



**Present:**

Mayor Adele Justice    Council Member Mead    Council Member Winter  
Council Member Price    Council Member Winn    Council Member Hunsaker

**Also present:**

Brittany Yeates, Recorder    Brandon Wilde    Julie Winn  
Jacqueline Wilde, Treasurer    Dawn Winn    Cresta Winter  
Sid Swasey, Maintenance    Sherrie Swasey    Randy Nielson  
Rick Price, Maintenance    Jeff Harbertson

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

Mayor Adele Justice welcomed everyone and called the meeting to order at 7:00 p.m. Roll call showed that Council Members Mead, Winter, Price, Winn, and Hunsaker were all present. Council Member Price led the Pledge of Allegiance.

2. APPOINTMENT OF NEW CITY COUNCIL MEMBERS AND OATH OF OFFICE

The Ferron City Recorder administered the oath of office to Shala Hunsaker, Chris Winn, and Troy Winter as new council members and Dell Mead as a returning council member.

3. APPOINTMENT OF NEW PLANNING COMMISSION CHAIRPERSON

Ronny Bloomer was the chairperson but has resigned. The planning commission has chosen Liz Nielson to be their new chairperson.

**Council Member Winter made the motion to appoint Liz Nielson to be the new planning commission chairperson. The motion was seconded by Council Member Mead. Motion carried.**

4. REAPPOINTMENT OF FIRE CHIEF – RANDY NIELSON

**The motion to reappoint Randy Nielson as the fire chief was made by Council Member Hunsaker. Council Member Price seconded the motion. Motion carried.**

**CONSENT AGENDA**

5. APPROVAL OF MINUTES DATED DECEMBER 17, 2019

6. BOARD OF EQUALIZATION REQUESTS

RENTAL PROPERTY PERMISSION – LONIE ZWAHLEN – SHARON ROBERTSON  
One correction on form. Should say year 2020 instead of 2019.

**Council Member Mead made the motion to approve the consent agenda. The motion was seconded by Council Member Hunsaker. Motion carried.**

**The motion to close the regular meeting and open the public hearing at 7:10 p.m. was made by Council Member Winn. The motion was seconded by Council Member Mead. Motion carried in a roll call vote.**

## **PUBLIC HEARING**

### **7. TO CONSIDER INPUT REGARDING OPENING THE 2019-2020 BUDGET**

The Recorder reported that the main reason to open the budget was to reflect the expected expense in the Capital Projects Fund. Also, there was more income than expected and she applied that excess to Animal Control and Temporary Cemetery help.

### **8. TO CONSIDER INPUT ON GOING TO PATENT ON THE GOLF COURSE PROPERTY**

The Mayor stated that one way for us to fix our Golf Course budget problem is to partner with Great Life. We are unable to do that under the current lease. The first step to change the situation is to go to patent. We need to have a meeting with an official vote to move forward with the patent. It didn't need to be a public hearing but she chose to open it up to discussion with the public. The BLM requires an appraisal of the land the golf course is on, then we'll pay half the purchase price of the appraised value. It'll be sent to Washington, D.C. for a review process. If we are issued a patent, we will be the owners but still have a revisionary clause that has restrictions and we'll still be unable to work with Great Life. The next step would be to buy back the revisionary clause which requires another appraisal. We would pay the full price minus what has already been paid. After that, we can do whatever we want. The second appraisal will be based on the highest and best use of the property which could be anything like farmland, residential, or as a golf course. We do have to pay for both appraisals. The appraisal could cost \$5,000-\$10,000.

Jeff Harbertson expressed that Great Life is in for the long haul. He said that Ferron City has a gem of a golf course. He had a brief discussion with the new council members to bring them up to date on the plans Great Life has for the golf course if they are allowed to partner with Ferron.

### **9. TO CONSIDER INPUT ON APPLYING FOR FUNDING UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES PROGRAM**

I, Adele Justice, Mayor of the City of Ferron, open the public hearing for the CDBG program. The purpose of this public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2020 funding cycle. The grant money must be spent on projects benefiting primarily low and moderate-income persons. The southeastern Utah region, in which the City of Ferron is a member, is expecting to receive approximately \$707,000 in total in this new program year. The breakdown is as follows:

\$174,000—Single Family Housing Rehab Program

\$50,000—CDBG Administration and Planning

\$483,000—Cities, Counties, and Agencies Grant

All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time at [jobs.utah.gov](http://jobs.utah.gov). Several of the eligible activities listed are as follows, but are not limited to: construction of public works and facilities, water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. In the past, CDBG funds have been used in projects at the Fairgrounds and Mayor's Park.

A copy of the regional "Consolidated Plan" is available on the SEUALG's website at seualg.utah.gov. This identifies that needs of the communities and counties in the southeastern Utah Region.

Anyone with questions, comments or suggestions during the hearing please identify yourself by name before you speak. Brittany Yeates, the City Recorder, will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

The Mayor then informed the group that the project that has been discussed is a new bathroom at the fairgrounds that would be handicap accessible. Council Member Winter mentioned that the plumbing in the area is good. Johanson & Tuttle Engineering is working on a plan. We are currently working on the income survey to see if we'll even qualify for the grant.

**Motion to close the public hearing and reopen the general meeting at 7:38 p.m. was made by Council Member Winter. Council Member Winn seconded the motion. Motion carried in a roll call vote.**

### **GENERAL BUSINESS / DISCUSSION ITEMS**

10. ITEMS PULLED FROM THE CONSENT AGENDA

No items were pulled from the consent agenda.

11. CITIZEN RECOGNITION – MAYOR ADELE JUSTICE

The Mayor said that the person she was thinking of was not present so this will be pushed to next month.

12. CONSIDERATION TO PATENT GOLF COURSE PROPERTY

**Council Member Winter made the motion to go to patent. The motion was seconded by Council Member Hunsaker. Motion carried in a roll call vote.**

The Mayor will send the letter to the BLM tomorrow.

13. INTERMOUNTAIN/ ARAPEEN TRAIL EVENT (SEPT 1-5) – WAYNE PAHL

Mr. Pahl was not in attendance.

14. DISCUSSION OF PEACH DAYS AND CITY COUNCIL ASSIGNMENTS

Council Member Hunsaker mentioned she would like to do a ballot or survey of what activities the citizens would like to have during Peach Days. Some concern was expressed about older citizens being able to participate in the vote.

There was some discussion of the horse race event not being a fiscally responsible event as it is run currently. Other events have a participation fee with a small monetary reward back. The horse racers do not pay anything and get big money back at the City's expense. It was decided to have the horse races this year but look into maybe going with a county association.

Could do the survey or ballot during this year's Peach Days.

Discussion of who will supervise which events:

Fire Department will do the fundraiser breakfast.

Golf Course (Kasey Edgehouse) will be over the Cornhole Tournament.

Council Member Hunsaker will be over Friday night events (dinner, talent show, etc.) and the Pageants.

Council Member Mead will take care of the Mud Bog.

Council Member Winter is over Field of Flags, Parade, Horse Races, and Rodeo (kid

rodeo).  
Council Member Winn will do the Fun Run and the Bike Ride.  
Council Member Price is over Fun Day in the park.  
The Mayor will be over the Soapbox Derby, Sidewalk Picasso, and the Dessert contest.

15. DISCUSSION OF CELL TOWER LEASE AGREEMENT WITH AT&T

AT&T is requesting a new long-term lease. They initially asked to do \$300 a month with a 5% escalator. This would cut the current payment by more than half. The Recorder refused this. They countered with an offer of \$500 with the 5% escalator.

**Council Member Hunsaker made the motion to accept the \$500 for the rental agreement with AT&T. Council Member Winter seconded the motion. Motion carried in a roll call vote.**

16. DISCUSSION OF NEW WELCOME SIGNS FOR FERRON CITY

Council Member Hunsaker said the beautification committee will take care of the new welcome signs. She will try to keep it local.

17. DISCUSSION OF CITY HALL COMPUTERS UPGRADE

The Recorder reported that Microsoft will no longer support Windows 7. This means we won't be getting anymore upgrades and our system will be vulnerable. We could get a software upgrade that'll cost around \$430. The current computers were purchased in 2014 and are at the end of their expected life.

**Council Member Winter made the motion to proceed with purchasing new computers if near \$3,000. The motion was seconded by Council Member Price. The motion carried in a roll call vote.**

18. DISCUSSION OF 2021 CAPITAL IMPROVEMENTS (CIB) LIST AND SCHEDULING PLANNING WORK SESSION

The Capital Improvement list is due by March 1<sup>st</sup> and needs to be approved in the next meeting.  
If the council members have any projects that they want funded with a grant, it needs to be on the CIB list.  
A planning session was scheduled for January 22<sup>nd</sup> at 6:00 p.m.

19. DISCUSSION AND ADOPTION OF HAZARD COMMUNICATION PROGRAM

The Recorder reported that there had been a surprise inspection by OSHA. Ferron City is getting a citation for not having a hazard communication program. We will need to have a safety meeting with all employees on this and send the roll to OSHA.

**Council Member Hunsaker moved to adopt the hazard communication program. The motion was seconded by Council Member Winter. Motion carried.**

20. DISCUSSION AND REVIEW OF ULGT SAFETY AUDIT

The Mayor instructed the council to review the report from the ULGT and fix any problems in their areas.  
Council Member Winn will be in charge of overseeing the monthly safety meetings.

## RESOLUTION

21. RESOLUTION 2020-1: A RESOLUTION ADJUSTING THE BUDGET FOR THE FISCAL YEAR 2019-20

**Council Member Mead made the motion to accept the resolution 2020-1. The motion was seconded by Council Member Price. It carried with a roll call vote.**

22. RESOLUTION 2020-2: A RESOLUTION TO ENTER INTO AN AGREEMENT WITH THE BLM TO PURSUE PATENT ON GOLF COURSE PROPERTY

**Council Member Winter made the motion to pursue the patent on the golf course property. The motion was seconded by Council Member Winn. The motion carried with a roll call vote.**

## REPORTS

23. MAYOR AND COUNCIL REPORTS

Council Member Mead reported that he has talked with Mr. Larsen about his multiple dog complaints. He doesn't know what the city can do about it because he and the Sheriff's office have been there and they did not see an issue. The Mayor said that in the COG meeting they were talking seriously about animal control being county wide. The whole county should have the same animal control ordinances. Also, animal control officers should go to animal control training. Orangeville contracts with an individual who is paid on commission. Maybe if Ferron could find the right individual, this could help out a lot. There needs to be better communication with the pound.

Council Member Winter said that the poles for the fence at the fairgrounds are in the ground. The plumbing for the new bathroom has been videoed and looks good. Just needs cleaning. There is some concern with that bathroom going next to the metal building because of the pitch of the roof of the existing building. He is also looking at power/plug-in fees at fairgrounds. He has talked to Leigh Bloomer about using the boy's home to help with cemetery and parks since they are always looking for service projects.

Council Member Winn will look at some problem areas in the sidewalks. The Mayor told him to also check into what happened with getting an ADA access at mayor's park. Sid Swasey told him that the road around 800 West is starting to show wear. An encroachment application needs to be pursued for trucks using 200 East. He also needs to keep an eye on the tree removal near the Tennant property.

Council Member Hunsaker wants to revamp Main street. She knows it'll be costly so she would like to do fundraising for it. One idea is having a St Patrick's day Celebration with bingo. Her plan for Arbor Day is a City Spring Clean Up day and planting trees. She would also like to team up with Council Member Winter and fix up the fairgrounds sign on State Street.

24. GOLF COURSE AND MAINTENANCE REPORTS AND WORK ORDER REVIEW

The maintenance crew reported that they are working on taking all the Christmas decorations down.

The Mayor had a brief discussion about dividing the maintenance crew's duties. It was proposed to try a weekly rotation on animal control.

It was suggested to Council Member Winn to check with the CVSSD about sweeping gutters and cleaning drain boxes more often.

25. (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

There was no need for a closed session.

26. BUDGET REPORT

The new council members were instructed to contact the Recorder if they needed help with understanding the budget.

27. APPROVAL AND PAYMENT OF WARRANTS

**The motion to pay the bills was made by Council Member Mead. Council Member Price seconded the motion. Motion carried in a roll call vote.**

28. ADJOURNMENT

**Council Member Mead moved to adjourn the meeting at 9:56 p.m. Council Member Hunsaker seconded the motion. Motion carried.**

ATTEST:

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Mayor Adele Justice

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Brittany Yeates  
Ferron City Recorder