



**Present:**

Mayor Adele Justice                      Council Member Troy Winter  
Council Member Dell Mead              Council Member Brad Richman

**Also Present:**

Brittany Yeates, Recorder              Stewart Behling                      Valynn Nelson  
Jacqueline Wilde, Treasurer          Connie Nelson                      Stephanie Chamberlain  
Sid Swasey, Maintenance              Sherrie Swasey                      Jeff Harbertson  
Kasey Edgehouse, Golf Pro              Liz Nielson                              Matt Pehrson

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

Mayor Justice welcomed everyone and called the meeting to order at 7:16 p.m. Council Members Mead, Winter and Richman were present. Council Members Price and Winn were excused. Council Member Richman led the Pledge of Allegiance.

2. BUSINESS OF THE MONTH

Cole Country Rentals is September's business of the month. Mayor Justice read a short statement from them.  
"We decided that we wanted to provide rental equipment to Ferron residents and those outside of Ferron. Knowing, at the time, that most people would have to rent equipment from either Richfield or Price. So, starting up an equipment rental business, we thought would be a good idea. We've been renting the equipment out for about a year now. It's been fun visiting with different customers and seeing what projects they're working on."  
They currently have a skip loader, a mini-excavator, and a dump trailer available.

**CONSENT AGENDA**

3. APPROVAL OF MINUTES DATED AUGUST 9, 2021
4. RENTAL PROPERTY UTILITY PERMISSION – WITHERS & CHILDS
5. RENTAL PROPERTY UTILITY PERMISSION – SORENSEN & SORENSEN

**Council Member Mead moved to approve the consent agenda as written. Council Member Richman seconded the motion. Motion carried.**

**GENERAL BUSINESS / DISCUSSION ITEMS**

6. PUBLIC COMMENT

Sherrie Swasey said the stock show would like to have a discussion with the city about adding on to the pig barn and getting grants to fund that. They will be put on next month's agenda.

7. DISCUSSION OF AGREEMENT WITH GREAT LIFE

Kasey Edgehouse said that during the drought the fairways were not getting watered.

The Greens were watered by hand with the minimal amount of water. The course is going to need overseeding and new sod. Hoping to be able to play on it by Memorial Day next year. It may cost \$30-50,000 to overseed and sod.

Mayor Justice reviewed her conversation with the BLM and how it may take years before the patent situation could be fixed. Jeff Harbertson brainstormed ways that Great Life can still be involved with the course and thinks a consulting agreement would be a good bridge to eventually entering into a long-term lease. The BLM want to know what it would cost the city to consult with Great Life. With the consulting agreement, the course would have access to cheaper fertilizer, staff and equipment. Great Life will not be looking to collect a consulting fee yet. They would take any profit and put it back into the course. After the course is recovered from the construction work and drought and becomes profitable, then they would keep that profit. A consulting agreement will be drawn up and brought before the council for review next month.

8. DISCUSSION OF RV HOOKUPS WITHIN CC-1 ZONE

Liz Nielson said the reason the Planning Commission wanted to add RV Courts to the CC-1 zone was to bring the city into compliance. They currently rent out RV spots at the fairgrounds and that is not a permitted use in that zone. She understood that there was opposition voiced about allowing RVs at last month's public hearing but something needs to be done or the city needs to stop renting those spaces out. There was discussion about rezoning the fairgrounds to H-1. Would need to research whether all the activities in the fairgrounds fit that zone. Also, recommended to talk to attorney to see if the hook ups have been there long enough to be allowed under grandfathering.

The mayor instructed the council on proper procedures for motions. Last month there was a motion done incorrectly.

**Council Member Mead moved to rescind the motion from line item 17 of the August 9<sup>th</sup> minutes. Council Member Richman seconded the motion. Motion carried.**

9. UPDATE OF FAIRGROUNDS RESTROOM & ENGINEERING OF ADVENTURE HUB

The city had chosen to go forward with Stilson & Son's Construction for the Fairgrounds Restroom project. The Recorder is working with them and the state to get them cleared. Then there will be a construction meeting. Jones and DeMille has done some environmental reviews that came out good. They are currently surveying the property.

10. ADOPTION OF FEE SCHEDULE

It was found during the annual audit that the fee schedule needed to be adopted yearly.

**Council Member Richman moved to adopt the fee schedule for 2021. The motion was seconded by Council Member Winter. Motion carried.**

11. DISCUSSION OF EMPLOYEE SHIRTS & ALSCO

The maintenance crew has had issues with the delivery of their uniforms. Not always getting everything returned that they sent to be laundered in a timely manner. Been times they have not had any uniforms to wear.

The Recorder also said that the city is billed for the golf course even though only one person utilizes them seasonally.

It was decided to cancel this contract and have uniforms made that the employees can launder themselves.

12. DISCUSSION OF SHORT-TERM RENTALS ORDINANCE

In previous discussions, it was mentioned that the 300 feet distance between short term rental entities may not be enough. That distance was increased to 600 feet.

13. DISCUSSION OF CITY HALL HOURS

The office staff requested to close City Hall at 4:00 p.m. The traffic is very minimal in the final hour and a half. They would have the phones forwarded and would also continue working from home.

The Council agreed to do a three-month trial starting in October.

14. PEACH DAYS REPORT

Events went well even with the rain. The mayor was proud of how the citizens pulled together to move the dinner to the fairgrounds because of the weather.

Next year, will try to have all the Friday and Saturday events located in the fairgrounds. May go back to doing the morning parade.

**RESOLUTIONS/ ORDINANCES**

15. ORDINANCE 2021-2: AN ORDINANCE REGULATING THE LICENSING AND USE OF DWELLINGS IN A RESIDENTIAL ZONE FOR SHORT TERM RENTALS

**Council Member Mead moved to approve Ordinance 2021-2. Council Member Winter seconded the motion. The motion carried with Council Members Mead, Winter and Richman all voting aye in a roll call vote.**

16. ORDINANCE 2021-5: AN ORDINANCE EXTENDING THE H-1 HIGHWAY COMMERCIAL ZONE

Died for lack of a motion.

**REPORTS**

17. MAYOR AND COUNCIL REPORTS

Council Member Mead reported that the fire station still does not have internet service. Animal Control has gotten three dog calls in the last 48 hours. He also said there haven't been any requests for traps from the Urban Deer Program. The fire truck had been in the shop for a starter issue. It did not get fixed. It could be another year before the truck can be replaced.

The fireworks for Peach Days went well. Mayor Justice suggested increasing the budget next year to make it even bigger.

Council Member Winter reiterated the progress of the restroom project.

Council Member Richman said the Welcome signs are done. He wants to place them on UDOT property and will be doing an encroachment permit. He needs to do a construction and traffic control plan for that. He is working with Byron Thompsen to do the cement foundation. He will be out of town for the next four weeks and will get this going when he gets back.

The Mayor thanked everyone for helping out with Peach Days.

18. GOLF COURSE AND MAINTENANCE REPORTS AND WORK ORDER REVIEW

Sid Swasey reported that he found Puncture Vine or goat heads when he was out spraying. He was advised to contact the county to help get rid of them.

19. (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.

20. BUDGET REPORT

The Recorder reported that the transient room tax is already nearly 50% of what she had projected for the year. Also, between the breakfast and the car show donation, the fire department raised almost \$2000. She wants to open the budget next month to reflect the funds in the fire department's budget.

21. APPROVAL AND PAYMENT OF WARRANTS

**Council Member Mead moved to pay the bills. Council Member Richman seconded the motion. The motion carried with Council Members Mead, Winter and Richman all voting aye in a roll call vote.**

22. ADJOURNMENT

**Council Member Mead moved to adjourn at 9:28 p.m. Council Member Richman seconded the motion. Motion carried.**

ATTEST:

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Mayor Adele Justice

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Brittany Yeates  
Ferron City Recorder