

**Francis City Council Meeting**  
**Thursday, July 11, 2019 7:00 p.m.**  
**Francis City Community Center**  
2319 So. Spring Hollow Rd.  
Francis, Utah 84036

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

**Others Attending:** Chad & Marilyn Mitchell, Paul & Charlyne Woysniak ? (can't read writing), Rusty Webster, Jim Snyder, Joanne Aplanalp, Colette Madsen, Tim Crittenden, Leslie Canfield, Darwin Little, Margaret Olson, Bill Crystal, Mike Johnston, Roger Armstrong, Cathie Hart.

**1. Welcome, Call to Order, Thought & Pledge of Allegiance**—The Mayor welcomed all in attendance to the meeting. The Mayor asked Councilmember Forman to lead in the Pledge of Allegiance. The Mayor then turned the time over to Councilmember Crittenden for the thought.

Councilmember Crittenden read a quote from Abraham Lincoln “The best way to predict your future is to create it”. He feels that is what they are doing right here.

**2. Public Comment**—The Mayor opened the meeting for public comment and explained how the public comment period worked. Colette questioned what the Mayor had explained. The Mayor tried to clarify what he meant.

The Mayor closed the public comment period and asked that everyone please sign the roll in the back of the room. There are no matters for public hearing today. The Mayor backed up to correct himself with the public comment period discussion and explained that yes, Colette was correct that you could comment on a discussion item on the agenda, so he would like to open the public comment period again.

Colette Madsen stated that she would like to remind the city council that preserving rural in Francis is prominent in the city code and general plan. When the general plan was re-done it was taking input from a large number of people and a lot of work went into the general plan. She would like them to preserve some of our rural.

The Mayor closed the public comment period.

**3. Public Hearings**—None

**4. Discussion, Updates and Approval of Potential Action Items**

**A. Kamas Valley Youth Council**---The Mayor explained that the Youth Council got off one month so they will be coming next month. He explained in their place the Children’s Justice Center will take some time and there will be no action taken as it was not an agenda item. He then turned the time over to them.

Roger Armstrong with the County Council thanked the Mayor for letting them speak today. He explained exactly what the Justice Center did, who they served, and where it was located.

He then introduced Detective Lt. Darwin Little; he is part of the disciplinary team. Charly Woysniak is on the Board of Community for children’s justice, which is a non-profit that was formed five years ago with

a goal of raising money to form a new center. Margaret Olsen is Roger's colleague and is the County Attorney.

Roger explained that there are 23 Children's Justice Centers in the State of Utah.

Roger explained age ranges of the kids they see and the issues and things they have gone through. He explained that a medical exam is critical, a 14-year-old girl was raped, and it took 14 hours to process everything and then send her down to Primary Children's Hospital. A couple of other stories were shared of incidents that had gone on.

Belchers in Park City decided to sell their property and they lowered the price to assist this organization. He explained who some of the companies were that have helped to contribute to the project.

Outstanding cost is about \$700,000 and they are doing a lot of fundraisers to help raise money.

They would like the city to contribute something as this affects all the communities in the county. He explained that Kamas City contributed \$10,000 and they will take whatever the city can contribute. Roger stressed that kids can recover from the trauma that they go through with the right help.

The Mayor stated that some of the victims come from the valley and he knows issues that affect the greater community affect us. He wanted to know how much of the demand comes from the Kamas Valley.

He was told they track information by zip code and if we are meeting later then they can follow up with that.

The Mayor knows professionally that over the years people in the valley have come to their law firm asking questions about what they can do.

Colette Madsen stated that her daughter was abused at school and though charges were never pressed, the Justice Center did help them out.

Councilmember Forman said that he does agree that there are a lot of issues in the county and he sees and deals with a lot of them.

The Mayor feels strongly that this is important as we don't have a police force here, we rely on the county, but he feels we have an obligation and a duty to help be a part of it.

Councilmember Forman would be good with whatever. The Mayor would like council to think this over and what direction the city should go, and then they can discuss at the next council meeting.

Councilmember Crittenden feels that they need to contribute as much as Kamas City did.

Councilmember Fryer stated that her daughter was raped 12 years ago, and she wished this would have been available to them, so she is all in.

Roger and the committee thanked the council for listening to them.

**B. Hart Ranch---**The Mayor said he would turn the time over to the planner and explained that she is new to the position and doing a great job.

Planner Crittenden explained that nothing had changed other than the application was tabled in May for the traffic study and other information to be investigated.

She explained why the City Council tabled this. She turned the time over to Engineer Kettle to explain the traffic study to everyone.

Engineer Kettle explained that it came in as Service A which is the best it could be. He has talked with UDOT on Lambert and SR 32. SR 32 does not have any traffic lights in the plan according to UDOT.

Councilmember Cox said so there is no delineated-on threshold. Brief discussion. Engineer Kettle said the county has been doing a wetland study and they are working on the road and spending resources on that.

The Mayor said he has reached out to the county engineer on the timing of the road and he said they are non-committal on the road. He explained what some of the comments were that he has received from the county engineer.

Councilmember Cox likes they are starting to recognize issues like this around the county.

Rusty Webster said to clarify where they were last time on the benefit for Francis and he said he has talked with a lot of the public and he feels a lot of the people in Wild Willow are good with it. He has looked at it if it was plotted in the county and why it would be better in the city. For Francis he feels the park and lift station maybe in the best interest for the city and he will work with Scott. He just thinks it will be an impact that is really going to affect things. He doesn't want to talk about the financial other than it will generate a lot of money for the city. He wants as close as they can get housing for the working man and woman, but it is one of his strides too make things more affordable.

Councilmember Crittenden could not tell if there were trails in the development. He was told of course they will meet the new standards. In Matt's opinion he feels that this is still preserving the rural and he really likes the idea of the conservation subdivision.

Councilmember Fryer said she has heard just the opposite; people don't want the subdivision. Rusty said he is just concerned with the neighbors next door.

Mike Johnston said he is running for City Council in Heber City. He feels the City Council needs to guide the growth and he is impressed with the way the city is doing things. The other good thing they have done is you have enacted this conservation subdivision. He feels this is the way to preserve things.

The Mayor asked Scott about the comments Rusty made on the lift station. Scott explained it could help to have more property around the lift station. He said that they could make them make improvements on Lambert Lane and there are all sorts of things they can talk about if they get into more negotiations.

The Mayor feels as they consider this as council the county is not very specific on the road and things.

Councilmember Cox feels they need to be in the driver's seat per need, if they can provide a solid argument for need.

Councilmember Forman said that this is not set up as a conservation subdivision. Rusty said no this will be deed restricted to AG., workable farms.

Councilmember Crittenden feels this is a great way to preserve the open space. He feels that it is a good compromise. Councilmember Forman said that a lot of the open space is not usable.

The Mayor asked if anyone knew if UDOT would be putting in a stop light at that intersection. He was told yes that they were.

Councilmember Forman said that Hwy. 248 is crazy now so another stop sign, or light would help as much as he doesn't want to stop again.

Councilmember Forman asked about the supposed city park and what would be there. Rusty stated that he would do whatever they wanted.

The Mayor said he doesn't like the fact there is nothing separating the homes from the park.

Councilmember Forman feels as developments go; he thinks this is the best layout he has seen in a long time. Overall, he likes the layout. To him as much as he doesn't want more people here, he thinks this is a pretty darn good project, but overall, he likes this one.

Engineer Kettle said that the trail would end at Wild Willow as there isn't a trail in that portion of Wild Willow. He said there were a lot of things that could be looked at.

Councilmember Fryer said she likes the concept, but she was voted in by the public and the people that have talked for her don't want the project, so she is not going for it.

Councilmember Forman said he agrees with what Councilmember Fryer said to some extent, and he does appreciate that.

The Mayor asked for a motion. He explained the options that the council had, except, reject, or table.

***Councilmember Cox made a motion to approve the Hart Annexation, Councilmember Crittenden seconded the motion and was interrupted.***

Councilmember Forman said Lonny Bates is not here and he would like to hear his concerns. It was explained that he was at the public hearing and what his feelings were then.

***Councilmember Cox motioned to approve the application for the Hart Ranch Annexation which includes parcels CD-2039, CD-2039A, CD-2039B, CD-2039A-X zoned as AG 1. Then also parcels parcel CD-2038 zoned as AG 2, all subject to the formalization and finalization of an Annexation Agreement at a future meeting. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Forman, Crittenden, and Cox voted aye, Councilmember Fryer voted nay. Motion passed with a 4-1 vote.***

**C. So. Summit School District---**Jim Snyder from the School Board was present to discuss the school district items. He explained that school board meetings are the same time. He wanted to know if the council would change council meetings as their meetings are normally the same time.

He was asked if the school district was willing to change their meetings to a different time.

Jim wanted to explain the ripple affect and what that had to do with growth. He is pleading for their support. He is the elected school official for Francis.

He was fascinated to listen to the discussion on the Hart Ranch. What he would like to see and encourage more in your picking when you do these things is. He explained how many students come with all these homes. With what Francis is doing they will have enough students for two elementary schools.

That ripple affect impacts the school district. Almost all the school districts funding comes from property tax. Three schools in Kamas are land locked and they are all at greater than 100% occupancy.

The Mayor asked Jim about the open space that sides the current elementary school and why they don't use that. Jim said the open space by the current schools is too small.

Jim explained there will be additional facilities with the new high school, but they are not over the top. The reason they went for a new high school bond is that will be there endpoint.

Jim feels there is a great need to build the school now. The new proposal is for a school for 750 students. Now is the right time to do that. Last time they weren't communicating, and they are trying to do that now.

Jim's biggest request tonight is to encourage the council to support people and help explain things to them, help educate the citizens. He wants to do this as a discussion.

Councilmember Forman said you mentioned the cost increase and that may not be enough. He doesn't disagree there needs to be some growth. One of the biggest things with the last time was there was not a dollar limit on it. If \$75 million is not enough how and why will it not be.

Jim said under normal circumstance you are right, but growth is happening so fast in Utah right now the contractors can name their price. Also, because of the trade wars and fees being assessed.

He explained that Silver Summit Academy is too little for the demand that is there.

The Mayor asked if you pass a \$75 million bond and your capped then you get creative about how you pay for everything.

Jim said if we don't do anything now what will it be like in two years. Jim said they haven't had a bond in over 30 years, but they don't have the sources they did in the past. Jim said we will never be a debt free school again.

Planner Crittenden wanted to know why you can't put an impact fee on schools. Jim said it's a state law.

Councilmember Forman said we here all the time with commercial growth, we would love to have businesses here, but we don't have enough homes, will it spread the costs out.

As growth comes and more homes are here what happens to the impact on the fee and he explained that it went down.

Councilmember Forman has heard rumblings about all the new subdivisions are affecting their cost for the schools. So, he wanted to know the school's feelings.

Jim said it is a problem, but not intentionally. What he would love to see is when developments are coming in then you realize that's 200 kids, where are they going to go to school.

Jim wanted to know again the chances of changing our meeting to another night. Or what is going to be the best way to continue. The Mayor said there is a system in place, and it works. He asked what it would take for the school district to change their meetings.

Jim wanted to know if they felt like they had the access they needed or is there a concern he could address concerning this bond.

The Mayor asked what happened if this didn't pass. Jim said Plan B is to do other things. No parking places, road closures, year-round school which the board can't even agree on.

Councilmember Forman does not like the blank check type of things. Jim said he didn't understand the blank check thing. He explained why he didn't think it was a blank check.

Councilmember Crittenden wanted to know if we needed more facilities or teachers. Jim said the biggest problem is the space, but there is a big problem with teachers and the reason is Wasatch is ahead of us on the growth curve so they can pay their teachers a better salary.

Councilmember Crittenden is concerned with the location of the school.

Council thanked Jim for coming.

**D. Frontier Cove---**Engineer Kettle explained that June 2018 it was approved, and it has passed again. Mr. Richins would like to get the approval extended. The Mayor asked how many times this had been extended and Scott explained to him how many times and what would happen if they didn't extend it.

Councilmember Cox feels we can set a bad precedence by extending things again.

***Councilmember Cox moved to not accept the request for the extension on Francis Cove Subdivision. Councilmember Forman seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.***

**E. Frontier Days Discussion---**Councilmember Cox informed everyone that the flyer and light parade applications are online. Queens are posted online. She will entertain ideas on fundraisers for something that benefits everyone.

Councilmember Fryer wanted to know a specific time for Rod Maxfield to play. She and the Mayor figured out what time options were available for him.

Councilmember Forman asked about shirts for the chute help. He also wanted to know if Mike was working on the concession items as we can not screw that up, that is where we make the most money.

A movie needs to be picked for the movie in the park, and corn haul games need to be ordered.

Councilmember Forman said he needs to finalize some scheduling, and he can get buckles inexpensive.

Councilmember Crittenden is good. Mayor Ames will do pass outs for the parade, and he wanted to know who was going to be in the parade on the 27<sup>th</sup> of July. Who is going to participate?

Planner Crittenden found a company to donate bounce houses for Frontier Days.

**F. CDBG Water Line Project**---Engineer Kettle explained that we applied for this a year and a half ago for a water line. It is to connect the twelve-inch line to the six-inch line on 35 up by Deans house. Geneva Rock was the low bidder at \$126,775.00 , approximately \$40,000 would be paid from CDBG and the rest from out water fund.

Councilmember Forman wanted to know if the money was there in the water fund, he was told yes.

Councilmember Cox wanted to now why there was such a difference in the bids as the other bid was \$149,990.00. Engineer Kettle explained a little bit about why the bids were so different. She wanted to know if the lowest bid did more shoddy work and she was told no, they had to go with the lowest bid. The lowest bidder is the one they would prefer anyway as they are very reputable. Councilmember Crittenden said Geneva is the guys they want.

***Mayor Ames made a motion to award the CDBG bid to Geneva Rock Products. Councilmember Forman seconded the motion. The Mayor and all Councilmembers voted in favor; the motion passed.***

## **5. Council Business**

**A. Council Reports**---Councilmember Fryer informed council about Gene Atkinson and his property listing.

Councilmember Cox informed council that the shirts for the bike team were in and Francis City is on the back of them. She also asked how they got their sponsorship money and she was informed to send an invoice.

**B. Mayor Reports**---Mayor Ames made an executive decision to change the time limit on the community building rentals to 9:00 p.m. every night as there are problems on weekends with the neighbors having to call the police.

**C. Engineering Reports**---Soccer field is underway. Contractor gave a bid to put cement around the playground area before the sprinkling system is put in, it was \$10,000 and they will get that done.

**D. Planner Reports**---Planner Crittenden found some discrepancies while reading all the codes. On residential cottage zone there are some things that should probably be changed, and she explained what and why.

**E. Report and Approval of Bills Paid**—***Councilmember Cox made a motion to approve the bills. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted aye; motion passed.***

**F. Approval of Minutes**---***Councilmember Cox made a motion to approve the minutes of June 13, 2019. Councilmember Fryer seconded the motion. All voted in favor, motion pass.***

***The Mayor asked for a motion to go into executive session. Councilmember Forman made the motion to go into executive session. Councilmember Cox seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.***

## **6. Closed Executive Session (anticipated/pending/potential litigation) ---**

***Councilmember Cox made a motion to adjourn the executive session and return to regular session. Mayor Ames seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.***

**7. Meeting Adjourned---Councilmember Cox made a motion to adjourn. Councilmember Fryer seconded the motion. All in favor.**

*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 8<sup>th</sup>, day of August 2019.

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Mayor Byron Ames

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City Recorder Suzanne Gillett