

**Francis City Council Meeting**  
**Thursday, October 12th, 2017**  
**Meeting Location and Time Change**  
**Kamas City Hall 6:30 p.m.**  
**170 North Main Street Kamas, Utah**

**Attending:** Mayor R. Lee Snelgrove, Councilmembers Byron Ames, Jeremie Forman and Shana Fryer. City Engineer Scott Kettle, City Planner Marcy Burrell and City Recorder Suzanne Gillett.

**Excused:** Councilmember Matt Crittenden

**Others Attending:** Chris Robinson, Doug Clyde, Anita Lewis, Glen Wright, Trilby Cox, Jeff McNeil, Renee Atkinson, Kinnon Sandlin, Jayson Crutchfield, Lois Kirkham, & Johnny Kirkham.

**1. Welcome, Call to Order & Pledge of Allegiance**—The Mayor lead in the pledge of Allegiance and informed everyone that Councilmember Crittenden was excused.

**2. Public Comment**---The Mayor asked if there was any public comment. There was none.

**3. Public Hearings**---None

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

**A. Updates and Conversation with Summit County Council**—The Mayor asked the Council to introduce themselves. Chris Robinson informed council who he was and then introduced Glen Wright, Doug Clyde and Anita Lewis, he then started their presentation.

Chris updated the Council on the Strategic Plan and the items that they have been working on there. He then explained what they have been working on with the Workforce Housing and the Environmental Stewardship. He explained that it caught their attention when they had two high school kids die using the drug pink, so they have been working on the Mental Health and Substance Abuse program. Next was the Project and Facilities Update on the Fairgrounds. Chris explained the process of how they ended up with the property that they did and gave a brief update of what has and is going on with the project.

The Kamas Service Building is supposed to be done next month. It will have the library, health service center and the DMV. It should be done this November. Chris then explained that Chalk Creek Road is going to connect to Mirror Lake Highway, this will create a gateway to the North Slope. The next thing they are doing is the 2018 Budget and Revenue, he explained how the money was being divided out. He reviewed the property tax revenues and how the trends had been going. He stated that the two funds they would have their increase in is 27% increase in each of the funds in the general fund and the municipal fund. It would be a 5 1/2 to 7% increase in the tax.

Chris stated that at the County COG meeting they made a recommendation with a split vote. Do they go with that or with something else? He explained that Marcy the City Planner was at that meeting and they liked her. He explained what was discussed at the meeting and reviewed some of the items that were discussed. He stated that Francis City wrote them a nice letter and he reviewed what was in the letter. He said they desire to create two task forces one for North Summit and one for South Summit to go over the

water and sewer and things like that. One staff person, one commissioner, a citizen at large and then there would be that group that was selected from the non-incorporated area.

Chris opened up the meeting for questions. The Mayor asked if the tax item would be on the ballot or how would that work. There will be hearings on the 6<sup>th</sup> and 13<sup>th</sup> of December where those that are mandated by the truth in taxation process. After those two things in December the next thing that happens is in May or June when the auditor sets the rate. It's not like raising the sales tax. The system is set up to go through truth in taxation every 5 to 8 years. They have not had to do this before because of the growth, but it has gotten to a point that they need to start doing this.

The Mayor then asked if the tax increase was going to benefit everybody or how that pie was divided. They went back to the pie screen on the slides and discussed how things were divided out.

What they are looking at and why they think they need to do this is that if they don't do a tax increase then there may need to be cuts in several areas. There was a discussion on the sales tax and the property tax and how that affects things.

Doug Clyde said that they have been differing things because nobody likes to raise taxes. You can't do that very long before it catches up to you.

The Mayor thanked the Council for coming.

**B. Runaway Ranch---**The Mayor turned the time over to Planner Burrell. She read the staff report and explained to the council what has been going on with this project. The subdivision is grandfathered under the old code. She stated that the developer wants to pay the annexation fee in stages and change the name to Circle T Ranch. She said that they are here tonight to see if they can phase the annexation fee of \$664,000. Staff recommends that they pay the \$664,000 fee up front.

The Mayor wanted to make a clarification. The terms of this agreement were signed by Donna Kirkham as the owner of the property. He stated that we have the developer here and asked if there was a copy of what they are proposing. Poster board maps were presented.

The Mayor explained the issue, just so the council is aware, there were 98 lots proposed and they are desirous to change what the initial proposal is and under the guidance of legal counsel they were told to go to the planning commission. He asked the developer to explain the proposals, but this will go back to the planning commission if anything is changed.

Kinnon Sandlin stated that it is hard to come on annexation fees after a budget hearing. Kinnon explained what the changes they wanted to make were and why they wanted to make them. They moved some lots around. He passed out a map of the project and stated that not everything was shown in what maps the council had.

He stated that when they put this under contract that the development agreement was with Donna and now with John her son who inherited it. He stated that there is no development agreement signed. He assumes that with a development agreement you would have this in phases. He said they are not going to contest the fee.

He gets the letter of the law, so does he just go with that and not waste time or what. Engineer Kettle clarified the annexation agreement and read it back to him. Engineer Kettle stated that they require one acre foot of water, but it takes more shares than one to fulfill that. The state sets the rate.

The Mayor again explained that it was the state that set the rate and why they set it the way they did. This is something beyond our control. He asked that potentially if they make the changes how long is it going to take them to build and sale the 98 units.

Kinnon wanted to know if every developer has paid their fees upfront, the Mayor told him yes.

Kinnon wanted to know what they thought the planning commission would think with the change, he doesn't have the time and there is too much invested to go back and forth.

Councilmember Ames wanted to know if either process when the green phases are being developed. Kinnon explained what he was thinking. He stated that he would have never gone with this plan, he doesn't know who the developer was, but it was not a good plan.

Lois Kirkham asked when you say staff recommends or staff recommendation who is that. The Mayor explained who the staff was that worked on this. He explained why the change had to go back to the planning commission. As far as the annexation fee goes, we don't have a lot of money to take care of the needs of the city already and the needs will increase in the city with this development. So they need to get the annexation fee upfront.

Councilmember Forman thought the whole plat would be recorded like this. He was told if it was done in phases then it would record one at a time. Typically if you are phasing a project it is done in the development agreement right? He was told yes.

Councilmember Fryer said that her heart was broken right in half and she wants what every Johnny wants. Johnny said that he likes the second plat map and agreement better. But Kinnon wants to move forward and if they don't think the planning commission will make changes then it's a waste of his time.

Councilmember Forman feels that if one is better to the Kirkham's he is sensitive to that, but they can't say what the planning commission will say. If they want to move forward then move forward with it. He said pay the annexation fees and get it recorded then if they want to build in phases then he doesn't really care.

Councilmember Ames said if this was the first time put in front of them he sees a plus and minus to both. But, they both work for him as a concept, but as the law says that is what governs. They need to follow the law.

Kinnon said the other small things they want to do are change the subdivision name and the road names.

Planner Burrell stated that a couple of things are missing. She informed them that the wetland study is out of date and they need a new one. Then the second thing is if you do the second option or plat then there will be a lot of money that would be spent.

Councilmember Forman feels they get the annexation fees all paid and get it recorded, then they can decide if they want to go ahead and make the changes and go back to the planning commission or not.

The Mayor asked for a motion.

Councilmember Ames said a fear that he has is for a long time before moving here he lived in Las Vegas and he has seen it over and over and people have intentions to come in and build something like this and then it is only half built, so as we are talking about annexation fees, if you are required to pay the fee upfront you are more inclined to finish the project.

Councilmember Forman wants to be fair and consistent.

*Councilmember Forman made a motion to require the entire annexation fee of \$664,000 be paid at the time of recording of the first original plat. Mayor Snelgrove seconded the motion. The Mayor and Councilmembers Ames, Forman and Fryer all voted in favor, motion passed.*

**C. Policies and Procedures---**The Mayor explained that he, Brad and Suzanne have spent the last year or so going through everything. Brad has been involved with the whole process.

Councilmember Forman wanted to know what the issue with the pay scale was and explained what his thinking was. Brief discussion. The Mayor explained that he had discussed it with Brad and Brad will work on it.

Councilmember Ames shared his feelings on the matter and the Mayor explained how things were with the state when he worked for them and why things had been done the way they had. There was a brief discussion. He asked all of the councilmembers to please read through the policies and procedures so they can review, discuss and pass them in the November council meeting.

**D. Capital Improvements Plan---**Engineer Kettle explained in preparation for getting the impact fees wrapped up next month he has the capital improvements plan, projected growth, water, transportation and the parks plan in the dropbox for them to review.

The Mayor explained that part of the delay with this is the water impact fee.

Engineer Kettle then reviewed with the council what had been going on at the sewer plant.

## **5. Council Business**

**A. Council Reports---**Council was informed that there will be a Woodland Hills meeting Monday November 16, 2017. Councilmember Ames said he would not bring up the Halloween issue. But, he does have a couple of concerns on the building. He is concerned that it was pitched as recreation needs and a small portion to the city building. Now how do we account to the county for the money not being spent on the parks? He is also concerned with the potential useable space upstairs. He fills that it is only storage space and not the space they use.

Engineer Kettle said they asked for \$100,000 in the grant and they only got \$35,000 so how does the county justify that. He said in April when they asked the council what they wanted to do with the money it was the building.

Brief discussion on the building.

Everyone was reminded of the Frontier Days meeting on the 17<sup>th</sup> of October.

**B. Engineering Reports---**Sewer plant will be finalized next year, and Bill Leavitt needs to figure things out on the property and what he wants to do, but it is still all under contract with him. They just need to do the closing.

Roads, because of the time it took the county to make their decision on the funding, we got put on the end of the schedule so we may need to wait until spring to get started on them.

**C. Planner Reports---**None

**D. Mayor Reports---None**

**E. Report and Approval of Bills Paid---Councilmember Forman made a motion to approve the bills. Councilmember Ames seconded the motion. The Mayor and Councilmembers Ames, Forman and Fryer all voted in favor, motion passed.**

**F. Approval of Minutes from September 14th, 2017---Councilmember Fryer made a motion to approve the minutes of September 14<sup>th</sup>, 2017 with the changes made. Councilmember Forman seconded the motion. The Mayor and Councilmembers Ames, Forman and Fryer all voted in favor, motion passed.**

**6. Meeting Adjourned—Councilmember Ames made a motion to adjourn and Councilmember Forman seconded the motion. All voted 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 15<sup>th</sup>, day of November 2017.

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Mayor R. Lee Snelgrove

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City Recorder Suzanne Gillett