

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL**  
**5 SOUTH MAIN, EPHRAIM, UTAH**  
**JANUARY 17, 2024**  
**6:00 PM**

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, January 17, 2024, 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, Anthony Beal offered an invocation. Chad Parry led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Lloyd Stevens,  
    Mayor Pro Tem  
Margie Anderson  
Anthony Beal  
Chad Parry  
Dennis Nordfelt

**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  
Colby Zeeman, Police  
Jordan Howe, Rec Dir.

**PUBLIC COMMENT**

No public comment presented.

**PUBLIC HEARING**

**PUBLIC HEARING REGARDING THE DISPOSITION OF HISTORIC SQUARE PROPERTY**

Mayor John Scott read the following statement:

Snow College requested a meeting with Ephraim City to discuss the lease of the Co-op. At that meeting, which was publicly noticed and held on January 5, Snow College expressed continued interest in the lease of the Co-op building that they had successfully won the previous June during the RFP process. Administrators did not pressure city council members

about this; they simply expressed Snow's continued interest in the original RFP agreement as an option for the city in this decision.

The City council voted to go into closed session to consider this matter. In that closed session our discussion centralized around the previous commitment we had made to Snow through the RFP process to lease the building to Snow and the city council was in unanimous agreement, with no vote taken in the closed session, that in order to be honorable, we needed to follow through with our original commitment to Snow for the lease of the building.

The City Council then voted to go out of our closed session meeting. A motion was then made and seconded to honor the original RFP agreement with Snow. The city council voted unanimously to honor that original agreement which was done with public input through an open public meeting last June. Therefore, Ephraim City Administration has been directed by the city council to enter into negotiations with Snow College for a lease agreement between the two entities. We anticipate that agreement being finalized by March 15<sup>th</sup>.

- **Ted Meikle-** Concern was expressed that Snow College would use the building as a glorified office building.
- **Hannah Lanier-** Concern was expressed that Snow College would just make it an office building. Support was shown for the Granary Arts and their vision for the building.
- **Sharron Andreason-** It could be lovely for Snow College to occupy the building. The offices are a concern to her. A café was recommended.
- **Mike Brenchley-** He is a history professor at Snow College. He is concerned about public accessibility. The council was urged to push accessibility in the lease contract. The integrity of the building is a priority.
- **Larry Nielson-** He is concerned about division. The building has a historic energy. He asked that the building be respected in its use.
- **Chad Funk-** The Granary Arts vision was excellent, and he supported it.
- **Joseph Fitch-** He would like to see connections between the college and the community. This is an opportunity to bridge the college and resident communities.
- **Vivian Coombs-** She would like to commend the council for finding other avenues. She thanked the council for listening to the public. Change is inevitable. The Co-op served the college once before. Going back to the college brings the building back full circle.
- **Kelly Brooks-** She is curious about the preservation of the building. Does the council and Snow College have a plan? Will Snow College put resources into the preservation?
- **Jason-** He was concerned about the decision being made at the last council meeting. The decision feels right to him. He would love to see the contractual obligations between the city and any organization utilizing city property. The mutual benefit between the city and the organizations would be beneficial to understand as a resident.
- **Keith Erickson-** His parents were a part of the restoration committee. The historic nature needs to be observed. What is the annual upkeep of the building? Were any of the stipulations affixed to the usage assigned to Snow College?
- **Tracen Belts-** He is a student at Snow College. He feels a connection to Utah. He would like to keep the spirit and use of the Co-op Building. Snow College could be good at that, but Granary Arts would be better with the history.

- **Margaret Riding-** Her mother was a preservationist in Ephraim. The community events on the upper floor of the Co-op were so important to the community. She would like to preserve the community opportunity for residents in that building.
- **Amy Jorgenson-** Granary Arts made the original proposal to purchase the buildings. She is very disappointed. To have a 1.3-million-dollar gift to purchase these buildings is an exceptional opportunity. She has a long commitment and history in historic preservation. She believes an opportunity has been lost to develop the downtown area. She is still committed to the Granary Arts and the city of Ephraim.
- **Four letters were received before the meeting from Ted Meikle, Sharron Andreason, Jane Erickson, and English Brooks-** These letters are available on the Public Notice Website.

*Councilmember Anderson moved to close the public hearing. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

**The Mayor made the following observations:**

- Granary Arts is integral, and their hard work is appreciated.
- Councilmember Anderson has been asked to spearhead a Historic Square committee.
- The Granary Arts has done an excellent job maintaining the granary building.
- Accessibility for the community will be discussed with Snow College.

**APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of January 16, 2024.

*Councilmember Nordfelt moved to approve the January 16, 2024 Warrant Register as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

**APPROVAL OF MINUTES**

The Council reviewed the minutes of the January 3, 2024 Work Meeting and Regular City Council Meetings.

*Councilmember Stevens moved to approve the January 3, 2024 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

The Council reviewed the minutes of the January 5, 2024 Special City Council Meeting.

*Councilmember Nordfelt moved to approve the January 5, 2024, Special City Council Meeting Minutes as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

## EPHRAIM CROSSING PHASE FOUR SUBDIVISION FINAL PLAT APPROVAL

The applicant is seeking approval for the final plat of Ephraim Crossing Phase Four Subdivision, focusing on Assessor's Parcel S-782. The proposal involves dividing the parcel into three distinct lots, each ranging in size from 0.30 acres to 0.38 acres. Through a boundary line adjustment, the total combined acreage would be 1.03 acres. These lots are strategically positioned to front onto either 375 W. or 450 S., adhering to the standards outlined in the Ephraim City Municipal Code.

Upon thorough examination, it has been determined that the proposal aligns with the minimum requirements for approval as stipulated in the Ephraim City Municipal Code. In light of this, the staff and Planning Commission recommends that the Ephraim City Council review the proposed final plat for the Estates at Ephraim Crossing Phase 4 for approval. The retention pond issue was addressed to the city's specifications.

*Councilmember Anderson moved to approve Ephraim Crossing Phase Four Final Plat. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

## APPOINTMENTS AND COUNCIL REPORTS

The mayor appointed Andrew Olsen to a five-year Utilities Board term.

*Councilmember Parry moved to appoint Andrew Olsen to a five-year Utilities Board term. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

### **Dennis Nordfelt**

- Recreation Board- City gym space is a concern.
- Airport Board- The meeting is tomorrow. A meeting with Manti City went on today.

### **Margie Anderson**

- State Legislative Liaison- The legislative session has begun.

### **Anthony Beal**

- Library Board- He had his first meeting with the Board. Interviews were held over the last couple of days. The Board members are excellent and appreciated.
- Youth City Council- Juli Arnoldson was contacted concerning YCC.

### **Lloyd Stevens**

- Fire Board- Five are going to fire school next week. Ethics and the employee handbook were covered at the meeting last night.
- Chamber of Commerce- The meeting in Gunnison went well. Marketing techniques for new businesses were covered. There are only 30 members in all of Sanpete, of those only three are from Ephraim.

**Chad Parry**

- UAMPS will meet in Fairview to answer questions the council members may have.
- The Ambulance Board has not made contact yet.

**Mayor Scott**

- The Mayors and Commissioners meeting had an alarming proposal to offer public lands on the stock exchange. The comment period for the subject ended yesterday. The federal representatives do not support this.
- Mike Ballard will present to the council in February.
- The soil remediation issue was discussed with Intermountain Health.
- The airport meeting with Manti was positive and productive.

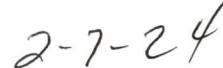
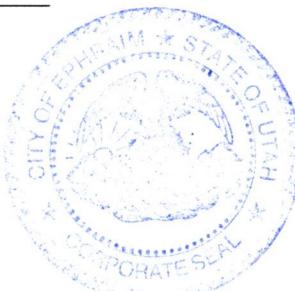
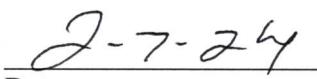
**CITY MANAGER REPORT**

- Three offer letters were written today for the library clerk openings. The library will be back to normal hours soon.
- The ballfield contract should be signed tomorrow.
- Payson Lock and Key will give the city a bid on a keyless entry system for City Hall.
- Thirty bills are being tracked in the legislature.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Stevens moved the Regular Council Meeting adjourn at 7:18 p.m. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, February 7, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**  
John Scott, Mayor  
Date**ATTEST:**  
Candice Maudsley, City Recorder  
Date