, where do they need help now. Wendy explained she was asked to start the program in Summit and Wasatch Counties.

B. Entry Oakley 4th of July Parade---The Mayor explained that traditionally they participate in the parade, but he can't because of his other job.

Councilmember Hunter explained that he was in it last year and explained what happened. The Mayor said he is not going to push this because he can't help.

Engineer Kettle explained that Wellers or the new place in town may help with sponsoring an ATV machine.

Councilmember Summers volunteered to work on the parade.

C. Stewart Ranch Tank---Engineer Kettle wanted to talk about the tank. He explained what had been poured. With the concrete pours they are wanting to get started around 6:00 am. With the slope so steep they want to get things going earlier. He said it wasn't really around a lot of people and they have talked to the one neighbor so he thinks it would really help them out.

The Mayor explained for a good share of the pour they are not moving the truck anyway. Everyone was good with that.

Another issue when they designed the tank it was supposed to be 20 feet and it is only 10 feet, so it was not done correctly. So they will have a change order and he explained the costs and that it will be more concrete and more rebar. He said he should have caught it, but he didn't. He explained where the money was coming from for this project.

He just needs a motion to approve the change order and are there any questions on the tank? He explained they will re-seed and re-vegetate and it will just take a little time.

There was some discussion on why people are upset with the tank being there.

Councilmember Hunter motioned to approve the extra money needed to complete the reservoir. Councilmember Querry seconded. The Mayor and Councilmembers Hunter, Querry, and Summers all voted in favor; the motion passed.

D. Subdivision Final Plat Extension---Planner Henneuse explained that they need to change the deadline from 1 year to 2 years because she doesn't feel one year is enough. She explained that there are some subdivisions that have been going on for 20 years and they would do things differently now.

She explained that Stewart Ranches and Hart Crossing has expired, and they are asking to extend. She would suggest that they grant the extensions and she explained why. If they don't extend, they would have to come back to the subdivision process, and it would just be approved again. In the future she feels that we need to amend the code.

Councilmember Query wanted to know why we would be giving extensions.

Planner Henneuse explained the development process and how things have worked and the changes that she feels should be made.

Councilmember Query motioned to grant requested extensions. Councilmember Hunter seconded the motion. The Mayor and Councilmembers Hunter, Query and Summers all voted in favor; motion passed.

E. Award bid for Sewer Property---The Mayor explained that an ad was advertised in a couple of different papers for the 8 acre parcel of ground that the City has for lease at the sewer pond. He explained that they received three bids. He then read who the bids were from and what the bids were. So now is the time to award the bid.

The Council discussed the bids and what they thought was best to do.

Councilmember Hunter motioned to accept the bid from Rowdy Thompson. Councilmember Query seconded the motion. The Mayor and Councilmembers Hunter, Query and Summers all voted in favor; motion passed.

F. Frontier Days---The Mayor explained that the Queen and Princess contest went well. He asked the Council to reach out for Sponsors. Recorder Gillett will email the Council a list of who has sponsored.

Councilmember Query wanted to know if we have done a survey or study of where people are coming from for Frontier Days. He felt if they did a giveaway or something like that it might help.

Councilmember Summers shared that he had a couple more vendors.

Planner Henneuse asked about a movie and if they had decided on one. She was told no they hadn't decided on anything yet.

The Mayor told Councilmember Summers they should probably talk about the patriotic program, and for the July Council meeting they should decide on the movie.

5. Council Business

A. Council Reports---Councilmember Query asked about the EMS discussions. And it really concerns him. He said they keep asking for Mayors to attend the meetings. The Mayor would like to visit with Councilmember Query about it. He explained what had been going on in

the COG meeting. He said the last message he received was to have it controlled under the South Summit Fire System. There was a brief discussion.

B. Planner Reports---Planner Henneuse explained there will be another open house and it will be on parks. It will be an hour before Planning Commission. She feels they will probably have more people coming to that meeting than the open house tonight.

She went through the survey responses from tonight and reviewed the comments.

The Mayor wanted to comment on the comment on making the building more for events. He would like to maintain the new building more for office space. We have the other building for rental, and he would like to keep things separate.

All the Council agreed with the Mayor, and they don't want to have the new building for rentals/parties.

Most of the Council liked building option number 2. There was Council discussion on the layouts and the fact that there might have been some confusion.

Planner Henneuse explained the process and how it worked. She said it was on the Planning Commission agenda next week. She doesn't want to move forward without looking at the 3D of the first version.

C. Engineer Reports---None. Items were already discussed.

D. Mayor Reports---None

6. (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.

7. Meeting Adjourned---*Councilmember Querry and Councilmember Hunter motioned to adjourn. All in favor, meeting adjourned.*

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

Mayor Jeremie Forman

City Recorder Suzanne Gillett