



**Present:**

Mayor Adele Justice      Council Member Fox      Council Member Mead  
Council Member Richman

**Also Present:**

Brittany Yeates, Recorder      Jacqueline Wilde, Treasurer      Lyle Miller  
Sid Swasey, Maintenance      Justin Snow      JD Seely  
Maurice Anderson      Stewart Behling      Casey Olsen  
JoAnn Behling      Shala Hunsaker      Brent Langston  
Jeremy Larsen      Kasey Edgehouse      Julie Johanson  
Jeff Harbertson

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

The Mayor welcomed everyone and called the meeting to order at 7:00 p.m. Roll call showed that Council Members Mead, Richman, and Fox were present. Council Member Trenergy was absent and Council Member Price was excused. Council Member Richman lead the Pledge of Allegiance.

**CONSENT AGENDA**

2. APPROVAL OF MINUTES DATED AUGUST 22, 2019

3. BOARD OF EQUALIZATION REQUESTS

Rental Permission – Maude Killpack – Mike & Markita Lupo

**Council Member Richman made the motion to approve the consent agenda. The motion was seconded by Council Member Fox. The motion carried.**

**GENERAL BUSINESS / DISCUSSION ITEMS**

4. ITEMS PULLED FROM THE CONSENT AGENDA

There were no items pulled from the consent agenda.

5. PUBLIC COMMENT

JD Seely wondered if the city had any flat metal that he could use for a couple months. Sid Swasey may know of some.

6. DISCUSSION TO PARTNER WITH GOOD LIFE UTAH ON MANAGEMENT OF MILLSITE GOLF COURSE

The Mayor updated everyone and said that the City is working with the BLM to patent the property that the course is on to allow Ferron control of the property. She has met with Jeff Harbertson several times and is impressed with what Great Life can offer the City.

Jeff is one of the owners of Great Life, a golf management company. Great Life is based out of the Midwest. The company owns about 71 golf courses. It is the eighth largest in the country. He stated that the three issues with golfing are that it costs too much, it takes too long to play, and it's hard. Great Life's motto is designed to

introduce new people at a rate they can afford and making it accessible. They would also include a fitness center in Ferron.

Mr. Seely wondered if the fitness center would be manned by a person or if would be self-serve. He was informed that all the members would have fob cards with barcodes that would open up a door like Anytime Fitness, but there would be someone there during the day.

Justin Snow wondered how soon they would have their program up and going. The Mayor told him that it all hinges on the BLM. We would hope that it would be ready by the Spring. Once we get the approval it should happen relatively quickly.

Kasey Edgehouse mentioned that they want to create a network. They currently have Coral Canyon down south and the Ranches up north. They are looking to tie all the courses together.

Maurice Anderson asked what the cost would be. Jeff told him that it'll be \$50 for a single for the unlimited golf with access to other courses. It'll be \$60 for a couple and \$70 for a family. The cart is an extra \$25 a month. Mr. Anderson also wondered if they would be honoring lifetime passes. They would probably be able to work with them on that.

JoAnne Behling asked if this would be a lease. Jeff said that they offered to lease the course from the city with the city maintaining ownership. After all the construction is over, Great Life would assume full operational cost. The Mayor said that she doesn't know if it'll be an option to sell it in the future especially with the water rights. Jeff said they are more than happy to lease.

Mr. Edgehouse said that having Great Life involved would be great for tourism because they have national and marketing connections. Jeff quoted an economic study done by Longitude Consulting Group in Mesquite about the impact a golf course has on the surrounding community. They found that for every dollar spent on golfing, there was an extra \$1.25 spent in the city.

Mr. Seely asked if the taxes will stay with Ferron. Jeff told him that the company headquarters is out of Salt Lake and that is where their tax base is.

#### 7. DISCUSSION OF NEW WELCOME SIGNS FOR FERRON CITY –SUZANNE LARSEN

The Mayor updated the group since no one from the committee was present. A previous design submitted was more than our budget could handle. Ms. Winn has removed herself from the project. Kathy Perkins is pushing forward and has requested the recorder to pay for some work that is being done. She can't pay for anything until a plan is approved by the council.

Jeremy Larsen asked where the new sign was going to be placed. He had heard it was going on Grant Nelson's property and is worried that after he passes on the new owner of the property may want to remove the sign. He suggested that the City get a right-of-way from the State to have it closer to the highway. Robert Dow is the traffic operations engineer and Mr. Larsen suggested getting in contact with him.

#### 8. DISCUSSION OF WATER CONNECTIONS – MAURICE ANDERSON

Mr. Anderson would like a culinary hook up on the other side of Merrill Peterson Sr. place. He said that he deeded that property to the city years ago with the city's share taking the road to the fence line. He would like to have that property back. The Mayor said that was going to be a designated roadway, but she knows that a few years back they abandoned some roadways. She said that she'll check into it more.

Mr. Anderson would like to get a secondary and a culinary hook up on his property near Doug Pace's. The guy who bought some of his property, Tony Gortat, would like to get a secondary hook up but Mr. Anderson thinks it's too much for Mr. Gortat. He would like the Special Service District and the City to each take a third of the financial responsibility. The Mayor said that she can't speak for the District but the City can't do that. She mentioned that the hook up is on the project list for next year. If he wants it done sooner, he'll have to do it himself.

9. DISCUSSION OF CEMETERY AND ANIMAL CONTROL – GABE AND STEWART BEHLING

Stewart Behling said that for the past twelve years, his family has been having a birthday party at the end of August in the cemetery. Every year, the cemetery seems to look worse. This year, it was brown! The City needs to figure out a solution before another season comes. He believes if Council Member Fox is in charge of the cemetery and the maintenance crew needs help, then he should help.

Joanne Behling added that she would like the grass at the cemetery to be cut at least once a week.

There was a brief discussion of what the problem may be. For now, Sid Swasey will make sure the sprinklers are working and everything is being watered. Council Member Fox will make an action plan before next council meeting.

Mr. Behling also mentioned that he is having more problems with dogs on his morning walks, especially along Molen Road.

10. DISCUSSION OF CONTRACT – JUSTIN SNOW

Justin Snow said that they have an agreement with the Hancocks to purchase the motel. He has met with ALG in Price and they only have a couple of things left to finalize the business plan.

Mr. Seely brought up the fact that the contract with the City was for a gas station and not for a motel or a convenience store. He wanted to know when the contract would be up and was told on the 19<sup>th</sup>. He doesn't mind if Mr. Snow gets the land but he doesn't think he should get it for only the \$1,000 if he doesn't get the gas on the property by the time expressed on the contract. Mr. Seely would be interested in bidding for the property if he doesn't have gas.

Council Member Richman agreed that the contract says gas station. He said that the original nine months have come and gone, and the extended ninety days is almost up. His opinion is that, as of tomorrow, if Mr. Snow is not selling gas then he needs to pay the \$24,000 stated in the agreement or lose the contract.

Mr. Seely stated that the City will have some trouble if they sell the property to Mr. Snow for only the \$24,000.

Shala Hunsaker said that as a manager of one of the other businesses in the city, she has no problem with someone putting in a motel and convenience store there. That being said, she doesn't think it's fair to buy the property for only \$1,000. If Mr. Snow can't afford to pay the full \$24,000 now, then maybe the City could arrange a payment plan.

Council Member Richman brought up the previous council meeting where they discussed the agreement with Mr. Snow. The council room was completely full. At that time, nobody was against the amount of \$1,000.

Stewart Behling was at the meeting and didn't object at the time but now that the contract is up, he wants to know how many extensions the City should give someone. There needs to be a cutoff date.

Joanne Behling is all for more businesses in Ferron. We need motels. Also, cleaning up that part of town will help the other businesses.

Mr. Snow asked if he were to give the City a check for \$24,000 tomorrow, would that end the argument? The council agreed it would because that is what the contract says. He said he'll bring the check in tomorrow.

Mr. Snow then asked what the Council's decision was on giving him the easement between the City Shop and the fire station. He needs that to access the last four rooms in the motel. He had previously presented the idea at the economical work session held in July.

**Council Member Richman made the motion to grant an easement for the amount of property needed for access to the motel. The motion was seconded by Council Member Mead. The motion carried.**

11. DISCUSSION AND RATIFICATION OF URBAN DEER PLAN

Casey Olsen of the DWR was here to advise the Council on the final version of the plan. The changes he previously requested had been made. He also recommended that we change the word 'kills' to 'harvest'.

**The motion to accept the plan with the stated changes was made by Council Member Fox. Council Member Richman seconded the motion. The motion carried.**

12. DISCUSSION AND ACCEPTANCE OF THE 2018-2019 AUDIT REPORT

**Council Member Richman made the motion to accept the 2018-2019 audit report. The motion was seconded by Council Member Fox. The motion carried.**

13. DISCUSSION OF PUBLIC USE OF PROPERTY

There were samples in the packet, but they were pretty vague. The council will think more on what they would like to do to help protect everyone.

14. DISCUSSION AND APPROVAL OF PROJECT LIST FOR CVSSD

The Planning Commission submitted a list to the Council to give to the Service District. The council wanted to add 'repair of sidewalk and approach on State' to line item one. They also wanted to change line item two to add '/widening' to guardrail. It was also stated that we need sidewalks on 400 S for the school kids to walk on. We need to try for a grant for that.

**Council Member Mead made the motion to approve the project list with the stated changes. Council Member Richman seconded the motion. The motion carried**

15. REVIEW OF PEACH DAYS

The Council reviewed the past Peach Days Celebration. Council Member Richman said that he heard a complaint about the spacing on the parade. Need to figure out a solution for next year.

The Mayor suggested that we add the Smith's into our budget to do the sound for everything next year. She also recommended that next year we assign each worker their own event to be responsible over. She would like to level out and maybe cement over the area in front of the old concession stand and move the new bleachers over there. It'll help with seating.

We need better communication with the Racing board next year. This year we didn't know what the pay outs would be.

We did have an issue with the water truck and that needs to be resolved before next year.

Council Member Fox would like to get some plywood to block the kids from ruining playing up in the announcer stand.

## REPORTS

16. MAYOR AND COUNCIL REPORTS

Council Member Richman reported that at the Rec Board Meeting they mentioned wanting to use the community ball fields. The Council are amenable to them using the fields in Ferron. They would prefer that the fields get used.

Council Member Fox said he'll call Stewart Behling and see if he can help with the Cemetery issues.

The Mayor reported that last year we partnered with the Pitchforths for the Halloween celebration. They will be doing their own thing this year. The Mayor asked if we still want to have a Halloween Celebration. Everyone would like to have a celebration this year.

Brett Tennant has a tree near his property but is actually on city property that he thinks is bad and rotted. He would like the City to take care of it. The maintenance guys will take a look at it. She would also like the dead one at the fire station removed. She has not changed her opinion about needing to be a fence around the fairgrounds even after last month's disagreement from Larry Winn. Having a gate into his personal property will give the public access to his land. It is an issue of liability, special treatment, and risk management. The Mayor is also looking at putting in a pickle ball court and a skate park in the lower park. She will be meeting with Jones & DeMille about putting in a trail/path system here in Ferron. This will hopefully help with our tourism. Most of the Council has the same opinion on putting up the fence.

17. MAINTENANCE AND GOLF COURSE REPORTS

There was a brief discussion about watering the cemetery. Garrett Hansen reported that there had been a drain hit at Big Mountain. Tami Bennett is retiring soon. We'll be giving her a gift and have a day where the citizens can come in for a treat and wish her well. The Mayor mentioned that she'll be going to a meeting on the 7<sup>th</sup> of October to talk about the future of the power plant and any mine closures. She'll keep everyone updated on it.

18. (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.

19. BUDGET REPORT

We're on target for our income. We did go over budget on a few of the Peach Days line items.

20. APPROVAL AND PAYMENT OF WARRANTS

**The motion to approve the payment of warrants was made by Council Member Fox. Council Member Mead seconded the motion. The motion carried.**

21. ADJOURNMENT

**The motion to adjourn was made by Council Member Richman at 9:45 p.m. The motion was seconded by Council Member Mead.**

ATTEST:

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Mayor Adele Justice

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Brittany Yeates  
Ferron City Recorder