



Ferron City Council Meeting Minutes January 3, 2024, 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

1. **CALL TO ORDER, ROLL CALL, WELCOME & PLEDGE OF ALLEGIANCE**

Mayor Jackson called the meeting to order at 7:00 p.m.

Roll Call

	Present	Absent
Mayor Trent Jackson	<u>X</u>	<u> </u>
Councilmember Dell Mead	<u>X</u>	<u> </u>
Councilmember Laramie Morgan	<u>X</u>	<u> </u>
Councilmember Vance Brown	<u>X</u>	<u> </u>
Councilmember Gerry Stotler	<u>X</u>	<u> </u>
Councilmember Ray Petersen	<u>X</u>	<u> </u>

Council Member Laramie Morgan was asked to lead the Pledge of Allegiance.

2. **APPOINTMENT OF NEW CITY COUNCIL MEMBER AND OATH OF OFFICE**

City Recorder, Barbara Bowles, administered Oath of Office to new Council Members Laramie Morgan, Vance Brown and Ray Petersen.

3. **REAPPOINTMENT OF FIRE CHIEF – DELL MEAD**

Mayor Jackson advised that he had spoken to Fire Chief Dell Mead, and he would like to continue as Fire Chief for the Fire Department.

Council Member Gerry Stotler motioned to reappoint Dell Mead as the Fire Chief. Council Member Ray Petersen seconded the motion. Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> </u>	<u> </u>	<u>X</u>
Councilmember Laramie Morgan	<u>X</u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u>X</u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u>X</u>	<u> </u>	<u> </u>

Motion Carried.

Council Member Dell Mead did not vote as he is the Fire Chief.

4. **PUBLIC HEARING**

Mayor Trent Jackson asked for a motion to enter the Public Hearing.

Council Member Gerry Stotler motioned to open the Public Hearing. Council Member Laramie Morgan seconded the motion. Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u>X</u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u>X</u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u>X</u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u>X</u>	<u> </u>	<u> </u>

Motion Carried.

Mayor advised that the Public Hearing was to discuss the rezoning of 100 N at 100 E then west to 100 W then north to 200 N then east to 100 E then south to 100 N. The purposed rezoning is H1 to CC1. Then 200 N at 100 E west to 100 W then north to 300 N then east to state street then north to 400 N then east to 100 E then back to 200 N. then purposed rezoning is H1 to R1-7500. He introduced Planning Commission Chair Nielson as being at the meeting to address any questions. (There was a map at the back of the room which explained the change. There were also copies of the purposed change.) Mayor Jackson advised the concern of it changing County taxes and it will not. **Antonella Townsend** asked if the change was going to affect them in any way. Liz Nielson advised that with the change it would protect the area from being able to have a commercial business in their area. It would remain residential. Again Ms. Nielson advised it was mainly to help clean up the map. Ms. Townsend asked if the addresses were going to change, and they are not. Council Member Brown asked for the reasoning why? Ms. Nielsen stated that there is a lot of empty lots that are not non- conforming as well as lots with homes that are non-conforming. This change would ensure lots could be sold as residential lots. **Darrin Townsend** asked if this would change how many animals could be on the property. Ms. Nielson advised that this would not change that. Animal rights are figured off lot size. If your lot size doesn't change, how many animals you are allowed to have on your property won't change. **Ms.**

Cardwell asked what was meant by empty lots. Ms. Nielsen advised that there are vacant lots currently in the H1 zone that are not an acre, so they are non-conforming. With this change they would be able to be sold as building lots if there was access to the lot and other conditions were met. With this change you still can have a Home Business you just cannot have a Big Commercial Business such as a Walmart. No RV parks either. R1-7500 does not allow multi units. Those that are there are grandfathered in. Any new build of multi would require an ordinance change. No Air BNBs are allowed. **Council Member Brown** read the description for R1-7500, “The R-1-7500 residential zone has been established for the purpose of providing a place where one-family detached dwellings on spacious individual lots can be constructed, having attractively landscaped yards and a favorable environment for family life.”

Mayor Jackson asked if there were any other questions.

Mayor Jackson asked for a motion to close the Public Hearing.

Council Member Petersen motion to close the Public Hearing. Council Member Vance Brown seconded the motion.
Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> X </u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u> X </u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u> X </u>	<u> </u>	<u> </u>

Motion Carried.

5. CONSENT AGENDA

- a. Approval of Minutes dated November 29, 2023
- b. Approval of Minutes dated Public Hearing Meeting Minutes December 6, 2023
- c. BOARD OF EQUALIZATION REQUESTS
 - (1) Miles, Burd
 - (2) Alvarado, William

Mayor Jackson asked if there were any questions about the Consent Agenda.

Mayor Jackson asked for a motion.

Council Member Dell Mead motioned to approve the Consent Agenda. Council Member Gerry Stotler seconded.
Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> X </u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u> X </u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u> X </u>	<u> </u>	<u> </u>

Motion Carried.

6. GENERAL BUSINESS / DISCUSSION ITEMS / ITEMS PULLED FROM THE CONSENT AGENDA

- a. REPORT FROM EMS SPECIAL DISTRICT – Jared Howes

Jared apologized for missing the last meeting. He advised that the lawyers, accounting program, insurance, etc. were now all in place. Budget is also in place. Everything had to be switched from the County to the Special District. They are advertising an Assistant Director. Mayor Jackson introduced Jared to those who were in the audience as the Ferron EMS Garage lead and also a chairperson for the Special District. Their meetings are going to be on the first Tuesday of each month. Still working on banking paperwork.

- b. DISCUSS/APPROVE/DENY DONATION S.E.U.J.L.S. BELT BUCKLE - \$175.00

Kaylee Morris was not in attendance. Council Member Ray Petersen wanted to verify that it was to pay for Belt Buckle. Council Member Dell Mead stated that Ferron City had been doing this for years. The City Recorder asked that in the motion it be stated that we could pay before receiving an invoice due to a delay in billing from SEUJLS.

Council Member Ray Petersen motioned to approve the donation of \$175.00 to SEUJLS for the purpose of a belt buckle and to send the check right away. Council Member Dell Mead seconded the motion.

Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> X </u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u> X </u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u> X </u>	<u> </u>	<u> </u>

Motion Carried.

c. CITY HALL PLUMBING

Mayor Jackson advised that there was a serious plumbing with the main plumbing. Snow's plumber crawled under the building and removed a 6 ft piece of pipe that was cracked and releasing sewer fumes. They also found that the hangers that had been installed for the cast iron pipe had been improperly installed therefore the fittings were all cracked and additional pipe also cracked. *Justin snow advised that there weren't even hangers where the 90-degree fittings were so that caused a lot of problems. The piping under the building is the original from when the building was built. There has been settling of the building, ground etc. There is no grade, and the sewer remains in the pipe. All the fittings are cracked or broken. All cast iron under the building is recommended that it be removed and replaced with commercial grade PVC.* Pictures were handed out to those in attendance. Council Member Brown asked why PVC and not ABS. Commercial PVC needs to be used in Government facilities. Also, since there is a cement deck under the building PVC can be used. Mayor Jackson advised that the bid is around 9,000 which is more than the 7,000-emergency allowance. We could ask for more bids. However, the fix that has been done is just a band-aid and we don't know how long it will last. The women's restroom is shut down and locked as of right now. Mayor went on to relay that he knew when he was the mayor before the ladies in the office had also complained about the smell. The smell had given them terrible headaches. When we reached out to others to possibly bid on this project they declined, they only do new projects. Council Member Petersen asked if Snow's could make this a priority and begin immediately. He was advised that they could. Justin Snow explained the bid to the Council. All drainage and sewer pipe would be replaced up to the floor as high as possible and all the way out and everything will be up to code as far as hangers. Council Member Morgan advised that he also would like to see more bids, but he does understand the urgency of this problem.

Council Member Gerry Stotler motioned that we accepted the bid from the plumbing division of Snow's Heating and Air. Council Member Laramie Morgan seconded the motion.

Mayor Jackson stated that he had a motion from Council Member Stotler to accept the bid from the plumbing division of Snow's Heating and Air and a seconded from Council Member Morgan. To repair the sewer at City Hall. To bring the sewer up to code due to it leaking and for the safety of the employees and all that enter City Hall.

Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> X </u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u> X </u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u> X </u>	<u> </u>	<u> </u>
Motion Carried.			

d. DISCUSS/APPROVAL OF PEACH DAYS AND CITY COUNCIL ASSIGNMENTS

Mayor asked the council if they had a chance to look over the assignments. If there were any questions. There will be no February activity. Council Member Dell Mead was just fine with that. Mayor advised that he had in November written in the newsletter asking for the citizens of Ferron's input on what they would like to see. A lot of their ideas were things that the actual citizens could do, and the city could support. We could offer City Hall, or we could support the community. The city and the City Council don't have to be the ones to do it. He went on to say if there was something that wasn't on the list and the Council wanted to do it and we had the funds in the budget then it could be addressed.

Gerry was concerned about overseeing the Parade for Peach Days. Mayor stated that City Hall would help.

e. DISCUSS/APPROVE/DENY A ON CALL STIPEND FOR MAINTENANCE EMPLOYEES

Mayor advised that this came up when he was talking with the crew about being around on the weekends. Taking animal calls on the weekends. There had been some push back. Mayor had asked to just work it out and let him know who could be called if a situation came up. He had also told them that it would be OT if they did get called out, they still wanted on call pay. The mayor told the crew that he would bring it to the Council. The Council was advised that not very often were they called out. The mayor stated that it was up to the Council. He also stated that if he had had the number 11 call outs last year, he would have told them it was in their job description and that they would have to take turns being on call. Council Member Brown asked how many hours were spent on the call outs previously. City Recorder advised it mattered on the personnel that was called out. One member would just put the exact amount of time. The other crew member must have been aware of the minimum amount of time that one could be paid if called out. The question was asked what other cities do. Other cities pay per call. Castle Dale has a code enforcer and animal control. Paperwork must be completed. Mayor will work with Council Member Ray Petersen and Council Member Dell Mead. Council Member Dell Mead is frustrated because he gets the call from the Sheriff's Office when they cannot reach our crew on the weekends. Council Member Mead has trouble reaching our crew.

f. DISCUSS/APPROVE/DENY POSTING OF A VACANCY FOR PLANNING AND ZONING COMMISSIONER

Council Member Laramie Morgan motioned to approve the posting of a Planning and Zoning Commissioner. Council Member Vance Brown seconded.

Roll Call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> X </u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u> X </u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u> X </u>	<u> </u>	<u> </u>

Motion Carried.

7 RESOLUTIONS

- a. DISCUSS/APPROVE/DENY Resolution 2024-1 A Resolution Amending Resolution 2023-6 To Increase Monthly Base Rate for Culinary Water Outside City Limits

Mayor advised the reason for the amendment of the resolution. CVSSD had realized that they had figured the increase incorrectly for culinary water outside city limits. It was refigured and the increase instead of being \$14 was only going to be \$7.41. No need for a public hearing because we were decreasing. Council Member Brown asked the Jacque to send a letter to all that would be affected.

Council Member Gerry Stotler motioned to approve Resolution 2024-1 A Resolution Amending Resolution 2023-6 To Increase Monthly Base Rate for Culinary Water Outside City Limits. Seconded by Council Member Petersen.

Roll call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u> X </u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u> X </u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u> X </u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u> X </u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u> X </u>	<u> </u>	<u> </u>

Motion Carried.

- b. DISCUSS/APPROVE/DENY Resolution 2024-2 A Resolution To Rezone 100 N AT 100 E THEN WEST TO 100 W THEN NORTH TO 200N THEN EAST TO 100E THEN SOUTH TO 100N. THE REZOING IS H1 TO CC1. 200N AT 100E WEST TO 100W THEN NORTH TO 300N THEN EAST TO STATE STREET THEN NORTH TO 400N THEN EAST TO 100E THEN BACK TO 200N. THEN REZOING IS H1 TO R1-7500.

Mayor advised that this should have been an ordinance and not a resolution. Asked for a motion to table.

Council Member Dell Mead motioned table item 7b. Council Member Ray Petersen seconded.

8. REPORTS

- a. BUDGET REVIEW

Mayor asked if there were any questions. Not what areas you are over but all areas of the budget. Operational budget can be overwhelming. It was explained that there were items to be discussed and a possible work session.

- b. MAYOR AND COUNCIL REPORTS

(1) Mayor Trent Jackson

City Hall hours have been changed to 8-5 Monday through Friday. Time studies have been done to see what it costs the city to have Jacque print and stuff the water bills. Employee Personnel Policy, vacation and sick PTO need to be looked at. Resolutions and coding, Liz and Barb have been working on this. It was found out that ordinances since 2021 and resolutions since 2012 hadn't been updated. Working with American Legal to have our website and books updated. They have quoted us \$500. We will be updating the ordinances and resolutions more frequently.

(2) Council Member Vance Brown

Appreciates everyone. Thank you to everyone and the vote of confidence that everyone has given him.

(3) Council Member Ray Petersen

Golf Course pro shop roof. He is very ill. He was too weak and will soon have it done. The numbers are up for play. BLM- is AWAHL in December for the sale of the land. Maintenance moved the speed limit sign on Canyon Road. Working on Snow Policy and Map. Road Patch on 500 South where there had been a water break. Gravel is there now. Ray reached out to Brad Walker who is the Millsite Park Manager and asked him to come to our next meeting.

(4) Council Member Gerry Stotler

Wanted to thank the City and all the residents who came to help her when her shed caught on fire. So thankful for the Fire Department was amazing. So Thankful.

(5) Council Member Laramie Morgan

We had a resident at the fairgrounds. He had advised this resident that the fairgrounds wasn't a RV park and he needed to move to a RV park.

(6) Council Member Dell Mead

Advised it had been kind of quiet. There had been (1) fire. The department has received some new equipment. They had purchased some new lights. The District purchased some new SCBA's. The department needs to be trained on them. The new truck. The decal meeting will be in about a month or so. October 2024 will be when they get their new truck. It will be a quad door. There is a new member. 9-10 activity members on the fire department.

- c. GOLF COURSE AND MAINTENANCE REPORTS AND WORK ORDER REVIEW
KASEY EDGEHOUSE – Not in attendance
RICK PRICE OR JACOB BUSHMAN – Not in attendance

9. CLOSED SESSION

Possible closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual; strategy for pending or reasonably imminent litigation; strategy for the purchase, exchange, sale, or lease of real property, including any water right or water shares; the deployment of security personnel, devices, or systems; or investigative proceedings to investigate alleged criminal misconduct. Utah Code § 52-4-205.

Not Needed

10. APPROVAL AND PAYMENT OF WARRANTS

Council Member Mead motioned to pay the bills. Council Member Brown seconded the motion.
Roll call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u>X</u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u>X</u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u>X</u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u>X</u>	<u> </u>	<u> </u>

Motion Carried.

11. ADJOURNMENT

Council Member Mead motioned to adjourn the City Council Meeting dated January 3, 2024. Council Member Laramie Morgan seconded.

Roll call.

	AYE	NAY	ABSENT
Councilmember Dell Mead	<u>X</u>	<u> </u>	<u> </u>
Councilmember Laramie Morgan	<u>X</u>	<u> </u>	<u> </u>
Councilmember Vance Brown	<u>X</u>	<u> </u>	<u> </u>
Councilmember Gerry Stotler	<u>X</u>	<u> </u>	<u> </u>
Councilmember Ray Petersen	<u>X</u>	<u> </u>	<u> </u>

Motion Carried.

Meeting adjourned at 8:13 p.m.

Attest:

Mayor Trent Jackson

Barbara Bowles
Ferron City Recorder