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|  | Ferron City Council Meeting Minutes 10/12/2022  Council Chambers – Ferron City Hall  20 East Main Street, Ferron, UT  Phone (435) 384-2350 FAX (435) 384 2557 ferroncity.org |

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

Meeting called to order at 7:08 pm

Present Absent

Adele Justice Mayor X

Dell Mead Councilmember X

Troy Winter Councilmember X

Brad Richman Councilmember X

Gerry Stotler Councilmember X

Chris Winn Councilmember X

Also in attendance Barbara Bowles, Recorder, Russ Oakeson, Julie with ETV

Mayor Justice led the Pledge of Allegiance

**CONSENT AGENDA**

2. APPROVAL OF MINUTES DATED September 14, 2022

Minutes were not ready for approval. Tabled until next month.

**GENERAL BUSINESS/DISCUSSION ITEMS**

3. **GREATLIFE RENTAL AGREEMENT**

Mayor Justice asked Council Member Winter to explain the rental agreement. Explained the amount of money, $30,000, was the amount that was agreed upon that GREATlife would be credited for their investment. They had originally submitted more, however, some of those items they will be taking with them upon the termination of the rental agreement. There will be a deduction of $1000.00 for repayment for the first 24 months. Then the deduction will be reduced to $500.00 for a period of 12 months. This will repay GREATlife the full $30,000 of their investment. Beginning November 1, 2025, GREATlife will be paying Ferron City a monetary payment of $1,000.00 per month. The term of this lease will end on November 1, 2027. At this time a new lease agreement may be negotiated.

Council Member advised that if GREATlife terminates the lease prior to the end of the lease date then they forfeit the balance. If Ferron City should terminate the lease then payment for the remainder would need to be negotiated. He stated that GREATlife has invested a lot into Ferron. Asked for any questions. He advised that this will giveGREATlife some time to build their business. Council Member Stotler asked about the utilities. Council Member Winteradvised that GREATlife is responsible for all utilities. GREATlife is responsible for all the inside and Ferron City is responsible for the outside. We are the landlords. Council Member Winter advised that he has heard great things about the gym and he understands that neighboring city residents are also using the facility. Council Member Richman asked Council Member Winter if he was okay with the agreement. Winter told Richman that he feels good about it.

**Council Member Richman made a motion that the Rental Agreement between Ferron City and GREATlife be approved. Council Member Stotler Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

4. PLAYGROUND CIB UPDATE

Mayor Justice advised that we did get the money from the CIB. We cannot do the work on the retaining wall until we get the money. The playground equipment needs to be installed by the 19th of November. They felt that we could do the work for the playground equipment and leave 8 feet for the retaining wall. The construction company cannot start until the spring. Part of our contract with the playground equipment is to have them help install. If we move the playground to the south and make sure we have enough room for the retaining wall. We have asked for extension for the playground grant. Council Member Winter felt that we could work around the playground equipment.

5. **RPLUS ENERGIES**

$200.00 deposit, $5 per 1000 gal. We possible could have a 100 acres we could sell. It would need to be culinary. They need a letter from the City so that they can get their financing. This will be RPLUS back up water plan. Mayor does not want to commit to and exact amount. They have been advised that the price would be the same for culinary and secondary. There is conditions. There was a discussion on where they could get secondary water. Stipulations are: availability of water, water year – snowpack, level of the reservoir, canal company allocation. The most Ferron City can commit to would be 100 Acre ft.

**Council Member Winter made a motion that Ferron City go ahead and write a letter for rPlus Energies that they can buy water from us with stipulations. Council Member Richman Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

6. **VOTE ON THE COMMERCIAL WATER RATE INCREASE FROM $20.25 TO $25.00. PUBLIC HEARING WAS HELD ON JULY 13. 2022.**

**Council Member Winter made a motion that the Commercial Water Rate increase from $20.25 to $25.00. Council Member Richman Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

**7. CONSIDERATION TO ENTER INTO LEASE AGREEMENT FOR NEW GOLF CARTS. SALE OF OLD GOLF CARTS.**

Mayor apologized because she thought that she had budgeted for new carts. It was missed with the 2022-2023 budget. The lease would cost $22,000 this year alone. Council Member Winter asked if the lease could start during golf season. Mayor understood that the lease would start when delivered. The lease is for $3,800 per month. The sale of the golf carts. GREATlife would like to see the sale of the current carts go towards new carts. However, the golf course took a huge hit last year. Per the Audit a transfer needs to be made from the water fund to cover that loss. Mayor felt that the sale of the golf carts monies needed to go to pay back the water fund. However, that is something the council would need to decide. Council Member Winter felt that the sale should also go back to Ferron City. Mayor suggested that maybe some of the money from the sale of the carts to go to pay for the lease agreement. The council was given the agreement. The agreement is for 60 carts. The cart company has agreed to give us $90,000 trade in value for our current carts. The council asked questions such as: How many carts are up there now? Do we need 60 carts? Where will these carts be stored? Are we increasing our golf cart count? How many are being used per day?

There are citizens who are interested in purchasing current golf carts. Council Member Richman and Winter felt that Kasey or Jeff needed to actually be present to answer questions.

**Council Member Winter made a motion to table this item to the next agenda. Council Member Stotler Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

**RESOLUTIONS AND ORDIANCES**

7. **RESOLUTION 2022-7** A RESOLUTION TO INCREASE COMMERCIAL CULINARY WATER RATE

**Council Member Winter made a motion to adopt Resolution 2022-7. Council Member Stotler Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

8. **ORDINANCE NO. 2022- 1** AN ORDINANCE TO AMEND THE ARTICLE D. RECREATIONAL VEHICLE COURT

Clarification was made on how long someone could stay at the park. The planning commission had added that they would leave that up to the owner/manager of the park.

Clarification of the cleanliness of the park. Garbage will be cleaned up. Update on the ordinances.

**Council Member Richman made a motion to adopt Ordinance 2022-1. Council Member Winter Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

9. **ORDINANCE 2022-2** AN ORDINANCE AMENDING THE FERRON CITY ZONING MAP BY REZONING CERTAIN DESCRIBED LAND, PARCEL NUMBER 01-113B-0040, FROM H-1 HIGHWAY COMMERCIAL TO A R-1-7,500 RESIDENTIAL ZONE.

**Council Member Winter made a motion to adopt Ordinance 2022-2. Council Member Stotler Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

**REPORTS**

10. **MAYOR AND COUNCIL REPORTS**

**MAYOR JUSTICE**

Advised of Audit. There were some findings. There will need to be a public hearing to make a transfer from the Utility funds to cover the Golf Course deficit. OPMA affidavits not filed. Posting of minutes within 3 days of being approved.

Youth Council will be doing trunk or treat. 4:30 at Mayor’s Park on Halloween. Will be giving prizes.

Having trouble getting new members. Younger youth are now accepted. Council Member Winter advised that Sterling Scholars need service hours. Offering a scholarship for participation.

Ron Manzanaraes would like to buy back the old city shop. Currently the city is using that property. Maybe if some storage options were explored for the items that are in there it could be a possibility.

COUNCIL MEMBER RICHMAN – Was very impressed with Peach Days. He had missed the last meeting. He is pleased with planning and zoning. He thinks things are going well.

COUNCIL MEMBER WINN – Not Present

COUNCIL MEMBER STOTLER – Impressed that we had water clear until October 14. Proof that if people govern themselves, they will and can. Stotler only received a few calls. KOAL is doing a debate for the Sheriff’s. Stotler asked for questions to be submitted for the debate. The debate is October 18th

COUNCIL MEMBER WINTER – The bathrooms at the fairgrounds are awesome. We finally got our final payment. Stock show was awesome. Congratulations Council Member Winter on a job well done. Stahl doors are coming. They are going to be added onto the back of the pig barn. Dennis is asking for maybe a donation, labor, etc. The stock show brings a lot to the city of Ferron. Will be starting to winterize the restrooms and sprinkling system. The cemetery is currently looking good. It has been a learning curve. A shout out to Sid and Rick on everything they do.

COUNCIL MEMBER MEAD – Not Present

11. GOLF COURSE AND MAINTENANCE REPORTS AND WORK ORDER REVIEW

Sid advised that they will be getting the air compressor from CVSSD. Working on shutting everything down.

Will need the mower back from the Golf Course.

12. (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

**Council Member Richman motioned to close the regular meeting and enter into closed session. Council Member Stotler Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

**Council Member Winter motioned to reenter into regular meeting. . Council Member Richman Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

13. **APPROVAL AND PAYMENT OF WARRANTS**

**Council Member Richman made a motion pay the bills. Council Member Winter Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

14. **ADJOURNMENT 8:26 p.m.**

**Council Member Richman made a motion to adjourn. Council Member Stotler Seconded the motion.**

Roll Call Aye Nay Absent

Dell Mead Council Member X

Troy Winter Council Member X

Brad Richman Council Member X

Gerry Stotler Council Member X

Chris Winn Council Member X

**Motion Carries.**

Attest:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mayor Adele Justice

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Barbara Bowles

Ferron City Recorder