

SPECIAL CITY COUNCIL MEETING

APRIL 28, 2016

6:30 PM

Meeting was called to order by Mayor Todd Hawkes at 6:30 pm.

Present: Mayor Todd Hawkes, Council: Emily Chatterton, John Packer, and Bryce Wood.  
Joyce Bayles was excused.

Also present: Stuart Parkinson, Scott Womack, Ethan Womack, Becky Cox from the Preston Citizen, and Matt Smith.

Mayor Hawkes welcomed everyone to the meeting. Mayor Hawkes stated that Ethan Womack is here tonight as he is working on his merit badge Citizenship in the Community and needs to attend a city council meeting.

**Approve the Letter of Conditions LOC and to sign the forms RD 1942-46 Letter of Intent and RD 1940-1 Request for Obligation of Funds:** There are two forms that need to be signed. This is to obligate the funds from the USDA and needs to be signed by May 2, 2016 so we do not lose these funds. The council has been sent a draft of these documents. The council did not have any questions about the forms that needed to be signed. There are some timelines that Mayor Hawkes does not like but not enough to stop this. Things have been going forward as they should. Mayor Hawkes stated that he is requesting another meeting with DEQ to get updated on where they are on this project. Things have been coming together on this finally. Mayor Hawkes thanked Becky Cox on the article in the Preston Citizen she wrote and on how it was written. That article alone has made a big difference in getting these agencies coming together and working with the city.

Mayor Hawkes asked for a motion on this from the council.

Bryce Wood made the motion to authorize Mayor Hawkes to sign these documents.  
John Packer seconded. Unanimous. Motion passes.

**Building Permit Fees:** Mayor Hawkes stated that the building permit fees have been discussed many times before. The building permit fees have been on the adopted international building code fee schedule. This is a pretty standard code. What it does is to take

the average of everybody in the nation and comes up with a per square foot charge. The charge is 1% of this number for the building permit fee. This is pretty standard. This has been put on the agenda to see if the council would like to make changes. Mayor Hawkes stated that the council can change the way the permit fee is figured. There can be discussion on the fees. Mayor Hawkes asked if the city could help ease the burden of those fees by changing the way it is calculated. He would like to make Franklin builder friendly. The last time this was discussed the council was going to put a committee together to figure this out but it did not happen. Mayor Hawkes still thinks should happen. Scott Womack stated that the cost is 1% of the sq. footage amount times the set amount. This is not on the projected cost of the building. Shawn Atkinson got three different bids so the permit would be on the average. Scott Womack stated that \$38.95 is for garages etc. and \$89.95 is for living area. (The actual cost on the building permit is \$89.95 on living area and \$39.95 on garages, porches, decks and patios.) The square footage is on the outside square footage not the inside square footage. There are some in Legacy Ranch has temporary residency until the end of May. Mayor Hawkes stated that Franklin is charging \$89.95 per square foot and the county is charging \$60 per square foot. That is a huge difference. Emily Chatterton stated that she thought that the shed permit was changed. Mayor Hawkes stated that it was changed to that under the 250 sq. footage is only an accessory building permit of \$10.00.

Stuart Parkinson stated that Preston City and Franklin County uses the same formula but the square footage is a lot less than the one Franklin uses. Franklin is way higher than both of them on the square footage charge. Stuart Parkinson stated that the county figures difference room at a difference cost like a room above the garage is less and is rated at \$35 per square foot, basement is \$18, a crawl space is \$7 and a garage is \$18 and a patio is \$15. The county and Preston City has put a different value on the square footage. If you go on theirs his permit would be half of what Franklin wants to charge. Scott Womack stated that the county at one time wanted to drop their fee down to .8% from the 1%. This was because they were making more money than what they were paying their building inspector. The law states that you cannot charge more than the cost, so they had to lower the cost. Scott stated that he gets 70% of the building permit and the city gets 30%. Emily Chatterton asked Scott if he gets the 70% of

the fee. Scott stated that yes that is what he gets. Stuart Parkinson asked Scott Womack how long it takes him to do the inspections. Scott stated that he gets about \$.26 and \$.27 per hour when you figure the cost of books and licenses and training he pays for. Stuart asked the council if the city could start paying for the books needed so that if there was a change the books would be here for the next person. Mayor Hawkes stated that is one of the things that the city needs to look at. Stuart Parkinson stated that our builder has bid this job at \$73,000 and Scott has put the value at \$179,344. The rates are too high. Scott Womack stated that that number is the mean value of what is built. Stuart Parkinson stated that he is not auguring the way it was figured but that the rates are too high. Mayor Hawkes stated that we need to find a way to get the cost down. The City should purchase the books and take the burden off of Scott. And get the cost down. Emily Chatterton stated that she would like to lower it. Bryce Wood stated that he would like to explore it more. Bryce Wood stated that we have to keep this fair and if the city has active permits then they would not fall under the new rules. We need to look into this more. Stuart Parkinson stated that Franklin cost of living is higher here. John Packer stated that he has a building permit is about the same. He thinks this is fair. Scott Womack stated that the county inspector gets a car, gas and training. Mayor Hawkes thinks there should be a standard for this area. There are some differences. Mayor Hawkes stated that they need to look at the county and conform to that or subcontract but he will get with our attorney to make sure it is done properly.

Stuart Parkinson asked about using the county inspector as the city inspector. Scott Womack stated that he has lost over \$10,000 in the last two years because of the way he was paid. He does not do this to make money. The city would have to buy him a phone as he is using his own personal phone. He talks to many people during all times of the day and night. Scott stated that he spends up to 4-5 hours going over a building permit before any building is started. It is not just the time it takes to go out to look a one project. Scott stated that if the city would require an engineered stamped set of plans then it would take 3-4 hours off his time that he can be with his family. He has to make sure that the building is built right and is safe.

John Packer stated that a date must be set when the change occurs. Mayor Hawkes stated that this must be discussed and fixed soon. Emily Chatterton stated that she doesn't like the high fees. She wants this to be fair.

Mayor Hawkes will talk with Mayor Beckstead tomorrow and he would like Emily Chatterton to talk with the county inspector tomorrow. Mayor Hawkes stated that he would like the council to think about this soon. Mayor Hawkes stated that he will work on this tomorrow also. He will try to put together numbers that will be a benefit to the city and inspector and to the citizens. He wants to take a look at this soon to get this settled. He wants a date to get this settled. Mayor Hawkes stated that he will get back with Stuart Parkinson in the next couple of days with what he has found out. Mayor Hawkes wants the council to take this as an action item for the council to work on. With whatever the council decides, we need to come back into a meeting to make this legal. He wants the council to get something that will work for the city. Bryce Wood wants numbers from Jeremy Kimpton so he can look at this better.

Bryce Wood made the motion to adjourn at 7:15 pm. John Packer seconded.  
Unanimous.

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City Clerk

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Mayor