

MEETING MINUTES CITY COUNCIL

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH

FEBRUARY 21, 2024

5:30 PM

ROLL CALL

MEMBERS PRESENT

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

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.

MEMBERS EXCUSED

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

- The third phase of the well is in progress which includes the pipeline to the well. Approximately 95% of the design is done. The environmental review is complete, pending review.
- The hotel is putting in the water line.
- An application was submitted to FEMA for a stormwater master plan.

Cory Daniels, Power Director

- Lake Powell is higher this year than it was last year, and it is anticipated to get higher. This will result in more power production.
- IPP Power has been called back for the coming summer.
- Pacific Corps will enter into a long-term coal agreement.
- Steel Solar will be providing solar power in May, and new projects will help to diversify the power portfolio as they are available.
- The rate study will begin in the next few weeks.
- The mPower integrator is being implemented.
- SCATA systems will be improved for substations.
- Chance Christiansen and Jaden Tree will be taking their 2nd and 3rd step tests.
- Clarion Energy has selected the Ephraim Hydro for the Hydro Hall of Fame. The award will be presented in July in Denver, Colorado.

Jeff Jensen, Public Works Director

- Next week is Rural Water.
- TJ Kane is pursuing his water distribution certification.

Colby Zeeman, Police Chief

- A K-9 program is something desired for the future.

Jordan Howe, Rec Director

- Basketball is wrapping up and there will be changes for next year.
- The Snow College ballfield contract is working very well.
- The grant progress concerning the skatepark bowl and bike trail was reported on.
- The Daddy/Daughter Ball was a success.
- The Scandinavian Festival planning is in process.

Jon Knudsen, Finance Director

- Tax revenue is reported monthly. The increase in revenue since the opening of new businesses will be investigated further.
- The monthly financial report was reviewed.
- There was more money received for roads.
- An impact fee total was requested.
- The Yoppify text messaging service is up and running. It will report outages and high usage to customers.

6:00 PM BUSINESS MEETING

CALL TO ORDER

Mayor Scott called the business meeting to order at 6:00 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Dennis Nordfelt offered an invocation. Chad Parry led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

No public comment was presented.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of February 20, 2024.

Councilmember Nordfelt moved to approve the February 20, 2024 Warrant Register as presented. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the February 7, 2024 Work and Regular City Council Meeting.

Councilmember Anderson moved to approve the February 7, 2024, Work and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT-CARVER ATTACHED ACCESSORY DWELLING

The applicant is proposing to build an attached accessory building on the north portion of parcel S-815x10, 720 S 100 E. The proposed structure would measure 30' x 44'. The plans call for a one-story structure with 1,320 square feet total and the dwelling portion being 315 sq. ft. The applicant will also be adding a deck to match the existing deck. The following are the conditions of approval:

- The apartment may be occupied by one family of related persons or not more than two unrelated persons.
- A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
- The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.

Staff and the Ephraim City Planning Commission have reviewed the application for compliance with all standards in the Ephraim City Municipal Code and found that it meets the minimum required for approval.

Councilmember Beal moved to approve the Conditional Use Permit for the Carver attached accessory dwelling located at 720 S. 100 E. The motion was seconded by Councilmember Parry. The vote was unanimous. The motion carried.

CANCELANATION OF THE APRIL 17TH COUNCIL MEETING

All city council members will be attending the ULCT (Utah League of Cities and Towns) Conference in St. George that week.

Councilmember Anderson moved to cancel the April 17th City Council Meeting. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Dennis Nordfelt

- Airport Board- An opportunity to purchase land to expand was discussed. Scott Larson resigned from the board. An Airport Board Authority is being pursued.
- Scandinavian Festival- The council will participate in the parade.

Margie Anderson

- State Legislative Liaison- 924 bills have been filed with the legislature. There are nine days left of the session.
- Historic Board- The first steps have been taken to form this board. The parties that need to be included are being brainstormed.

Anthony Beal

- Library Board- There is great work being done on the Library Board. The collaborative efforts between departments are notable.
- Budget increases for the library are requested.
- Strategic planning for the future is ongoing.
- 400 East is the unofficial belt route of the city. The traffic is problematic.
- A new traffic light on Main Street has been requested by residents.

Lloyd Stevens

- Fire Board- Dominion Energy did a presentation about working with natural gas.
- Chamber of Commerce- An email will be sent to all the Ephraim businesses next week.

Chad Parry

- Utilities Board- The net-metering agreement was reviewed, and changes will be made. Billing and solar capacity may be changed.
- The Zipflow program was reviewed, and it is a good program.

Mayor Scott

- Landfill issues were brought up in the Mayors and Commissioners' meeting. An MOU was implemented designating the operation of the landfill.
- Portions of the Bald Mountain Road will remain open.
- Soil remediation was discussed with Intermountain Heath today and a direction is being pursued.
- The Manti Temple open house tickets will bring hundreds of thousands of people to town.

CITY MANAGER REPORT

- A meeting concerning the traffic study for 700 North with UDOT will be reviewed in March.
- The Trust reviewed the claims from Ephraim City over the past five years. The numbers are very good.
- OSHA preparation inspections will be done by the Trust.
- Separate public hearings are required for salary increases for all department heads and with the new legislation.
- Other bills will be watched as the legislative session progresses.

CLOSED SESSION

Councilmember Stevens 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 purchase, exchange, or lease of real property and sale of real property. The motion was seconded by Councilmember Nordfelt. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Stevens, Beal, Anderson, and Parry. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:19 p.m.

At 9:09 p.m. Councilmember Stevens moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Stevens moved the Regular Council Meeting adjourn at 9:10 p.m. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

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

MINUTES APPROVED:

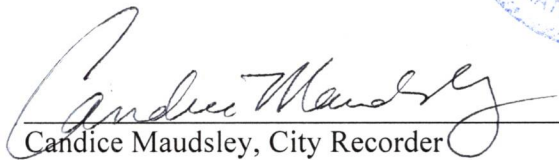


John Scott, Mayor

3-20-24
Date



ATTEST:



Candice Maudsley, City Recorder

3-20-24
Date