

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
DECEMBER 5, 2023
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Tuesday, December 5, 2023, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Tyler Alder offered an invocation. Richard Wheeler led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

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

MEMBERS EXCUSED

STAFF PRESENT

Sean Lewis, City Manager
Daniel Van Beuge, City
Attorney
Candice Maudsley,
City Recorder
Bryan Kimball,
Community Development

Megan Spurling, Planner
Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Cory Daniels, Power Dir.
Colby Zeeman, Police
Jeff Hermansen, Fire Chief
Jordan Howe, Rec Dir.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS AND RELATED ACTION

2023 GENERAL MUNICIPAL ELECTION CANVASS

The 2023 Municipal Election Statement of Votes, as prepared by the Sanpete County Clerk's Office, was canvassed by the Board of Canvassers, a copy of which is in the public information packet. Three candidates were elected to fill the three (3) open city council seats: Chad Parry, Dennis Nordfelt, and Anthony Beal. The two (2) candidates eliminated were Wendel Smith and Richard Wheeler.

Councilmember Alder moved to approve the 2023 Election Statement of Votes as presented and acting as the Ephraim City Board of Canvassers declare elected Chad Parry, Dennis Nordfelt, and Anthony Beal filling the three open city council seats. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

RECOGNITION OF EPHRAIM CITY RESIDENTS RECOGNIZED AT THE HISPANIC HERITAGE CONGRESSIONAL RECOGNITION CEREMONY ON NOVEMBER 21, 2023.

Mayor Scott recognized Esmeralda Salas, Jose and Antonia Jimenez for being named in the Hispanic Heritage Congressional Recognition Ceremony.

SANPETE COUNTY CHAMBER OF COMMERCE PRESENTATION

- Chair Faylyn Catmull presented the new ideas for the chamber during the meeting. Lunch and Learn sessions will be conducted regularly to educate businesses on various techniques for business growth, including available grants. An executive director has been hired to manage the chamber with a business-oriented approach.
- The Chamber has planned to participate in several events, including ribbon cuttings, Shop Local November, the IHC health fair, and a golf tournament. The overarching goal of the chamber is to equip businesses with networking tools to foster stronger growth.
- The next meeting is scheduled for Gunnison, focusing on the topic of marketing. Subsequent meetings will cover grant-related information. The mayor will assign a council member to represent the chamber.

RECOGNITION OF OUTGOING CITY COUNCIL MEMBERS

Mayor Scott recognized the outgoing council members with a commemorative clock that included a plaque with their name and years of service to Ephraim City.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of December 4, 2023.

Councilmember Alder moved to approve the December 4, 2023 Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the November 8, 2023 Special City Council Meetings.

Councilmember Lund moved to approve the November 8, 2023 Special City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

The Council reviewed the minutes of the November 15, 2023 Work Meeting and Regular City Council Meetings.

Councilmember Alder moved to approve the November 15, 2023 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

APPROVAL OF FINAL PLAT FOR CHILDCARE FACILITY AT EPHRAIM CROSSING

The applicant, Camino Verde group, has submitted a request for subdivision to divide portions of Assessor's Parcel S-6190 (0.56 acres) and S-6188 (10.722 acres) into a single parcel totaling 1.005 acres.

Conditions of Approval:

1. Staff and the applicant are authorized to make technical changes to the plat.
2. Roads requiring dedication must be identified before final plat approval.
3. Resolution of the land transaction between the applicant and Questar is a prerequisite before the recordation of the final plat and issuance of zoning permits.

Staff is amenable to a slight change in the location of Camino Verde Drive Road. The application has been thoroughly reviewed for compliance with all standards outlined in the Ephraim City Municipal Code. It has been determined that the application meets the minimum requirements for approval.

Consequently, both the staff and the Ephraim City Planning and Zoning Commission recommend that the Ephraim City Council review the proposed Childcare at Ephraim Crossing Final Plat and endorse its approval.

Councilmember Lund moved to approve the final plat for the childcare facility at Ephraim Crossing. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT APPROVAL

Les Allen is proposing the construction of five 12-plexes. It's important to note that tonight's discussion is centered around the concept, and as of now, no zoning permits have been submitted. There has been discussion about potential changes in access points, which will be taken into consideration.

The proposed multi-family development is planned for parcel S-64205, located at approximately 150 E 700 N. The envisioned development comprises five 12-plexes, each spanning two stories and housing approximately 140 bedrooms in total. The units will range from 1001 to 1355 square feet, with the buildings reaching an approximate height of 30 feet.

Conditions of Approval:

1. Fencing plans must be presented before the issuance of zoning permits.
2. Landscaping plans must be provided before the issuance of zoning permits.
3. The applicant will collaborate with Ephraim City Staff to ensure the development aligns with Ephraim City code and standards.

Both the staff and the Ephraim City Planning Commission have thoroughly reviewed the application for compliance with all standards outlined in the Ephraim City Municipal Code. It

has been determined that the application meets the minimum requirements for approval. Consequently, staff recommends that the Ephraim City Council review the proposed Conditional Use Permit and endorse its approval.

Councilmember Lund moved to approve the Conditional Use Permit for Les Allen located at approximately 150 E 700 N with the conditions of approval met. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 23-24 PAYSON POWER PROJECT

The Power Director, Cory Daniels, introduced Resolution 23-24, which encompasses both an agreement and a tax certificate. This documentation is mandated by the IRS for the prepayment of natural gas, ultimately leading to a reduced cost for natural gas. The contractual term spans 30 years. UAMPS will engage in a commodity supply agreement to secure the discounted rates, ensuring a more stabilized cost for power purchases.

Councilmember Wheeler moved to approve ECR 23-24, a resolution authorizing a tax certificate and agreement for the UAMPS Payson Power Project. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

CANCELANATION OF THE DECEMBER 20, 2023, CITY COUNCIL MEETING

Councilmember Alder moved to cancel the December 20, 2023 City Council Meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

IPA REPRESENTATIVE- SEAN LEWIS 1ST LUND 2ND WHEELER

Tyler Alder

- The RAP Tax Committee will meet December 13th at 6:00 PM.
- Basketball starts in January.
- Jordan Howe started as the new Ephraim Recreation Director.
- The new skate park is a huge hit with the community.

Lloyd Stevens

- Councilmember Stevens highly recommends participation in the Sanpete County Chamber of Commerce.

Mayor Scott

- Sean Lewis and the Mayor attended the Hispanic Heritage Recognition at the Capital.
- All Council members will be sent diversity and harassment training to complete.

CITY MANAGER REPORT

- Jviation has submitted the ten-year capital improvement projects plan for the airport.
- The tractor bid for the airport has been awarded.

- The fuel test done at the airport by the DOA Weights and Measures Division was passed.
- The hoses and reels need to be ordered for the airport.
- The Yoppify software for public notification has been rolled out.
- Jennifer Harward and Hannah Larson's last day will be December 8th.
- IPA Meeting- There is concern from the IPA that legislative action may be taken during the upcoming legislative session to take control of the Delta plant. The bills will be watched in the next session.
- Friday December 8th is the staff Christmas Party.
- Councilmember Lund will be recognized next week by UAMPS.

CLOSED SESSION

Councilmember Alder moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing the character, professional competence, or physical or mental health of an individual. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:09 p.m.

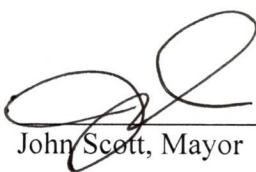
At 7:18 p.m. Councilmember Wheeler moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 7:19 p.m. The motion was seconded by Councilmembers Wheeler and Lund. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, January 3, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

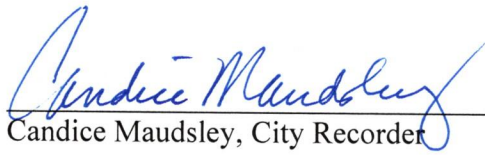
MINUTES APPROVED:


John Scott, Mayor



1-3-24
Date

ATTEST:


Candice Maudsley, City Recorder

1-3-24
Date