

**Francis City Council Meeting
Thursday, June 13th, 2024, 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-9wahpEELShvGOZShXGIXg>
You can also comment by email to comments@francisutah.org**

Staff: Mayor Jeremie Forman, Councilmembers Shana Fryer, Sam Hunter, Clayton Querry, and Clint Summers. City Engineer Scott Kettle, City Recorder Suzanne Gillett, and City Planner Katie Henneuse.

Others in Attendance: Rex Campbell, Pete Gillwald and Brent Morgan

1. Welcome, Call to Order and Pledge of Allegiance---The Mayor welcomed all in attendance and the meeting started at 6:04 pm. He asked Councilmember Fryer to lead in the Pledge of Allegiance.

2. Consent Agenda---Approval of invoice register dated June 13th, 2024, minutes from May 9th, 2024---The Mayor asked if there were any concerns on the check register and minutes. There were none. City Engineer Kettle explained that there was one more check that needed to be approved. It was for work on the City Building.

Councilmember Fryer motioned to approve the minutes and the check register with the additional check to Webster Construction. Councilmember Hunter seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

3. Public Comment---Mayor opened public comment period. There was no public comment, so he closed the public comment period.

The Mayor moved some items around on the agenda.

4. Public Hearings

A. Amended Budget 2023-2024 Resolution No. 2024-04---The Mayor explained that Recorder Gillett has gone through and made sure that the budget balances. There are a couple of items that need to be changed that Pelorus has noticed. He explained that at least three of us review the budgets, the Mayor, Recorder Gillett and Pelorus. Recorder Gillett reviewed the corrections that needed to be made.

Councilmember Hunter motioned to approve Resolution 2024-04 with the corrections that Recorder Gillett read with the recommendations from our outside accounting firm Pelorus. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor: motion passed.

The Mayor forgot to open the public hearing So, Councilmember Fryer made a motion to rescind Councilmember Hunters motion. Councilmember Querry seconded the motion. The Mayor and all Councilmembers voted in favor; motion passed.

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

Councilmember Hunter again motioned to approve Resolution 2024-04 with the corrections that Recorder Gillett read with the recommendations from our outside accounting firm Pelorus. Councilmember Fryer seconded the motion. The Mayor voted aye, Councilmembers Fryer, Hunter, Querry and Summers all voted aye; motion passed.

B. Tentative Budget 2024-2025 Resolution No.2024-05---The Mayor reviewed the tentative budget for the upcoming fiscal year. He explained this is also a ton of work for Recorder Gillett. A ton of research and estimating and crunching numbers on wages and things so the City operates as it should. He explained of course, we can always amend the budget, but we should try to figure that out now. He explained that they have budgeted for pay increases. He explained that we changed the budget slightly for grants that come in.

Councilmember Hunter asked about the building and grounds he asked about the Restaurant Tax there. It was explained to him that it was the Restaurant Tax Grant.

Recorder Gillett read the report from Pelorus.

The Mayor said generally speaking Suzanne does a great job on the budget and rarely do we have any audit issues.

The Mayor opened the public hearing. No one was in attendance. The Mayor closed the public hearing to entertain a motion.

Councilmember Querry motioned to pass Resolution 2024-05 with the recommended changes from the outside accounting firm Pelorus. Councilmember Summers seconded the motion. The Mayor voted aye, Councilmembers Fryer, Hunter, Querry and Summers all voted aye; motion passed.

5. Discussion, Updates and Approval on Potential Action Items

A. Annexation Intent---Stewart Ranch---Pete Gillwald and Rex Campbell---Planner Henneuse reviewed and read her staff report for The Lone Rock Annexation. Currently four lots are in the County 23.82 acres. They are within the annexation declaration area. They would like the zoning to be like Stewart Ranches. She explained they had been given 4 hook ups for the four homes there already. She reviewed her report.

We are at the petition stage, and she explained that we did not have to do things the way they wanted and there could be a lot of negotiations.

She reviewed some of the General Plan and explained that the applicants will have some open space in their plan. (See attached staff report). She explained there are over 500 units already buildable in the City.

It was stated that they would need to turn in water shares for all lots. She explained part of her job as Planner is to look at the feasibility of the project. She explained all of the services that would need to be provided. She explained that Rocky Mountain Way would be able to hold the traffic. This concept plan is showing 26 units if they were doing this as AG-1. She feels that it meets all the requirements of a conservation subdivision plan. If they were to do AG-2 it would be about 13 lots.

The Mayor asked how the bonus density changes if it stays at AG-2 zoning. Planner Henneuse tried to explain how it would work.

The Mayor asked if the Council had any questions. Councilmember Query said it is currently 4 lots and our future land use map says 2 acres. Are we going to continually shrink this zoning for more density? Twenty-six homes compared to 13 he would rather see 13.

Councilmember Fryer agrees with Councilmember Query. She really, really doesn't like this plan at all. She doesn't feel like it really has open space. She would say leave it at the four. Councilmember Query would look at annexation because it is in our annexation district. If they would like to come in at AG-2 he would be for that, but nothing less.

Pete Gillwald is a landscape architect, and land planner. He explained he helped write the conservation subdivision plan years ago. He explained it is a four-lot subdivision and it is two separate subdivisions. He explained they looked at trying to figure things out with the County and they would be losing two lots with them. He explained they had met with the previous Mayor and was told that it wasn't the right time when he approached him a couple of years ago. He said in the meantime that things might change. He wanted to see if there was some way to incorporate this with Stewart Ranches. Pete explained that they decided to come in as AG-1 because that is what Stewart Ranches is already. He explained how the road worked and that they cannot get access on State Rd. 35 so they will access as shown.

Pete explained all the reasons why they did things the way they did. He explained they tried to find the best solution that would help them move forward. He would like to go forward to the Planning Commission.

Councilmember Hunter asked if this is the area that has all the new white fencing all the way around it. He was told yes.

The Mayor asked the Council if they had any other questions, comments, or concerns. Are they willing to entertain the option to annex the property?

Councilmember Summers is currently not interested in this plan. Councilmember Hunter wanted to know if they would still have the discussion to add to things. The Mayor explained that everything can be discussed later, this is just saying they are willing to look at annexing it.

Councilmember Hunter said to help these gentlemen decide he would like to see less density. He is like everybody else; with the 26 homes he is more apprehensive.

The Mayor said as far as the annexation map it looks outdated because it doesn't include Stewart Ranch in the current City Boundary. He realizes it's in our annexation declaration area. He asked if it helps square up the area and is there an impact long term?

Engineer Kettle explained his thoughts on things.

The Mayor looks at this in a couple of different ways. He sees some minimum benefit, but for him his biggest concern is we are in a situation where we have so many things going on and while he appreciates the fact if they bring them in at AG-2, but he likes the four lots better than the number 13. He feels the world is closing in around us. He is not excited about some of the possibilities. He worries about how many lots there are presented.

Councilmember Query feels it will be a hard sell, but he will not go for the AG-1.

The Mayor asked for a motion on item 5A.

Councilmember Query motioned to accept the petition for annexation on item 5A, Councilmember Hunter seconded the motion. Councilmember Fryer voted aye, Councilmember Query voted aye, Councilmember Hunter voted aye, the Mayor voted nay, and Councilmember Summers voted nay. Motioned passed 3-2.

B. Ordinance No. 2024-06---Enacting Compensation Increase For Specific City Employees Motion Made in a May 9th Meeting but didn't have the Ordinance---The Mayor reviewed what had been done last meeting and we just need to pass the actual Ordinance.

Councilmember Summers motioned to approve Ordinance 2024-06. Councilmember Query seconded the motion. All voted in favor.

C. Public Utility Encroachment---**Brent Morgan Resolution No. 2024-03**---The Mayor turned the time over to Planner Henneuse. Planner Henneuse explained that Mr. Morgan would like to build an accessory building on his land. She showed a map of where he would like to build it. She explained that he would like to build in the public utility easement. She explained that we have done this before, but if the easement is needed, he would have to move the building. She said the risk is really slight that they would ever need to use that area. She explained there is a Resolution with this. Mr. Morgan has already signed the License and Permit.

Councilmember Hunter motioned to approve Resolution number 2024-03 and give the permission to Mayor Forman to sign the permit. Councilmember Summers seconded the motion. The Mayor and all Councilmember voted in favor; motion passed.

D. Frontier Days---Councilmember Fryer said they already had 12 chickens for the kids race. The Mayor explained that someone emailed him on bounce house items, and he was told that Antini had already ordered them.

Councilmember Summers will be getting a life sketch, and Cagney will be doing the flag presentation.

Planner Henneuse explained everything she felt still needed to be done.

Councilmember Hunter explained that he won't be in town for Frontier Days.

Planner Henneuse explained the money they received from Summit County and where it needed to go.

The Mayor discussed Oxygen Marketing and he would still like to use them, but last year they did a survey and only 150 people said they heard about Frontier Days on the radio.

Councilmember Query feels that it would be better to advertise with the Oakley Rodeo.

Councilmember Fryer said she has six queen contestants that she can send out to try to advertise.

The Mayor feels like they could do the KCPW and maybe we should look into that. The Mayor wants to know if we divert that money somewhere else. There was discussion on other things that could be done.

Councilmember Summers asked about the rodeo float as he received the paperwork for the entry. He stated that he will be out of town and asked if someone else could do it.

Councilmember Hunter asked about the banners, and he was told they were in Planner Henneuse's office.

Barrell racers are coming, and Councilmember Fryer explained she has buckles for them. The Rodeo committee will talk about what movie to see. We possibly have three committee members.

6. Council Business

A. Council Reports---None

B. Planner Reports---Burton Rach annexation going to Planning Commission next week so they might see that again in July.

C. Engineer Reports---The well temporary power is in place and the tank is hooked up. Francis Gates is going to town. ADU water we require to have two separate water and sewer connections. The way the state is going, he and Katie are wondering if they want to keep things going the way we are. He explained how everything would work, but he feels we should still charge them with two water connections. The Mayor asked what the schedule was for repaving 1000 East. Engineer Kettle explained they had a back ordered part, so it might be a little bit.

Councilmember Fryer wanted to know if the roads on Rock View Circle were City Roads. Engineer Kettle told her yes, they were.

D. Mayor Reports---The Mayor explained the building is coming along and if you get a minute go walk through and check it out. Councilmember Fryer wanted to know if we were going to have an open house. She was told will see. The Mayor would also like to get with the Kamas Valley historical committee and see if we can get some photographs of the walls of the new building.

He then explained that Bob Murphy had retired from the Planning Commission, and he said he was very passionate and cared about the City and he didn't always agree with him at times, but that is the point they shouldn't always agree. He just really wanted to thank Bob for his service to the City.

Councilmember Querry motioned to adjourn. Councilmember Fryer seconded the motion. All in favor; meeting adjourned.

7. (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.

Mayor Jeremie Forman

City Recorder Suzanne Gillett