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|  | Ferron City Council Meeting Minutes 1/11/2023 7:00 pm.  Council Chambers – Ferron City Hall  20 East Main Street, Ferron Utah  Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org |

Mayor Justice called the meeting to order @ 7:00 PM. Welcomed all in attendance. Council Member Brad Richman lead the Pledge of Allegiance. Let the roll call show:

Present Absent

Mayor Adele Justice X

Council Member Dell Mead X

Council Member Troy Winter X

Council Member Gerry Stotler X

Council Member Chris Winn X

Council Member Brad Richman X

Also in attendance: Michael Wayman, Kern Behling, Kash Winn, Brad Clausen, Gordon Bennett, Tracy Behling, Eddie Detto, Barbara Bowles – Recorder, Jacque Wilde – Treasurer, Sid Swasey – Maintenance, Sherrie Swasey

**CONSENT AGENDA**

APPROVAL OF MINUTES DATED DECEMBER 14, 2022

UTILITY ADJUSTMENT – MICHAEL WAYMAN TOTALING $641.46

Mayor Justice asked if there were any questions that the council had in regards to the utility adjustment that could be directed to Michael Wayman. No questions.

**Motion by Council Member Mead to approve the Consent Agenda with the Utility Adjustment of $641.46. Council Member Richman seconded. Roll Call**.

Aye Nay Absent

Council Member Dell Mead X

Council Member Troy Winter X

Council Member Gerry Stotler X

Council Member Chris Winn X

Council Member Brad Richman X

Motion Carries

**GENERAL BUSINESS / DISCUSSION ITEMS**

PUBLIC COMMENT

Mike Wayman thanked the city for the utility adjustment. Explained how he found the leak, his septic tank had filled up. Replaced a lot of his piping to avoid any future problems. Also thanked the city for the in-depth title search that was performed in showing exactly his property lines in reference to the city cemetery.

Brad Clausen asked if the city did anything to help with spaying or neutering cats. Brad stated that his wife wants to catch the cats and have them taken care of. Council Member Stotler stated that she has caught several and has taken them to the vet in Castle Dale and had them neutered/spayed for free. The Clausen’s had tried that – they no longer take them that day you must have an appointment. The Mayor stated that the city does not have a program. Brad also stated that he has concerns about how dark it is at the fairgrounds by the gym. When they are walking their dog he has seen people parking and has seen bottles, etc. The Mayor stated that we would have Council Member Winter look into that. In reference to the cat problem: Council Member Richman brought up a past program, “Friends of Cats”. Council Member Mead brought up the voucher program and how his family personally has used it. Mead stated that he knew with the vouchers that you had to make appointments and sometimes they were 2 weeks out.

DISCUSSION AND APPROVAL OF 2023 CITY HALL HOLIDAY CLOSURES

Mayor went over the dates with the council.

**Motion by Council Member Richman to approve the 2023 CITY HALL HOLIDAY CLOSURE SCHEDULE. Council Member Stotler seconded. Roll Call**.

Aye Nay Absent

Council Member Dell Mead X

Council Member Troy Winter X

Council Member Gerry Stotler X

Council Member Chris Winn X

Council Member Brad Richman X

Motion Carries

REVIEW OF COUNCIL ASSIGNMENTS. POSSIBLE CHANGES FOR THE 2023 YEAR.

The Mayor asked the council about the new year and the council was good with their assignments including their Peach Day assignments. Mayor stated that her and Council Member Winter had already agreed to trade their Peach Day assignments, she will take the horse races and he will now be in charge of the fun day.

LEASE AGREEMENT BETWEEN KASH AND VALARIE WINN – SEWER LAGOON.

Kash Winn was in attendance. The Mayor explained to the newer council members that the Winn’s had had an agreement with the city for some time. The Winn’s lease the property for $1,200 a year. The Winn’s maintain that property including the fences. The Winn’s also take care of all weeds. Kash was asked if there was anything he wanted to add or take away from the lease agreement. Kash stated that he was fine with the lease agreement as it is written. Mayor will have the lease agreement updated and sent for signatures.

**Motion by Council Member Richman to approve the Lease Agreement between Ferron City and Kash and Valarie Winn. Council Member Stotler seconded. Roll Call**.

Aye Nay Absent

Council Member Dell Mead X

Council Member Troy Winter X

Council Member Gerry Stotler X

Council Member Chris Winn X

Council Member Brad Richman X

Motion Carries

WATER DISCUSSION: LEASE AGREEMENT WITH CANAL COMPANY, SHARE REQUIREMENT FOR CONNECTION, ETC.

Tracy Behling was in attendance, representing Ferron Canal Company.

Mayor advised the council that the city had been leasing 300 acre feet from the Canal Company for $4,000.00 a year payable the first of April. She advised that the City hasn’t used over 300 culinary acre feet since 2006. Since 2006 the City has used an average of 237 acre feet per year, for culinary use. The Mayor advised that the city has 1677 water shares for secondary water with 100 of those shares dedicated to the golf course. She reminded the council that last month they had started the discussion about what is required for a secondary discussion. They had been asked to think about the matter. Mayor reviewed the current secondary water connection share surrender requirement. 0-1 acre = 1 share, 1.1 – 2 acre = 2 shares and then it goes up from there every ½ acre. The Mayor feels this is a good discussion we do need to have especially with all the talk about meters.

Mr. Behling asked if he could explain how he remembered the lease agreement. He stated that right now the City is getting $450,000 worth of shares for $4,000 a year. At the time they were concerned that the City would go out and lease or buy all the shares it could and take that share of water away from potential businesses and farmers. Once water goes to a municipality it cannot be resold to a business, etc. It basically takes that block of water off the market. There were many of years that the City was leasing water and didn’t need it. Once they began this agreement it saved the city in lease water. Right now, if the City was going to purchase 300 blocks of water it would cost the city $400,000 plus. The concern with the Canal Company is “why require someone to turn in a water share”? The lease agreement that the city has with the Canal Company covers the culinary. The shares we currently have cover the secondary. He strongly suggests that we don’t have someone turn in a share for culinary because the lease we currently have covers that. The city could just charge a fee. In the future if the 300 shares in the lease doesn’t cover it then the lease can be revisited. People just cannot find shares to turn in. “Why should the people now pay for the future?” The city hasn’t run out of water for years. The lease doesn’t address a “bad year”.

Jacque Wilde did advise that since the beginning of 2022 there have been 5 new builds. Only 1 has turned in a share for culinary water. The other 4 chose to pay the index fee. That is an option in city limits.

Kern Behling had a few questions. He is concerned that the current lease agreement won’t be honored in the future. Is there a way we can have it in a contract. All shares are owned. All share owners are part of the lease. He wanted to know if he could just buy a water connection, index fee? He would need to have property. (Kern had sent an email to the council. Which was distributed.)

Gordon Bennett asked why county residents are treated differently than city residents. He felt that they should be treated equally. The Mayor stated that she would need to look into that. Mayor would look at how the ordinance was written. CVSSD has a lot to do with that because of putting in the water pipe the lines in. “CVSSD should have nothing to do with turning in shares.”

Tracy Behling explained the stock water system. “The old water plant would be just fine now.” He doesn’t want to take the shares out of the system. The City will always have their water. He asks that we don’t require a share for culinary water. The city will have to decide what to do about the secondary.

Regarding secondary meters. Senator Hinkins is working right now on that. Ferron Canal Company meters every gallon of water that comes out of Millsite. Ferron Canal Company keeps all the records.

Brad Richman – We need to research the county charges and look at the contract.

Mayor asked the council about the secondary share requirements. We have had a couple of landowners purchase 5 acres and one water share. We have had them sign an agreement that they will only water one acre. It’s an enforcement issue. Is the city asking for too many shares for secondary? For now we will leave it as is.

**REPORTS**

MAYOR AND COUNCIL REPORTS

Mayor Justice

Cemetery Update. We have reported it to the insurance company. There will be some repairs needed. There are some monument companies willing to help. We will need to get some trees removed.

Training for OPMA. Two meetings at the County and there will also be a zoom link.

Adventure Hub – Bid Packet – A couple of rewrites. There will be some cement that will need to be removed.

Thank You to all that helped with the snow removal.

The Personnel Policy needs revision.

Paydays possibly need to be changed.

Watch the metal building for snow on roof. – Mayor will talk to Troy Winter.

Council Member Richman

Dog Clinic

Council Member Stotler

Regulations on how Golf Course is taken care of.

Council Member Mead

A few Animal Control issues.

Flag Pole at Golf Course needs to be lighted. The flag should be taken down.

One fire on I-70.

A couple lift assists.

GOLF COURSE AND MAINTENANCE REPORTS AND WORK ORDER REVIEW

The Mayor stated that she had talked to Jeff about the dispute over the charges on credit cards. We will have to talk to Jeff about that. She also talked to Jeff about training in February.

Sid reported that there was a lot of snow. Reported about what happened to the snowplow.

(IF NEEDED) CONSIDERATION TO ENTER CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL, PENDING OR REASONABLE IMMINENT LITIGATION, AND THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, PURSUANT TO UTAH CODE SECTION 52-4-205

No Closed Session Needed.

APPROVAL AND PAYMENT OF WARRANTS

**Motion by Council Member Mead to pay the bills. Council Member Richman seconded. Roll Call**.

Aye Nay Absent

Council Member Dell Mead X

Council Member Troy Winter X

Council Member Gerry Stotler X

Council Member Chris Winn X

Council Member Brad Richman X

Motion Carries

ADJOURNMENT

**Motion by Council Member Richman to Adjourn. Council Member Mead seconded. Roll Call**.

Aye Nay Absent

Council Member Dell Mead X

Council Member Troy Winter X

Council Member Gerry Stotler X

Council Member Chris Winn X

Council Member Brad Richman X

Motion Carries

Meeting Adjourned at 8:33 p.m.

Attest:

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Mayor Adele Justice

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Barbara Bowles

Ferron City Recorder