



Ferron City Council Special Work Session Agenda 7-02-2019  
Commission Room – Ferron City Hall  
20 East Main Street, Ferron Utah  
Phone - (435) 384-2350 Fax - (435) 384-2557 Web - ferroncity.org

**Present:**

Mayor Adele Justice	Council Member Dell Mead
Council Member Joe Trener	Council Member Wendy Price
Council Member Brad Richman	County Commissioner Gil Conover
Brittany Yeates, Recorder	Commissioner Lane Justice
Commissioner Liz Nielson	Justin Snow

1. CALL TO ORDER, ROLL CALL, WELCOME

The Mayor welcomed everyone at 7:30 p.m.  
She invited Justin Snow to start the meeting so he didn't need to sit through the rest of the discussions.

**DISCUSSION ITEMS**

2. PLANNING ECONOMIC DEVELOPMENT – GIL CONOVER

Commissioner Conover said that the County has developed two locations to access the desert and the mountains. They'll be publicizing in the tourism magazines, articles, and movies. Green River is one access. People will be able to access seven big trails straight from their motels. They also have the river and a golf course. The other hub will be Ferron. It is a direct access point to all the main trails on the San Rafael Swell. It also has direct access up the mountain. So, the County is advertising and promoting these places for tourism. That makes for a lot of traffic and people in our area that there wasn't a year ago. These people are looking for locations to be active. Ferron has a golf course, Millsite reservoir, hiking trails, biking trails, and climbing opportunities. This gives the City an opportunity to talk to hotels, motels and restaurants.

In Moab, you have to book your rides far in advance. People are starting to come to the San Rafael Swell instead where it's less expensive and more opportunities. Moab has actually started to bring tours up to the Ferron area.

There are lots of opportunities for Ferron to support the tourism and to capitalize on it.

A lot of the Millennial crowd travel while they work. The County is looking into the Rural Economic push in Utah. There are grants that can help put in tech hubs. They are also looking into making libraries into quiet, work zones. They are trying those in Orangeville and Green River with the possibility of expanding to all eight. They also will be increasing the signage in the County.

The Department of Agriculture has ten licenses in the State of Utah to grow medical marijuana and to extract the CBD and THC from the marijuana. The County let the State know that Emery County is interested in having one of these in our County. They like the economic growth and the jobs, some high paying, that will follow. The application is \$10,000 and if awarded the company will also pay \$100,000. There is a company interested in coming to Emery County. They are looking into a property here in Ferron. The property that they are looking at is in both the County and the City. The Mayor is wanting the full property to be annexed into the City. The company will need to have product by January 1<sup>st</sup> so we should know if they are awarded the license soon.

The County has bought the old warehouse above Orangeville. They are turning it into the San Rafael Energy Research Lab. They will be bringing in molten salt thorium based nuclear testing. The big idea from this is an opportunity to glean medical isotopes. Currently, the only place you can get that is out of New Zealand. There is a big energy lab in Alabama that is willing to run the lab here in Emery County. A coal

test facility from the University of Utah has been transported down here. Some over seas companies are willing to come and use the facility to do coal testing. Department of Energy would like to do other forms of gas testing. A gentleman wants to come and develop a way to pull nitrogen out of coal and water and market the nitrogen for fuel. These are just a few interested in using the facility. If we have all these colleges and companies coming in, we need to have the infrastructure to support it. There are talks of putting in an international airport out near Moore. They are hoping to get an Inland Port in Green River. That would bring in thousands of jobs. Data centers have shown interest in Emery County. They are a great tax base.

### 3. PROPERTY DISCUSSION - JUSTIN SNOW

Mr. Snow informed the group that he and his wife have made an agreement to purchase the motel located just south of City Hall. They will be rebuilding what has been burned and replacing the roof. He is requesting a right-of-way from the city for the land just east of the City Shop (or old fire station) so that he will have access to five rooms that are landlocked. He showed the Council a drawing of the plans for the property. They will be putting in a convenience store that will also act as the office for the motel. There will be electric car charging stations on the convenience store building. They are hoping to put a dozen RV parking spots along the east property line. They will also like to buy the property that the shop currently is on so they can square up the property and put cabins in that area. The Council was concerned about how they would fund a new shop and where they would relocate it to if they sold it. Mr. Snow said that they currently have the funds for the motel and the convenience store. When those are all done, they'll have an appraisal done and refinance. Then they'll take the equity to fund the gas station. On the motel, they will be doing all new plumbing, all new electrical and flipping the plan to have the doors facing south. Purchasing the shop is down the road. He stressed that the right-of-way to access the last five rooms is most important. The Council needs more time to research.

### 4. GOLF COURSE MANAGEMENT PROPOSAL AND ECONOMIC DEVELOPMENT

Good Life Utah came last week and took a tour of the town and the golf course. They absolutely love our golf course! They want it! They need a place for a Fitness Center. They toured a couple buildings. They really like the Fowler's General Store building and would like to rent part of it. They would also like to know if Ferron City would be willing to cover some of the deficit resulting from the Dam project. The commissioners recommended to ask the legislature to help cover that. The Mayor is planning to ask for \$400,000. As soon as those two details are figured out, Good Life will give us a contract. Good Life would like to put \$100,000 into advertising. They believe they would have a lot of people around the state who would like to come here for more than golf.

### 5. (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

The Mayor brought up a situation with a local citizen concerning the track at the Fairgrounds. He was refusing to let the stock show people go across the horse track to put up signs. He was rude and belligerent and even tried to get his horse to kick their vehicle. The Mayor asked the woman to file a report with the Sheriff's office. We need more documentation. There have been other incidences but no paperwork to back it. We

will try to see if there is any legal way to restrict him from the property.  
We also need to pursue putting up a fence around the fairgrounds especially on the south property line.

The mayor mentioned that we will be purchasing a pig from one of our local kids at the stock show for the potluck we will be having on Pioneer Day.

6. ADJOURNMENT

**Motion to adjourn was made by Council Member Trenergy at 9:07 p.m. The motion was seconded by Council Member Price.**

ATTEST:

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Mayor Adele Justice

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Brittany Yeates  
Ferron City Recorder