

2023 ANNUAL PLANNING MEETING MINUTES
CITY COUNCIL
SNOW COLLEGE GBEEC
EPHRAIM CANYON ROAD, EPHRAIM UTAH
JULY 1, 2023
10:00 AM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Saturday, July 1, 2023, at the Snow College Great Basin Station, Ephraim Canyon Road. Mayor Scott called the meeting to order at 10:00 a.m.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Margie Anderson
Tyler Alder, Mayor Pro Tem
Richard Wheeler
Alma Lund
Lloyd Stevens

STAFF PRESENT

Shaun Kjar, City Manager
Bryan Kimball,
Community Development
Candice Maudsley, City Recorder

OTHERS ATTENDING

Darrin Owens, Stacey McIff, Steve Lund

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of June 30, 2023.

Councilmember Wheeler moved to approve the June 30, 2023, Warrant Register as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

Discussion Items

Lloyd Stevens

- Discuss the ongoing issue of wildfires in western US with Congressman Owens and the need for a unified approach involving BLM, Forest Service, BIA, etc., to address the problem in the long term. – Discussion is being had between forestry and state land concerning the maintenance of the forests. It is important to maintain the land and log the dead trees to prevent future fires. The truck route from the canyon for logging has been re-routed away from the elementary school.
- What are our long-term unified goals involving industry, government, and the private sector? Additionally, what new incentives can be implemented at the state and national

levels to promote business growth, considering the availability of funds for infrastructure development? – Current bills that were passed and killed were discussed concerning subdivision regulation. There are only eight rural state legislators left in the state of Utah. It is important for the city mayors to communicate with their representatives. Ephraim Mayor and Council are willing to attend and do anything that will give support in the legislature.

- Seek clarity from Darrin Owens and Mayor Scott on the availability of small business incentives for rural Utah, including support for expanding established businesses and startup incentives. Additionally, discuss the potential of offering tax incentives to attract another grocery store to Ephraim. – Ephraim is an Economical Opportunity Zone. All new businesses are taking advantage of the incentives offered by the zone. Business training is available for small businesses through Snow College. There needs to be more information available to the business owners. A list of options would be helpful. Six County has many programs available. It is important to bolster the businesses we have. This list can be added to the Ephraim City website. Part-time employees can be contacted through the Snow College business Center. Internships opportunities between the city and college are encouraged.
- Engage President McIff to improve the connection between Ephraim's citizens and the college. Promote stronger bonds and transparent communication among all groups. Discuss resolving any misconceptions and addressing the Co-op building issue, which could impact the city-college relationship. – It is important to have open communication. Meeting together has been a good experience. The north fields ballpark draft contract should be ready today. The Co-op building is the gateway to Snow College. There are many ideas being considered as to what will go in the Co-op building. They are committed to the historical preservation of the building. The college has an economic impact on local businesses. An invitation was given to the city to attend athletic and community events. The growth of the college is anticipated at 1-3 percent per year. Nephi will soon have a campus. It is important to be willing partners. Traditions are important for the community. Planning an event would be very beneficial to both parties. It is not only important to say what is going to happen, but what did happen. It will make people excited about events in the future.
- Inquire about the progress of commitments made for Camino Verde, including 4th West improvements and the Department of Agriculture building. – Muddy Boys will make 400 West passable for access. The frontage will be paved and improved in front of their development. The remainder of the road may be finished from other funds. There has been no word from those making the decision on the USDA building.
- Provide an update on the Sand Hill development and the related growth issues, such as sewer and water infrastructure for the north end of town, including Cobblestone. – The sewer, looping the water, and access to the highway are three issues. A lift station for the sewer is needed. A summary write-up has been requested from the hotel engineers. Assistance from the city may be required if the engineering improves the region and not just their personal development. A final solution has not been come to yet. Apartments

are possible on the west side of the road. They will also have issues with sewer and looping the waterline. Significant infrastructure costs are required.

- Consider sharing our perspective on the Co-op issue in response to the Messenger newspaper article. Evaluate whether it is necessary to let the issue fade away. -It was agreed the subject should just die out.
- Address concerns about the future growth of Ephraim by identifying a suitable location for an industrial park. Discuss the potential implications of the current industrial park being surrounded by residential areas and ensure long-term planning for the industrial park and its interaction with residential growth. – It is believed once one project moves at the industrial park others will follow.
- Seek information on the availability of funds, either from state or federal sources, for the City yard cleanup. – There is a coal issue with the property and a concern about toxic soil. A parking lot will cover the area and it is believed that the coal and slag will be less toxic than the parking lot. Help was requested of the representatives with the situation. They were willing to talk to IHC about the situation.
- Address the situation with the old sewer pond (Travis Good) – Shaun has contacted and met with Gary Oaky concerning the grazing rights of the property. He has asked for exchange of grazing rights in the cemetery expansion area and possibly other areas. It is hoped to make arrangements by lease rather than deed.

Richard Wheeler

- Could you please provide a list of federal and state funds that can support our growing population? Additionally, how can we assist you in promoting economic expansion and facilitating cooperation between rural communities and the state government? – State fund information will be sent. It is important to be able to leverage federal money with state money.

Alma Lund

- The current Federal Administration seems determined to create shortages in essential goods, resulting in increased costs for utilities provided by the city. As a result, we will be forced to pass on these price increases to our citizens. While reducing city expenditures may help to some extent, it may not be enough in the long run. To address this issue, we need a program that brings everyone together, although I'm unsure of the specifics. It is crucial to educate the public about these changes. – Home prices and building is slowing down. Supply chain affects the local builders and affects the economy. The cost of utilities is increasing, and citizens need to be educated on the costs associated with increases. There is concern for residents on fixed incomes. There is real concern about energy.

Margie Anderson

- I am somewhat concerned with roads that are narrow and present some safety issues. In areas that used to be farther away from town but are now quite busy. – Some of the roads

are in the county, but others are in the city. More right of ways need to be purchased as well as road dedication made.

- I would like to see some kind of community beautification efforts. On Main Street it would be nice (but perhaps not urgent) to extend our beautification efforts from 10 years ago. – Some efforts need to be made to beautify the community. The next planning meeting more plans can be made. It is important to have sight triangles for safety. Picking up beautification expansion for Main Street will be considered.
- I have been approached by a couple of people wanting an area for yard waste. Apparently, they have one in Manti that is available a good part of the year to their citizens. – A location is being worked on. It is very needed, and work will continue on this project.

Mayor Scott

- What potential future flood mitigations do we need to work on this fall? Anything that we might have missed this year in flood mitigation. – The Corp of Engineers made a model showing weaknesses in the flood model. Jones & Demille are working on a better flood model for the city. There are four or five critical spots that need to be worked on. The weak spots will be discussed with Mike Larson with the Irrigation Company. The beginnings of a feasibility study have begun. It is important to have all ditches checked and cleaned in the fall. Piping ditches would be a good option for hard-to-reach ditches. There is a leak in the settling pond. The leak needs to be found and dealt with.
- Where do we stand as far as an increased policeman next year? – The police department would like another police officer next year.
- How can we best get ready for the open house at the temple, then a steady stream of patrons? – Cleanup is important.
- How do we approach Granary Arts about their frustration with not getting the money they wanted in the budget? - The city has been very generous to the Granary Arts.
- Hiring a project manager – In the future a project manager may be a good investment. No decision is needed now, but it is something to consider. There are so many projects in the works that pushing them forward becomes hard. This position may be combined with a building inspector.
- Part-time Airport Manager – Manti City will need to be consulted. The job is time consuming for the city manager.
- Green fields outlook and planning – A 15-year lease is being considered for the ball fields.
- How serious are we about pursuing a recreation building? – Financially, it seems it will be a while. It is possible to bond for baseball fields. It has been talked about for 12 years.
- Evaluation of how I'm doing as Mayor. – Good reviews were given by council. He is very invested in the city and does good work.

ADJOURN

There being no further discussion, Councilmember Alder moved the work meeting adjourn. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Candice Maudsley, City Recorder