

Minutes

Francis City Council Meeting
Thursday, March 8th, 2018 7:00 p.m.
Francis City Community Center
2319 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor Ames, Councilmembers Matt Crittenden, Shana Fryer, and Trilby Cox.
City Engineer Scott Kettle, City Recorder Suzanne Gillett

Excused: Councilmember Jeremie Forman and City Planner Marcy Burrell

Others Attending: Gretchen Wissner, Jim Miller, Bill Crystal, Colette Madsen, Elaine Robb

1. Welcome, Call to Order, Pledge of Allegiance and Thought—The Mayor welcomed all in attendance and excused Councilmember Forman and stated that Councilmember Fryer would be late. He then asked Councilmember Crittenden to lead in the pledge of allegiance. Then he asked Councilmember Cox to present her thought for the meeting.

Councilmember Cox explained that when she was running for council she was given a book from a friend and she wanted to read a little bit from it. She started with a quote “Find your place on the planet. Dig in and take responsibility from there.” She then read from the Introduction, Positive Proximity. The author wants to lay out what facilitates Positive Proximity and the book lays out three essential categories. First, spaces indoors and out. Second, projects that build a towns identity socially, culturally, historically, helping them become themselves. She feels that is pertinent to Frontier Days. How can we make it part of Francis’s identity? And third, an abstract quality called translation. Translation is essential for Positive Proximity to take root and grow. Translation is all the acts of communication that open a town up to itself and to the world. So, when you have all these components you grow. Where do you live and where do you belong?

2. Public Comment—The Mayor opened and closed the public comment section. There was no public comment.

3. Public Hearings

A. Ordinance 2018-01 Fee & Rate Schedule Changes on Impact Fees, Commercial Business License and Fees, Rental Fees---The Mayor explained that they were going to take a vote on this tonight, but the City Attorney has been unavailable to review everything, and a lot of changes have been made. So, what we will do is give the attorney time to review. Everything will be contingent upon the City Attorney reviewing and giving his final approval. There will be no action taken on this item tonight, just discussion as it was publicly noticed.

Engineer Kettle explained that he put copies of the impact fees written analysis and the capital facilities plan in the drop box, but he handed out two sheets. He explained that he looked at the current impact fees and the proposed fees. He also discussed the other cities fees and how we compare. He reviewed the cost on each impact fee.

The two documents that the attorney still needs to go over is the IFFP, which is the Impact Fee Facilities Plan which quantifies the cost of the capital facilities to meet the new demand and that is all based on the

capital facilities plan. So, the IFFP is what is used to come up with the fees. He reviewed page four of the IFFP with the council and explained that the capital costs for new development with financing and everything it would cost 3 million dollars, so if you take that and disburse it over the proposed connections of 576 to come up with the impact fee of \$5,029.00.

The Mayor asked if the other cities go through this same kind of comparison with their own data. He was told yes.

Engineer Kettle explained the reason why the water impact fee is so high is because we are getting to the point that we need a new water source. So, we are going to have to drill a new well to meet the demand for the next 20 years, and it will cost around 1.5 million dollars.

He reviewed what had been done with the report since last November, and he explained some of the options that were available. As part of the planning every five years they may want to put some costs in for growth.

The Mayor asked about page 7 and the costs on that page. Engineer Kettle explained what the costs were and how it all worked.

The Park was done on a master plan that had been done a few years ago, but some of the things they were going to do were landscaping, soccer field, basketball court, horse shoe pit and things like that.

The roads impact fee we don't currently have, but with the growth, there are roads that need to be widened to 30-36 feet so that costs depending on the road. The city would have to come up with the costs on some of that. They have looked at costs on Hilltop and Hallam Road, 1000 East and Gines Lane could be widened. Council reviewed the reports.

Councilmember Cox said that she gets that impact fees are imposed on developers when they come in and she wanted to know if every resident had to pay for this.

Engineer Kettle explained how impact fees worked and that when you pull a building permit you pay the fee. But, current residents do not pay. The only way residents would pay would be if they added a guest house or something then they would have to pay when they got their building permit for that project.

The Mayor explained that the purpose of these studies is to help give a basis for the numbers, it is based upon facts.

Engineer Kettle said tonight was just to present the information, get public comment and then they will get the attorneys to review and look at. The Ordinance will be approved next month after attorney review.

Councilmember Fryer asked if Hallam Rd. was only a tenth of a mile, she was told yes.

The Mayor opened the meeting up to the Public.

Colette Madsen wanted to comment about the water and the impact fees. She said you stated that we needed to drill a new well, but she feels that we should do a secondary system instead of a well.

She feels that with all the development we will have a problem with the irrigation users. That was her thoughts.

The Mayor said from a technical point I have very little I can add to that because it's all outside of my expertise on water systems and costs like that. Some thoughts he has are he hears frequently people talking about secondary water systems and no one has said it's a bad idea, but they all stop at the costs and say who is going to pay for it. He explained his thinking on all of this.

There was a brief discussion with Colleen. The Mayor explained another reason for a well would be is that it would be good for just in case something was to happen, we need to have layers of sources.

Bill Crystal asked if the impact fee included the share of water that should be turned in. He wanted to know if he would be grandfathered in.

The Mayor asked if there was any other public comment. Bill Crystal asked when the sewer property would be out for bid.

The Mayor explained this item would be tabled until next month. He then explained that there were some other commercial fees and license fees etc. He asked City Recorder Suzanne Gillet to review these fees.

City Recorder Suzanne Gillett read the staff report to all in attendance. She then reviewed some of the fees. Mayor Ames explained how some of the fees were obtained and how the square footage fee would work. He explained that we need to have a commercial and rental dwelling fee. Council went through the entire Ordinance and discussed some of the minor fees that were changed on top of the dwelling and rental unit fees. It was explained that this fee would be on top of the business license fee.

Councilmember Cox asked for clarification on some of the fees and how it all worked. The Mayor, Recorder and Engineer explained to everyone how it would all work. Recorder Gillett then went through the Ordinance and explained every page change that had been made. There was some discussion on some of the items and their definitions, there was also discussion on the meaning of some items and why they are the way they are.

The Mayor closed the public hearing. Council will meet with the city attorney and then this will be on next month's agenda.

4. Discussion, Updates and Approval of Potential Action Items

A. Ordinance 2018-02 Winter Snow Plowing, Ordinance Amending Ordinance 08-01

The Mayor asked Engineer Kettle to review the Ordinance. Engineer Kettle explained the changes in the ordinance and why they were made. It will state that there is no parking in the city right of way during winter months.

The Mayor read the Ordinance to all in attendance.

Councilmember Crittenden asked if we had the ability to tow vehicles. The Mayor explained that we put notices on there cars and usually that takes care of the problem.

Councilmember Crittenden made the motion to pass Ordinance 2018-02. Councilmember Fryer seconded the motion. Roll Call vote. The Mayor and Councilmembers Crittenden, Cox and Fryer all voted aye, motion passed.

B. Budget---The Mayor and council reviewed the current budget and will start thinking on getting ready to work on the budget. He then reviewed the Cash Summary statement with everyone and explained how it all worked.

Councilmember Cox stated that it is good to know there is a cushion.

C. Frontier Days---The Mayor wanted to check in and see how everyone was doing on their assignments. He informed Councilmember Cox that Niki Jones and Melissa Thompson are interested in helping with the Royalty contest.

The Mayor explained to Councilmember Fryer what she had been assigned and that he had talked with Lee to see if he would still be interested in announcing the kid's activities, and John and Kim Woodard are interested in helping. He informed everyone that Luke is working on a ticket booth and that he has been working on getting entertainment and he is working on putting together the veterans program.

Councilmember Crittenden said there are people interested in the lawn mower races, but he is not sure if we need any different insurance. The Mayor said he would look into it. Then they discussed the power boxes and how to add extra power. He will talk with Rusty and Trent on the livestock.

Councilmember Cox explained that she has talked with Suzanne about the Royalty and she has looked a bunch of things up on line. She is also working on the fun run stuff.

D. Planning Commissioner Approval---The Mayor explained that Doc Littleford resigned, He then stated that Planner Burrell sent out a whole bunch of letters to people that they thought would work well on the planning commission, two responded. The two responses came from Dean Prescott and Lisa Khajavi. The Mayor read their letters and explained the differences between the two. Dean is concerned with the growth in Francis as well is Lisa Khajavi.

The Mayor said they need to make a decision on those two, or they could keep looking if they are not interested. But, he feels they could do well with either of them.

Councilmember Cox made a motion to appoint Lisa Kahjavi. Councilmember Crittenden asked if the full council should be here, but he stated that he knows Dean and he doesn't know Lisa and he is biased. Councilmember Fryer said she was the same way and she is biased. Brief discussion. Councilmember Crittenden seconded the motion for having the spot filled as soon as possible. The Mayor and all Councilmembers present voted in favor, motion passed.

5. Council Business

A. Council Reports---Review on Frontier Days.

B. Engineering Reports---Engineer Kettle is working with the contractor to chip seal Wild Willow.

C. Planner Reports---None, not present.

D. Mayor Reports---The Mayor informed Council that he has had a request for Jake Brake signs to be put up. Councilmember Fryer said that whether there is a sign or not she would use her brakes. Councilmember Crittenden explained that what she has is not a Jake Brake.

The Mayor explained that the copier went to the elementary school, as we posted a surplus notice and the only bidder ended buying elsewhere. For the sound issues in the community center they are trying to find a scout to make sound boxes for their Eagle project. He is also working on the contract for a computer system.

On June 16th someone is wanting to put on a fundraiser and use the park, so they have asked if they could waive the fees. Councilmember Crittenden said if someone must be here then they should pay their wages, but other than that he is good with it. All council present agreed the fee would be waived.

E. Report and Approval of Bills Paid---Councilmember Fryer made a motion to pay check register for March 8th, 2018. Councilmember Cox seconded the motion. The Mayor and all Councilmembers present voted in favor, motion passed.

F. Approval of Minutes from March 8th, 2018---Councilmember Crittenden motioned to approve the minutes of March 8th, 2018. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers present voted in favor, motion passed.

Councilmember Cox made a motion to go into executive session. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers present voted in favor, motion passed.

6. Closed Executive Session

Councilmember Cox made a motion to go back to regular session. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor, motion passed.

Councilmember Crittenden made a motion to purchase a piece of property from Duane Lambert for \$104,400.00 for 3.4 acres and to adjourn. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers present voted in favor, motion passed.

7. 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 12th day of April 2018.

Mayor Byron Ames

City Recorder Suzanne Gillett