



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, April 3, 2024  
5:30 PM

---

Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live with Zoom.

To participate in the public comment period or any scheduled public hearings, please email [candicem@ephraimcity.org](mailto:candicem@ephraimcity.org) before 3:00 PM on the day of the meeting.

Join Zoom Meeting 6:00 P.M.

<https://us02web.zoom.us/j/89048158872?pwd=ZVFLM2loYzEzczJYTzV6YU92aDUxZz09>

---

### **5:30 PM WORK MEETING**

- **ROLL CALL**
- **DEPARTMENT REPORTS**
- **AGENDA REVIEW**

### **6:00 PM BUSINESS MEETING**

#### **CALL TO ORDER**

#### **OPENING CEREMONY**

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

#### **PUBLIC COMMENT**

Members of the public may address the City Council on matters not listed on the agenda.

Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

## 1. ACTION ITEMS

### A. CONSENT ITEMS

- Pages 3-7     1) **CONDITIONAL USE PERMIT- ANTONIO JIMENEZ**
- The applicant, Antonio Jimenez, is requesting a Conditional Use Permit to construct a detached accessory dwelling unit on his current property at approximately 230 N 150 W.
- Pages 8-12     2) **CONDITIONAL USE PERMIT- JOSE JIMENEZ**
- The applicant, Jose Jimenez, is requesting the Conditional Use Permit to construct a detached accessory dwelling unit on his current property at approximately 136 W 200 N.
- Page 13        3) **ECR 24-03 ARBOR DAY RESOLUTION**
- Pages 14-23    4) **APPROVAL OF THE APRIL 1, 2024, WARRANT REGISTER**
- Pages 24-29    5) **APPROVAL OF THE MARCH 20, 2024, WORK AND REGULAR CITY COUNCIL MEETING MINUTES**

## 2. COUNCIL REPORTS

## 3. CITY MANAGER REPORT

### CLOSED SESSION ADJOURNMENT

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted this 1<sup>st</sup> day of April 2024. A copy was also provided to the local media and posted on the Utah State website.

Candice Maudsley,  
EPHRAIM CITY RECORDER



## STAFF REPORT

**To:** Ephraim City Council  
**From:** Megan Spurling, City Planner  
**Date of Meeting:** April 3, 2024  
**Type of Item:** Conditional Use Permit  
**Process:** Administrative Review

**RECOMMENDATION:** Staff has reviewed the application for compliance with all standards in the Ephraim City Municipal Code and found that it meets the minimum required for approval. Accordingly, staff recommends that the Ephraim City Council review the proposed Conditional Use Permit and recommend approval.

### Project Description

Project Name: Antonio's Little House  
Applicant(s): Antonio Jimenez  
Property Owner(s): Antonio Jimenez  
Location: 230 N 150 W  
Zone District: Two-Family Residential (R2)  
Parcel Number and Size: S-452x3, 0.30 acres  
Type of Process: Administrative  
Final Land Use Authority: City Council

### Proposal

The applicant is proposing to build a detached accessory building on the west portion of parcel S-452x3, 230 N 150 W. The proposed structure would measure 35'x35'. The plans call for a one-story structure with 1,225 square feet.

### Vicinity Map



**Analysis and Findings**

The Land Use Authority may approve, approve with conditions, or deny a Conditional Use Permit based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

**Recommendation**

Staff recommends that the Council consider the issues outlined in this report regarding the application. Should the Council choose to take action regarding this proposal, potential Findings of Fact, Conclusions of Law, and Conditions of Approval are presented below to guide the Council if a motion to approve the Conditional Use Permit is issued.

**Findings of Fact**

- 1. Antonio Jimenez Trustees is listed as the fee title owner of record for Parcel S-452x3.
- 2. Parcel S-452x3 is 0.30 acres in size, 13,068 square feet. (10,000 square feet would be needed).
- 3. Parcel S-452x3 is located at 230 N 150 W.
- 4. Parcel S-452x3 is currently zoned Two-Family Residential (R2).

5. The applicant is proposing to build a detached accessory building on the east portion of parcel S-452x3, 230 N 150 W. The proposed structure would measure 35'x35'. The plans call for a one-story structure with 1,225 square feet.
6. Staff review of the application indicates that it meets the minimum requirements for approval in the Ephraim Municipal Code.

### **Conclusions of Law**

1. Based upon the Findings of Fact listed above and with the Conditions of Approval outlined below, the Antonio Jimenez Conditional Use Permit meets the standards for a Conditional Use Permit as described in the Ephraim City Municipal Code.

### **Conditions of Approval**

1. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
2. A 6-foot site obscuring fence around the sides and rear of the property is required.
3. Separate meters would be required for the detached ADU.
4. Parcel S-440x is owned by Ephraim City and development would trigger frontage improvements. In lieu of frontage improvements, staff would entertain vacating the road, as it is not through road. Just access requirements for tenants would be required.
5. Follow requirements of the R2 zone.

### **Attachments:**

Exhibit A – Proposed Site and Building Plans

Legend

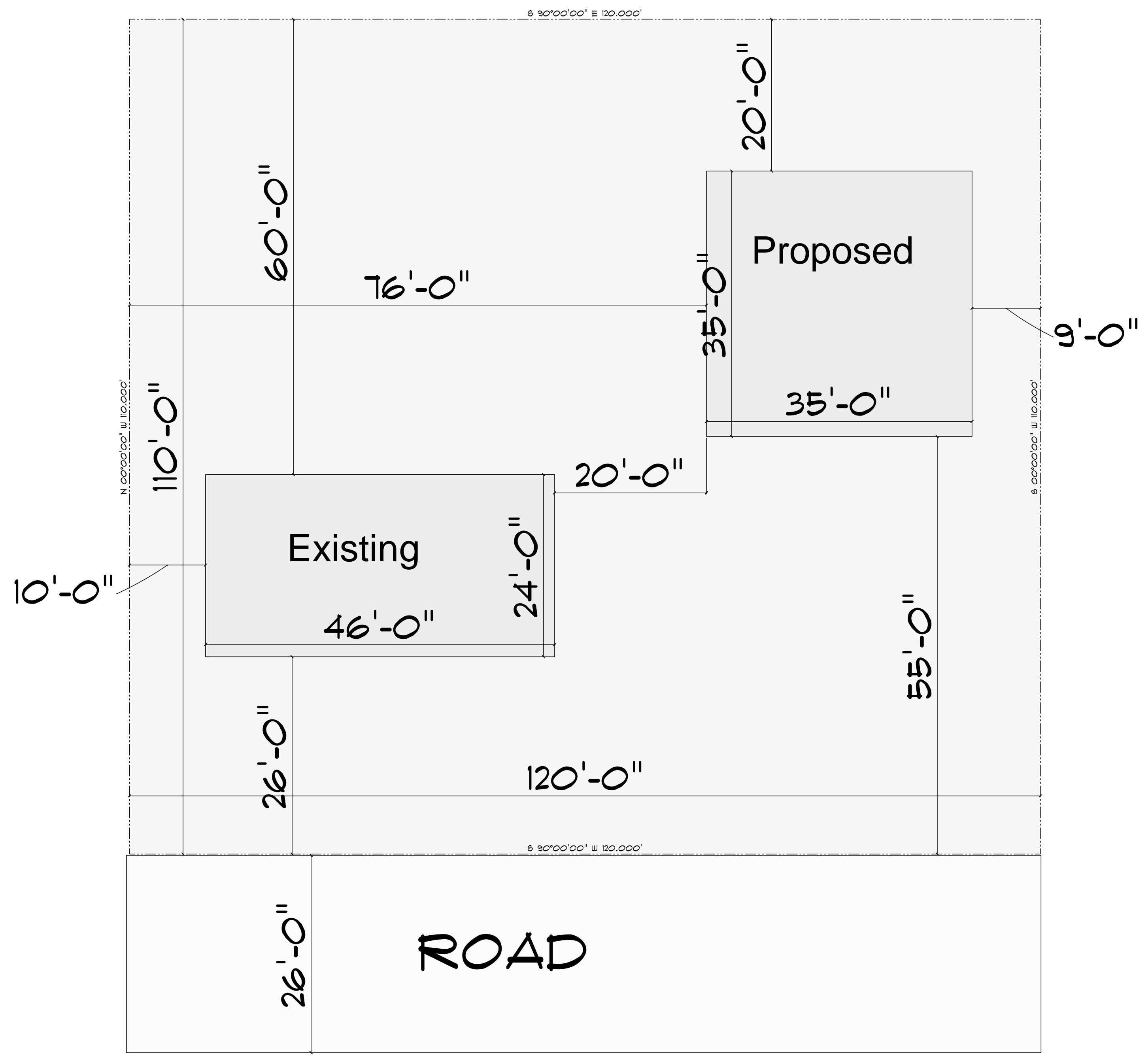
N 150 W

A. Jimenez Property

230 N 150 W

Proposed Location for Accessory Dwelling Unit





PLAT 1  
SCALE: 1" = 10'-0"



**AVANT-GARDE**  
- H O M E S -  
MOUNT PLEASANT, UTAH

Phone: (435)462-9782  
Email: pm@avantgardehomes.net

**JIMENEZ PLAT MAP**

PHONE:  
EMAIL:

SHEET TITLE  
**PLAT 1**

SCALE  
1" =  
10'-0"  
DATE  
2/23/2024

PAGE  
**1**



## STAFF REPORT

**To:** Ephraim City Planning and Zoning Commission  
**From:** Megan Spurling, City Planner  
**Date of Meeting:** April 3, 2024  
**Type of Item:** Conditional Use Permit  
**Process:** Administrative Review

**RECOMMENDATION:** Staff has reviewed the application for compliance with all standards in the Ephraim City Municipal Code and found that it meets the minimum required for approval. Accordingly, staff recommends that the Ephraim City Council review the proposed Conditional Use Permit and recommend approval.

### Project Description

Project Name: Jose's Little House  
Applicant(s): Jose Jimenez  
Property Owner(s): Jose Jimenez  
Location: 136 W 200 N  
Zone District: Two-Family Residential (R2)  
Parcel Number and Size: S-440, 0.26 acres  
Type of Process: Administrative  
Final Land Use Authority: City Council

### Proposal

The applicant is proposing to build a detached accessory building on the west portion of parcel S-440, 136 W 200 N. The proposed structure would measure 35'x30'. The plans call for a one-story structure with 1,050 square feet.

### Vicinity Map





## **Analysis and Findings**

The Land Use Authority may approve, approve with conditions, or deny a Conditional Use Permit based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

## **Recommendation**

Staff recommends that the Council consider the issues outlined in this report regarding the application. Should the Council choose to take action regarding this proposal, potential Findings of Fact, Conclusions of Law, and Conditions of Approval are presented below to guide the Council if a motion to approve the Conditional Use Permit is issued.

## **Findings of Fact**

1. Jose Jimenez Trustees is listed as the fee title owner of record for Parcel S-440.
2. Parcel S-440 is 0.26 acres in size, 11,325.6 square feet. (10,000 square feet would be needed).
3. Parcel S-440 is located at 136 W 200 N.
4. Parcel S-440 is currently zoned Two-Family Residential (R2).
  5. The applicant is proposing to build a detached accessory building on the west portion of parcel S-440, 136 W 200 N. The proposed structure would measure 35'x30'. The plans call for a one-story structure with 1,050 square feet.

6. Staff review of the application indicates that it meets the minimum requirements for approval in the Ephraim Municipal Code.

### **Conclusions of Law**

1. Based upon the Findings of Fact listed above and with the Conditions of Approval outlined below, the Jose Jimenez Conditional Use Permit meets the standards for a Conditional Use Permit as described in the Ephraim City Municipal Code.

### **Conditions of Approval**

1. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
2. A 6-foot site obscuring fence around the sides and rear of the property is required.
3. Separate meters would be required for the detached ADU.
4. Parcel S-440x is owned by Ephraim City and development would trigger frontage improvements. In lieu of frontage improvements, staff would entertain vacating the road, as it is not through road. Just access requirements for tenants would be required.
5. Follow requirements of the R2 zone.
- 6.

### **Attachments:**

Exhibit A – Proposed Site and Building Plans

# Proposed Jimenez ADU

Legend

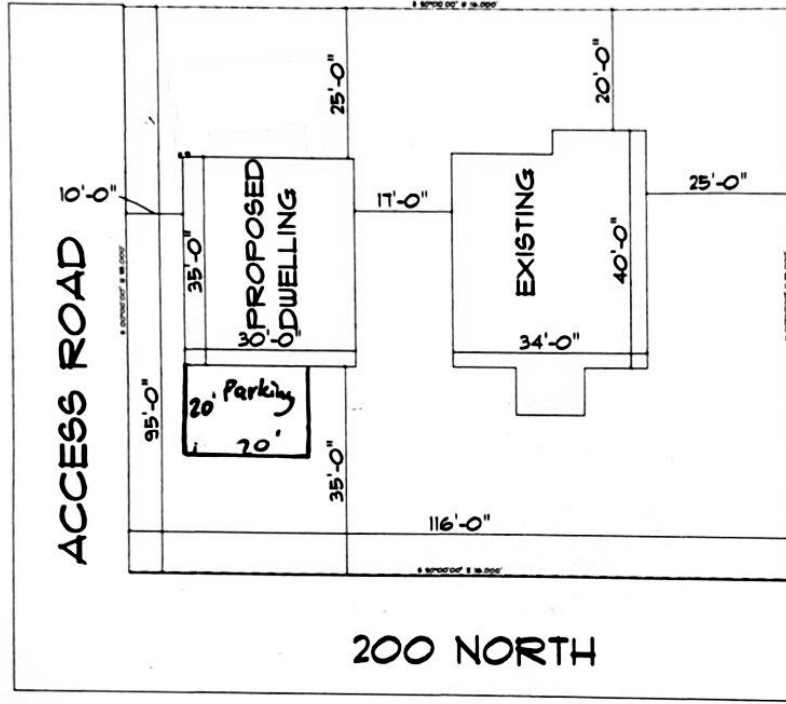


Proposed Jimenez ADU

Existing Jimenez Home

136 W 200 N





PLAT 2  
SCALE 1" = 6'-0"

**EPHRAIM CITY RESOLUTION  
ECR 24-03**

**ARBOR DAY**

**A RESOLUTION PROCLAIMING A SPECIAL DAY BE SET ASIDE  
FOR THE PLANTING OF TREES**

**WHEREAS**, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, April 26, 2024, is the 152<sup>nd</sup> anniversary of the holiday, and Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal;

**THEREFORE**, the City Council of Ephraim does hereby proclaim April 26, 2024, as the 152<sup>nd</sup> anniversary of Arbor Day Celebration in the City of Ephraim; and

**FURTHER**, the Council and Mayor urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

**APPROVED, PASSED, and ADOPTED** this 3<sup>rd</sup> day of April 2024.

**EPHRAIM CITY**

\_\_\_\_\_  
John Scott, Mayor

**ATTEST**

\_\_\_\_\_  
Candice Maudsley, Recorder

**COUNCIL VOTE**

Richard Wheeler	Aye	___	Nay	___
Margie Anderson	Aye	___	Nay	___
Alma Lund	Aye	___	Nay	___
Lloyd Stevens	Aye	___	Nay	___
Tyler Alder	Aye	___	Nay	___

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>ALSCO</b>								
325	ALSCO	2846777	10-51-260 BLDGS SUPPLIES & MAINTENANCE	GEN GOVT-CITY HALL MATS & CLOTHS	03/27/2024	105.81	.00	
Total ALSCO:						105.81	.00	
<b>ANDERSON, MARGIE</b>								
13980	ANDERSON, MARGIE	2404	10-41-230 TRAVEL	LEGISLATIVE-MEALS & MILES-ULCT CONF	03/22/2024	209.40	.00	
Total ANDERSON, MARGIE:						209.40	.00	
<b>APPLE BOOKS</b>								
470	APPLE BOOKS	116919	10-75-320 BOOKS, PERIODICALS, & MAGAZINE	LIBRARY-BOOKS	03/15/2024	1,332.70	.00	
Total APPLE BOOKS:						1,332.70	.00	
<b>AUTO ZONE</b>								
13207	AUTO ZONE	0876745497	10-72-250 EQUIP SUPPLIES & MAINTENANCE	PARKS-FUEL EMI HOSE, CARB CLEANER	03/05/2024	9.91	.00	
13207	AUTO ZONE	0876746079	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-SHOP TOWELS, MAT	03/07/2024	53.22	.00	
13207	AUTO ZONE	0876746200	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-SHOP TRUCK FLOOR MAT	03/07/2024	6.60	.00	
13207	AUTO ZONE	0876746200	51-40-250 EQUIP SUPPLIES & MAINTENANCE	WATER-SHOP TRUCK FLOOR MAT	03/07/2024	6.60	.00	
13207	AUTO ZONE	0876746200	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-SHOP TRUCK FLOOR MAT	03/07/2024	6.60	.00	
13207	AUTO ZONE	0876748738	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-LITTLE TREES FRESHENER	03/12/2024	14.84	.00	
Total AUTO ZONE:						97.77	.00	
<b>BB BATTLE PARTIES, LLC.</b>								
16190	BB BATTLE PARTIES, LLC.	186	10-59-405 ENTERTAINMENT	SCAN FEST-SWORD AND SHIELD	03/25/2024	500.00	.00	
Total BB BATTLE PARTIES, LLC.:						500.00	.00	
<b>BEAL, ANTHONY</b>								
15324	BEAL, ANTHONY	2404	10-41-230 TRAVEL	LEGISLATIVE-MEALS & MILES-ULCT CONF	03/22/2024	209.40	.00	
Total BEAL, ANTHONY:						209.40	.00	
<b>BLACKBURN, JAMES</b>								
15764	BLACKBURN, JAMES	2403	10-51-310 PROFESSIONAL & TECHNICAL	GEN GOVT-SOFTWARE-SECURITY CONSULTING	03/31/2024	1,000.00	.00	

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total BLACKBURN, JAMES:						1,000.00	.00	
<b>C &amp; J SPECIALTIES, INC.</b>								
16193	C & J SPECIALTIES, INC.	2404A	10-80-610 MISCELLANEOUS	GRANT-HUGE COOL	03/22/2024	28,058.00	.00	
16193	C & J SPECIALTIES, INC.	2404B	10-80-610 MISCELLANEOUS	GRANT-RHEON SINGLE(x2)	03/22/2024	78,360.00	.00	
16193	C & J SPECIALTIES, INC.	2404C	10-80-610 MISCELLANEOUS	GRANT-RHEON DOUBLE	03/22/2024	65,580.00	.00	
Total C & J SPECIALTIES, INC.:						171,998.00	.00	
<b>CENTURY EQUIPMENT CO.</b>								
1485	CENTURY EQUIPMENT CO.	UP37121	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-MINI TEETH	03/20/2024	44.87	.00	
1485	CENTURY EQUIPMENT CO.	UP37121	51-40-250 EQUIP SUPPLIES & MAINTENANCE	WATER-MINI TEETH	03/20/2024	44.87	.00	
1485	CENTURY EQUIPMENT CO.	UP37121	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-MINI TEETH	03/20/2024	44.87	.00	
Total CENTURY EQUIPMENT CO.:						134.61	.00	
<b>CHEMTECH-FORD, INC.</b>								
15954	CHEMTECH-FORD, INC.	24A1582	51-40-265 WATER QUALITY TESTS & CHLORINE	WATER-QUALITY TESTING	03/20/2024	455.00	.00	
15954	CHEMTECH-FORD, INC.	24C1218	51-40-265 WATER QUALITY TESTS & CHLORINE	WATER-QUALITY TESTING	03/21/2024	86.00	.00	
Total CHEMTECH-FORD, INC.:						541.00	.00	
<b>CHRISTENSEN READY MIX, INC.</b>								
1590	CHRISTENSEN READY MIX, INC.	24-37487	11-60-495 BEAUTIFICATION AND CLEANUP	STREETS-REJECT SAND	03/15/2024	125.45	.00	
1590	CHRISTENSEN READY MIX, INC.	24-37534	11-60-495 BEAUTIFICATION AND CLEANUP	STREETS-REJECT SAND	03/19/2024	152.30	.00	
1590	CHRISTENSEN READY MIX, INC.	24-37539	11-60-495 BEAUTIFICATION AND CLEANUP	STREETS-REJECT SAND	03/20/2024	194.30	.00	
Total CHRISTENSEN READY MIX, INC.:						472.05	.00	
<b>CHRISTIANSEN, CHANCE</b>								
15751	CHRISTIANSEN, CHANCE	2404	53-40-230 TRAVEL	POWER-MEALS-HOTLINE SCHOOL	03/29/2024	200.00	.00	
Total CHRISTIANSEN, CHANCE:						200.00	.00	
<b>CODALE ELECTRIC SUPPLY, INC</b>								
1715	CODALE ELECTRIC SUPPLY, INC	S008431264.00	53-40-480 ELECTRIC SUPPLIES	POWER-LED DRIVER 150W 6.3A 24V	03/26/2024	298.08	.00	
Total CODALE ELECTRIC SUPPLY, INC.:						298.08	.00	
<b>COWDELL LAW</b>								
1495	COWDELL LAW	152497	10-43-310 PROFESSIONAL & TECHNICAL	ADMIN-CITY ATTORNEY-APR	03/28/2024	5,000.00	.00	

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total COWDELL LAW:						5,000.00	.00	
<b>CUTLER'S INC</b>								
13674	CUTLER'S INC	658846	10-77-250 EQUIPMENT SUPPLIES & MAINT	CEMETERY-WHEEL & TIRE	03/20/2024	95.49	.00	
13674	CUTLER'S INC	658846	10-72-250 EQUIP SUPPLIES & MAINTENANCE	PARKS-WHEEL & TIRE	03/20/2024	95.49	.00	
Total CUTLER'S INC:						190.98	.00	
<b>DS ACCOUNTING SERVICES, LLC</b>								
16138	DS ACCOUNTING SERVICES, LLC	2024-0691	10-44-310 PROFESSIONAL & TECHNICAL	FINANCE-CITY ACCOUNTING	03/29/2024	1,500.00	.00	
Total DS ACCOUNTING SERVICES, LLC:						1,500.00	.00	
<b>EPHRAIM AUTO PARTS-NAPA</b>								
2660	EPHRAIM AUTO PARTS-NAPA	2404A	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-AUTO PARTS	03/29/2024	254.16	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-AUTO PARTS	03/29/2024	126.63	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	51-40-250 EQUIP SUPPLIES & MAINTENANCE	WATER-AUTO PARTS	03/29/2024	126.63	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-AUTO PARTS	03/29/2024	126.63	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	53-40-250 EQUIP SUPPLIES & MAINTENANCE	POWER-AUTO PARTS	03/29/2024	189.94	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	10-54-250 EQUIP. SUPPLIES & MAINTENANCE	POLICE-AUTO PARTS	03/29/2024	63.32	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	10-72-250 EQUIP SUPPLIES & MAINTENANCE	PARKS-AUTO PARTS	03/29/2024	12.67	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	10-77-250 EQUIPMENT SUPPLIES & MAINT	CEMETERY-AUTO PARTS	03/29/2024	12.67	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	51-40-250 EQUIP SUPPLIES & MAINTENANCE	WATER-AUTO PARTS	03/29/2024	17.99	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2404A	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-AUTO PARTS	03/29/2024	602.38	.00	
Total EPHRAIM AUTO PARTS-NAPA:						1,533.02	.00	
<b>EPHRAIM PIONEER PARK PROJECT</b>								
16120	EPHRAIM PIONEER PARK PROJECT	2403A	10-51-725 CO - HANSEN HOUSE	HANSEN HOUSE-REIMB PIONEER PARK SUPPLIES	03/18/2024	616.67	.00	
Total EPHRAIM PIONEER PARK PROJECT:						616.67	.00	
<b>FRANSON CIVIL ENGINEERS INC.</b>								
13649	FRANSON CIVIL ENGINEERS INC.	08405	51-50-101 WELL 3 CONVERSION - PHASE 2	COMM DEVT-595 FUNDING, CONSULTATIONS, DESIGN W	03/13/2024	20,786.15	.00	
13649	FRANSON CIVIL ENGINEERS INC.	08407	51-40-782 CO - ARPA - WELL 3 CONVERSION	WATER-NORTH WELL #3-ARPA	03/13/2024	982.50	.00	
Total FRANSON CIVIL ENGINEERS INC.:						21,768.65	.00	
<b>GARFF, JORDAN</b>								
14827	GARFF, JORDAN	2403	10-54-230 TRAVEL	POLICE-MEALS-BROWN TRIAL-LOA	03/15/2024	15.00	.00	
Total GARFF, JORDAN:						15.00	.00	



Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>HEALTH EQUITY</b>								
16061	HEALTH EQUITY	GJR1NB0	10-43-310 PROFESSIONAL & TECHNICAL	HSA-MONTHLY ADMINISTRATION FEES-MAR	03/07/2024	24.75	.00	
Total HEALTH EQUITY:						24.75	.00	
<b>HERMANSEN'S EQUIPMENT, INC.</b>								
3545	HERMANSEN'S EQUIPMENT, INC.	IH14366	11-60-480 DEPARTMENT SUPPLIES	STREETS-PROPANE TANK EXCHANGE	03/01/2024	21.85	.00	
3545	HERMANSEN'S EQUIPMENT, INC.	IH14551	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-MISC PARTS	03/01/2024	58.38	.00	
3545	HERMANSEN'S EQUIPMENT, INC.	IH14551	51-40-250 EQUIP SUPPLIES & MAINTENANCE	WATER-MISC PARTS	03/01/2024	58.39	.00	
3545	HERMANSEN'S EQUIPMENT, INC.	IH14551	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-MISC PARTS	03/01/2024	58.39	.00	
3545	HERMANSEN'S EQUIPMENT, INC.	IH14671	53-40-620 HYDRO MAINT	POWER-HYDRO PARTS	03/01/2024	386.08	.00	
Total HERMANSEN'S EQUIPMENT, INC.:						583.09	.00	
<b>HOSE &amp; RUBBER SUPPLY, INC.</b>								
16188	HOSE & RUBBER SUPPLY, INC.	01899451	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-SEWER TRUCK PARTS	03/12/2024	494.02	.00	
Total HOSE & RUBBER SUPPLY, INC.:						494.02	.00	
<b>I-FOUR MEDIA LLC</b>								
3810	I-FOUR MEDIA LLC	26881	10-54-630 ANIMAL CONTROL	ANIMAL CONTROL-SAFETY VEST PRINTING	03/12/2024	50.00	.00	
Total I-FOUR MEDIA LLC:						50.00	.00	
<b>INTERMOUNTAIN FARMERS ASSOC</b>								
3910	INTERMOUNTAIN FARMERS ASSOC	1020480065	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-WEED BURNER WEED MAX TORCH	03/20/2024	69.99	.00	
3910	INTERMOUNTAIN FARMERS ASSOC	1020528376	10-77-262 GROUNDS MAINTENANCE	CEMETERY-FERTILIZER	03/27/2024	799.84	.00	
3910	INTERMOUNTAIN FARMERS ASSOC	1020528376	10-72-262 GROUNDS MAINTENANCE	PARKS-FERTILIZER	03/27/2024	799.84	.00	
Total INTERMOUNTAIN FARMERS ASSOC:						1,669.67	.00	
<b>IPSA-INTERMOUNTAIN POWER SUPERINT. ASSOC</b>								
3975	IPSA-INTERMOUNTAIN POWER SUPERINT	3376	53-40-210 TRAINING & MEMBERSHIP	POWER-APPRENTICE TEST-CHRISTIANSEN, TREE	03/17/2024	500.00	.00	
3975	IPSA-INTERMOUNTAIN POWER SUPERINT	3414	53-40-230 TRAVEL	POWER-ANNUAL BANQUET-W ANDERSON	03/17/2024	52.00	.00	
Total IPSA-INTERMOUNTAIN POWER SUPERINT. ASSOC:						552.00	.00	
<b>JORGENSEN, JASON</b>								
16191	JORGENSEN, JASON	2403	10-34-741 P & R - SOCCER FEES	REC-REFUND-COACHING-SOCCER	03/25/2024	44.00	.00	
Total JORGENSEN, JASON:						44.00	.00	
<b>KREBS, COREY DEVON</b>								
14834	KREBS, COREY DEVON	2403	10-54-230 TRAVEL	POLICE-MEALS-BROWN TRIAL-LOA	03/15/2024	15.00	.00	

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total KREBS, COREY DEVON:						15.00	.00	
<b>LES OLSON COMPANY</b>								
4800	LES OLSON COMPANY	EA1386081	10-42-250 EQUIP. SUPPLIES & MAINTENANCE	COURT-EQUIP SUPP & MAINT-COPIES	03/14/2024	9.82	.00	
4800	LES OLSON COMPANY	EA1386081	10-44-250 EQUIP. SUPPLIES & MAINTENANCE	FINANCE-EQUIP SUPP & MAINT-COPIES	03/14/2024	27.85	.00	
4800	LES OLSON COMPANY	EA1386081	10-51-250 EQUIP. SUPPLIES & MAINTENANCE	GEN GOVT-EQUIP SUPP & MAINT-COPIES	03/14/2024	98.27	.00	
4800	LES OLSON COMPANY	EA1386081	10-75-250 EQUIP SUPPLIES & MAINTENANCE	LIBRARY-EQUIP SUPP & MAINT-COPIES	03/14/2024	56.58	.00	
4800	LES OLSON COMPANY	EA1386081	10-54-250 EQUIP. SUPPLIES & MAINTENANCE	POLICE-EQUIP SUPP & MAINT-COPIES	03/14/2024	37.90	.00	
4800	LES OLSON COMPANY	EA1386081	10-70-250 EQUIP SUPPLIES & MAINTENANCE	REC-EQUIP SUPP & MAINT-COPIES	03/14/2024	5.51	.00	
Total LES OLSON COMPANY:						235.93	.00	
<b>LEWIS, SEAN</b>								
15915	LEWIS, SEAN	2404A	10-43-230 TRAVEL	ADMIN-MEALS & MILES-UCMA AND ULCT	03/29/2024	284.40	.00	
Total LEWIS, SEAN:						284.40	.00	
<b>LIBRARY STORE, THE</b>								
8590	LIBRARY STORE, THE	680072	10-75-320 BOOKS, PERIODICALS, & MAGAZINE	LIBRARY-BOOKS	03/18/2024	623.65	.00	
Total LIBRARY STORE, THE:						623.65	.00	
<b>LINDE GAS &amp; EQUIPMENT, INC.</b>								
16011	LINDE GAS & EQUIPMENT, INC.	41812895	53-40-630 SUBSTATION MAINTENANCE	POWER-CYLINDER RENTAL AND ENVIRONMENTAL FEE	03/22/2024	40.92	.00	
Total LINDE GAS & EQUIPMENT, INC.:						40.92	.00	
<b>MANTI TELEPHONE COMPANY</b>								
5165	MANTI TELEPHONE COMPANY	2403A	10-85-815 DONATION COMMUNITY	DONATIONS-2024 WI-FI SPONSORSHIP	03/21/2024	500.00	.00	
Total MANTI TELEPHONE COMPANY:						500.00	.00	
<b>MASON, MARLIN</b>								
5255	MASON, MARLIN	93195	10-51-310 PROFESSIONAL & TECHNICAL	CONTRACT FOR COMPUTERS	04/01/2024	3,000.00	.00	
Total MASON, MARLIN:						3,000.00	.00	
<b>NORDFELT, DENNIS</b>								
14836	NORDFELT, DENNIS	2404	10-41-230 TRAVEL	LEGISLATIVE-MEALS & MILES-ULCT CONF	03/22/2024	209.40	.00	
Total NORDFELT, DENNIS:						209.40	.00	

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>NORTH SANPETE DISPOSAL</b>								
5945	NORTH SANPETE DISPOSAL	88967	10-51-250 EQUIP. SUPPLIES & MAINTENANCE	CITY HALL DUMPST SERV-FEB	03/11/2024	107.01	.00	
5945	NORTH SANPETE DISPOSAL	88967	53-40-250 EQUIP. SUPPLIES & MAINTENANCE	POWER-DUMPSTER-FEB	03/11/2024	35.67	.00	
5945	NORTH SANPETE DISPOSAL	88967	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-DUMPSTER-FEB	03/11/2024	35.67	.00	
Total NORTH SANPETE DISPOSAL:						178.35	.00	
<b>OFFICE DEPOT</b>								
5990	OFFICE DEPOT	357275802001	10-57-250 EQUIP. SUPPLIES & MAINTENANCE	FIRE-CREDIT-NON-DELIVERED CORKBOARD	03/05/2024	55.35	.00	
5990	OFFICE DEPOT	357315735001	10-57-250 EQUIP. SUPPLIES & MAINTENANCE	FIRE-CORKBOARD	02/29/2024	55.35	.00	
5990	OFFICE DEPOT	359112582001	10-51-260 BLDGS SUPPLIES & MAINTENANCE	GEN GOVT BLDG-3.8 L VACUUM	03/13/2024	132.59	.00	
5990	OFFICE DEPOT	359112909001	10-44-250 EQUIP. SUPPLIES & MAINTENANCE	FINANCE-STANDING DESK	03/15/2024	82.84	.00	
5990	OFFICE DEPOT	359112910001	10-44-240 OFFICE SUPPLIES AND EXPENSE	FINANCE-POST-IT FLAGS	03/14/2024	2.41	.00	
Total OFFICE DEPOT:						217.84	.00	
<b>PARRY, CHAD</b>								
6260	PARRY, CHAD	2404	10-41-230 TRAVEL	LEGISLATIVE-MEALS & MILES-ULCT CONF	03/22/2024	209.40	.00	
Total PARRY, CHAD:						209.40	.00	
<b>PITNEY BOWES GLOBAL FINANCIAL SERV</b>								
6500	PITNEY BOWES GLOBAL FINANCIAL SER	3318846334	10-43-250 EQUIP. SUPPLIES & MAINTENANCE	ADMIN-EQUIP SUPP & MAINT	03/11/2024	402.09	.00	
Total PITNEY BOWES GLOBAL FINANCIAL SERV:						402.09	.00	
<b>PRECISION POWER, INC.</b>								
16111	PRECISION POWER, INC.	53033	53-40-615 DIESEL MAINTENANCE	POWER-CITY HALL-CAT 100 KW INSPECTION	03/22/2024	283.95	.00	
16111	PRECISION POWER, INC.	53034	53-40-615 DIESEL MAINTENANCE	POWER-FIRE STAT-CAT 50KW INSPECTION	03/22/2024	278.97	.00	
16111	PRECISION POWER, INC.	53035	53-40-615 DIESEL MAINTENANCE	POWER-W WELL-CAT 250 KW INSPECTION	03/22/2024	269.00	.00	
16111	PRECISION POWER, INC.	53036	53-40-615 DIESEL MAINTENANCE	POWER-S WELL-CAT 80 KW INSPECTION	03/22/2024	288.93	.00	
Total PRECISION POWER, INC.:						1,120.85	.00	
<b>RELIABLENETWORKS</b>								
15162	RELIABLENETWORKS	23779	10-51-483 COMPUTER SOFTWARE	GEN GOVT-BACKUP SYSTEM-MAR	03/10/2024	128.00	.00	
Total RELIABLENETWORKS:						128.00	.00	
<b>ROSALES, YAZMIN</b>								
16183	ROSALES, YAZMIN	2403A	10-42-310 PROFESSIONAL & TECHNICAL	COURT-INTERPRETING-3-11-24	03/18/2024	50.00	.00	
Total ROSALES, YAZMIN:						50.00	.00	

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>SCHOLZEN PRODUCTS CO INC</b>								
7505	SCHOLZEN PRODUCTS CO INC	3046416-00	51-40-265 WATER QUALITY TESTS & CHLORINE	WATER-CYLINDER MONTHLY RENTAL	03/18/2024	84.00	.00	
7505	SCHOLZEN PRODUCTS CO INC	6811992-00	52-40-480 DEPARTMENT SUPPLIES	SEWER-HYDRANT GATE VALVE	03/12/2024	249.00	.00	
7505	SCHOLZEN PRODUCTS CO INC	6813522-00	51-40-480 DEPARTMENT SUPPLIES	WATER-BRASS PARTS	03/18/2024	182.96	.00	
7505	SCHOLZEN PRODUCTS CO INC	6813566-00	51-40-480 DEPARTMENT SUPPLIES	WATER-SADDLE PIP-IPS-CI	03/18/2024	106.88	.00	
7505	SCHOLZEN PRODUCTS CO INC	6813684-00	51-40-480 DEPARTMENT SUPPLIES	WATER-BRASS PARTS	03/25/2024	62.08	.00	
7505	SCHOLZEN PRODUCTS CO INC	6815859-00	51-40-480 DEPARTMENT SUPPLIES	WATER-FIRE HYDRANT PARTS	03/26/2024	1,021.53	.00	
Total SCHOLZEN PRODUCTS CO INC:						1,706.45	.00	
<b>SCORE</b>								
15136	SCORE	6840893	10-70-481 SOCCER EXPENSES	REC-SOCCER-JERSEYS	03/19/2024	67.75	.00	
Total SCORE:						67.75	.00	
<b>SCOTT, JOHN G</b>								
13396	SCOTT, JOHN G	2404	10-41-230 TRAVEL	LEGISLATIVE-MEALS & MILES-ULCT CONF	03/22/2024	224.40	.00	
Total SCOTT, JOHN G:						224.40	.00	
<b>SEVIER OFFICE SUPPLY</b>								
7575	SEVIER OFFICE SUPPLY	1037182-0	59-40-240 OFFICE SUPPLIES AND EXPENSE	AIRPORT-THERMAL PAPER	03/22/2024	92.50	.00	
Total SEVIER OFFICE SUPPLY:						92.50	.00	
<b>SHEPHERD, ROBERT P.</b>								
16192	SHEPHERD, ROBERT P.	0001	10-59-405 ENTERTAINMENT	SCANFEST-COUNTRY BAND-GRANT	03/25/2024	300.00	.00	
Total SHEPHERD, ROBERT P.:						300.00	.00	
<b>SOUTHWEST PLUMBING SUPPLY</b>								
7990	SOUTHWEST PLUMBING SUPPLY	S4660116.001	52-40-480 DEPARTMENT SUPPLIES	SEWER-TRANK LEVER BRASS ARM	03/13/2024	5.72	.00	
Total SOUTHWEST PLUMBING SUPPLY:						5.72	.00	
<b>STEVENS, SIMON LLOYD</b>								
12596	STEVENS, SIMON LLOYD	2404	10-41-230 TRAVEL	LEGISLATIVE-MEALS & MILES-ULCT CONF	03/22/2024	209.40	.00	
Total STEVENS, SIMON LLOYD:						209.40	.00	
<b>STUART C IRBY CO</b>								
14712	STUART C IRBY CO	S013909527.00	53-40-480 ELECTRIC SUPPLIES	POWER-STOCK-CONDUIT & GROUND SLEEVE CABLE	03/19/2024	6,462.00	.00	
14712	STUART C IRBY CO	S013909527.00	53-40-480 ELECTRIC SUPPLIES	POWER-STOCK-4-WAY JUNCTION	03/19/2024	1,500.00	.00	
14712	STUART C IRBY CO	S013909527.00	53-40-480 ELECTRIC SUPPLIES	POWER-STOCK-ELL & STD ELBOW	03/19/2024	359.25	.00	

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total STUART C IRBY CO:						8,321.25	.00	
<b>SUNRISE ENGINEERING INC</b>								
8360	SUNRISE ENGINEERING INC	S09507.000	10-45-312 SURVEYING	COMM DEVT-SURVEYING-N FIELDS ANNEX REVIEW	10/30/2023	1,232.50	.00	
Total SUNRISE ENGINEERING INC:						1,232.50	.00	
<b>THOMAS, NATE</b>								
15981	THOMAS, NATE	009	10-63-401 COMMUNITY EVENTS	COMM CENTER-ENTERTAINMENT-04-20-24	03/28/2024	300.00	.00	
Total THOMAS, NATE:						300.00	.00	
<b>TK ELEVATOR</b>								
8725	TK ELEVATOR	3007843746	10-51-265 HISTORICAL BLDG MAINTENANCE	CO-OP-ELEV MAINT-Q2	04/01/2024	1,429.79	.00	
Total TK ELEVATOR:						1,429.79	.00	
<b>TRACTOR SUPPLY CREDIT PLAN</b>								
14414	TRACTOR SUPPLY CREDIT PLAN	2403	11-60-250 EQUIP. SUPPLIES & MAINTENANCE	STREETS-FUEL PUMP & PARTS	03/29/2024	206.65	.00	
14414	TRACTOR SUPPLY CREDIT PLAN	2403	51-40-250 EQUIP SUPPLIES & MAINTENANCE	WATER-FUEL PUMP & PARTS	03/29/2024	206.65	.00	
14414	TRACTOR SUPPLY CREDIT PLAN	2403	52-40-250 EQUIP SUPPLIES & MAINTENANCE	SEWER-FUEL PUMP & PARTS	03/29/2024	206.66	.00	
14414	TRACTOR SUPPLY CREDIT PLAN	2403	10-54-630 ANIMAL CONTROL	ANIMAL CONTROL-NOZZLE SPRAYER & GARBAGE BAGS	03/29/2024	43.98	.00	
Total TRACTOR SUPPLY CREDIT PLAN:						663.94	.00	
<b>TREE, JADEN</b>								
15937	TREE, JADEN	2404	53-40-230 TRAVEL	POWER-MEALS-HOTLINE SCHOOL	03/29/2024	200.00	.00	
Total TREE, JADEN:						200.00	.00	
<b>UAMPS</b>								
8920	UAMPS	2402	53-40-360 POWER PURCHASE	POWER-POWER BILL-FEB	03/22/2024	218,911.53	218,911.53	03/25/2024
Total UAMPS:						218,911.53	218,911.53	
<b>UTAH LOCAL GOVERNMENTS TRUST</b>								
9235	UTAH LOCAL GOVERNMENTS TRUST	1611910	51-40-510 INSURANCE	WATER-DRINKING WATER BOND	03/11/2024	882.00	.00	
Total UTAH LOCAL GOVERNMENTS TRUST:						882.00	.00	
<b>VERIZON WIRELESS</b>								
9480	VERIZON WIRELESS	9958568665	11-60-280 TELEPHONE	STREETS-PHONES	03/07/2024	96.93	96.93	03/25/2024
9480	VERIZON WIRELESS	9958568665	51-40-280 TELEPHONE	WATER-PHONES	03/07/2024	116.94	116.94	03/25/2024

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9480	VERIZON WIRELESS	9958568665	52-40-280 TELEPHONE	SEWER-PHONES	03/07/2024	96.93	96.93	03/25/2024
9480	VERIZON WIRELESS	9958568665	10-42-280 TELEPHONE	COURT-PHONES	03/07/2024	42.69	42.69	03/25/2024
9480	VERIZON WIRELESS	9958568665	10-43-280 TELEPHONE	ADMIN-PHONES	03/07/2024	82.70	82.70	03/25/2024
9480	VERIZON WIRELESS	9958568665	10-45-280 TELEPHONE	COMM DEVT-PHONES	03/07/2024	42.69	42.69	03/25/2024
9480	VERIZON WIRELESS	9958568665	10-54-280 TELEPHONE	POLICE-PHONES	03/07/2024	741.91	741.91	03/25/2024
9480	VERIZON WIRELESS	9958568665	10-57-280 TELEPHONE	FIRE-PHONE	03/07/2024	40.01	40.01	03/25/2024
9480	VERIZON WIRELESS	9958568665	10-70-280 TELEPHONE	REC- PHONES	03/07/2024	42.69	42.69	03/25/2024
9480	VERIZON WIRELESS	9958568665	53-40-280 TELEPHONE	POWER- PHONE	03/07/2024	145.41	145.41	03/25/2024
Total VERIZON WIRELESS:						1,448.90	1,448.90	
<b>WALL, AMY</b>								
16189	WALL, AMY	2403	53-21350 CUSTOMER DEPOSITS	ELECTRIC-UTILITY DEPOSIT REFUND	03/20/2024	142.62	.00	
Total WALL, AMY:						142.62	.00	
<b>WALMART</b>								
9540	WALMART	1654578217	10-43-240 OFFICE SUPPLIES AND EXPENSE	ADMIN-OFF SUPP	03/24/2024	60.61	.00	
9540	WALMART	1654578217	10-63-401 COMMUNITY EVENTS	COMMUNITY EVENTS-SUPPLIES	03/24/2024	490.41	.00	
9540	WALMART	1654578217	10-70-481 SOCCER EXPENSES	REC-SOCCER SUPPLIES	03/24/2024	37.76	.00	
9540	WALMART	1654578217	59-40-250 EQUIP SUPPLIES & MAINTENANCE	AIRPORT-THERMAL PAPER	03/24/2024	12.26	.00	
Total WALMART:						601.04	.00	
<b>WAXIE SANITARY SUPPLY</b>								
9615	WAXIE SANITARY SUPPLY	82364457	10-51-260 BLDGS SUPPLIES & MAINTENANCE	GEN GOVT-BLDG SUPP & MAINT	03/22/2024	566.66	.00	
Total WAXIE SANITARY SUPPLY:						566.66	.00	
Grand Totals:						455,662.95	220,360.43	

---

Vendor	Vendor Name	Invoice Number	GL Account and Title	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	----------------------	-------------	--------------	--------------------	-------------	-----------

---

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

---

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

---

# MEETING MINUTES

## CITY COUNCIL

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL

5 SOUTH MAIN, EPHRAIM, UTAH

MARCH 20, 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.  
Michael Thompson,  
Library Director

### MEMBERS EXCUSED

### DEPARTMENT REPORTS

#### **Bryan Kimball, Community Development Director**

- The new well on the north side of Ephraim has had the construction drawings sent to the state.
- There have been many meetings with UDOT regarding the new road coming from the Canyon Road.

#### **Megan Spurling, City Planner**

- The new business license system is working well, and business owners are being given leniency as they work with the new system.
- The Bailey subdivision will be discussed during tonight's council meeting.

#### **Cory Daniels, Power Director**

- Chance Christiansen passed his third-year apprenticeship step test. Jaden Tree will finish his test in June.
- The SCADA program will be reviewed later.
- The data for Utility Financial Solutions is being collected for the cost-of-service study.
- Work on the new hotel infrastructure is ongoing.

#### **Jeff Jensen, Public Works Director -**

- T.J. Kane passed the water distribution certification.
- There are four or five panels of the new Canyon Road sidewalk sinking, which will be fixed next week.



- A bid will be given on a couple of approaches that can be taken with sewer lines. A few coverts will be considered as well.
- There is some concern about flooding, and the irrigation company will be contacted to discuss this issue.

**Colby Zeeman, Police Chief**

- The increased traffic from the temple has been an issue.
- Colby will attend the Chief of Police conference next week.

**Jeff Hermansen, Fire Chief**

- A flood of fire inspections is being conducted to expedite late business license renewals.
- The Fire Chief is working on obtaining addresses for electric vehicles.

**Jordan Howe, Rec Director**

- Soccer is progressing well.
- Track and field will conclude in a couple of weeks.
- There is a meeting tomorrow regarding the bid on the community center restrooms.
- There are 97 craft vendors and 33 food vendors confirmed for this year.
- The skatepark bowl grant application has been submitted.

**Jon Knudsen, Finance Director**

- The lease payments have not been received for grazing; some have never been paid by the lessee. A new RFP may be necessary for the grazing leases.
- The City debt was reviewed.
- The monthly financial statements were reviewed.

**Michael Thompson, Library Director**

- The library is fully staffed, and the Assistant Library Director position is filled.
- Storytime is underway, along with other programming.
- March Madness is currently ongoing.
- A Spring-Cleaning Book Exchange will start this year.
- A resident donated 1000 books, including rare ones, to the library.
- April will see the introduction of a subscription to Bookflicks.
- The library will be closed on April 3<sup>rd</sup> for inventory.
- The Consortium Agreement will be updated.

**6:00 PM**

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, March 20, 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. Margie Anderson led the audience in the Pledge of Allegiance.

#### **PUBLIC COMMENT**

No public comment was presented.

#### **PRESENTATIONS**

##### **PLACER.AI DEMO**

Jaden with Placer.AI presented a demo of the software. This software allows for the analysis of cellular data. The Scandinavian festival and grocery store data were analyzed. The program gave data and information showing the need for a new grocery store in Ephraim as well as marketing opportunities. There will be a follow-up meeting later next week and more information will be sought.

##### **TEMPLE COVE SUBDIVISION PRELIMINARY PLAT**

The applicant, Randy Bailey, is requesting the subdivision to divide portions of Assessor's Parcel S-609 consisting of 6.09 acres into (16) parcels each being between .27 and .34 acres. Upon staff review, the applicant does not have access to his subdivision. The proposed access off 100 North is partially owned by the City and the ownership of a small portion of the proposed access is in question. Multiple surveys have been done, each with varying results. The applicant would also need secondary access and those are lying on private property. If the applicant was able to gain access to 100 North a cul-de-sac would be accepted. The roads would have to be the proper width for emergency and residential access. The Planning Commission recommends that the Ephraim City Council review the proposed Temple Cove Preliminary Plat and deny it at this time. Jeremy Sink, the attorney for the applicant, spoke to the council concerning the position of the applicant and the pursuit of a quiet title action. As the property owner it was recommended by Mr. Sink that the City do this. Joe Santos with Rimrock Engineering spoke up to make the council aware that the three surveys done all agree. The discrepancy was caused by going to a fence line rather than a property line. The Baileys are asking that the City finish what they started in 2003. Conner Thompson was there representing his father, Leland Thompson. He believes this is an issue between two property owners. The City is technically the third property owner. He recommended the City review the minutes from 5/15/2003 and 6/2003.

***Councilmember moved to deny the Temple Cove Preliminary Plat subdivision because of the lack of preliminary or secondary access according to the current Ephraim City code based upon the conclusions, findings, and facts of laws from the staff report. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.***

##### **ECR 24-02 RESOLUTION ADOPTING THE MUNICIPAL WASTEWATER PLANNING PROGRAM**

The survey is required by the Utah Division of Water Quality. This survey assists owners of municipal sewage systems to evaluate and summarize the technical, operational, and financial conditions of and requirements for these facilities. The purpose of the MWPP is to help identify and resolve potential problem areas before they become serious and costly.

*Councilmember Anderson moved to adopt ERC 24-02, the annual Municipal Wastewater Planning Program. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

#### **RATIFICATION AND APPROVAL OF WARRANT REGISTERS**

*Councilmember Anderson moved to ratify the previously approved March 6, 2024 Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

The Council reviewed the Warrant Register of March 19, 2024.

*Councilmember Stevens moved to approve the March 19, 2024 Warrant Register as presented. The motion was seconded by Councilmember Parry. The vote was unanimous. The motion carried.*

#### **APPROVAL OF MINUTES**

The Council reviewed the minutes of the February 21, 2024 City Council Meeting.

*Councilmember Beal moved to approve the February 21, 2024, City Council Meeting Minutes as presented. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

#### **APPOINTMENTS AND COUNCIL REPORTS**

- Carol Jacobsen to fill seat E on the Planning Commission for a term ending May 31, 2027.

*Councilmember Anderson moved to appoint Carol Jacobsen to the three-year Planning Commission Seat E for a term ending May 31, 2027. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

#### **Dennis Nordfelt**

- Scandinavian Festival- There are a lot of people involved in the Scandinavian festival and it is moving along. There will be two stages for the festival this year.

#### **Margie Anderson**

- State Legislative Liaison- The legislative session is over.
- Historic Board- Research is still being done for this board.

#### **Anthony Beal**

- Library Board- Great things are happening at the library.

**Lloyd Stevens**

- Fire Board- The Fire Department has been recertified for a wildland fire.
- Chamber of Commerce- Stephanie Harding represented the Chamber to let the Council know what is going on with the Chamber of Commerce.
- It was requested to review and examine the impact fees and their distribution. A new study was recommended.

**Chad Parry**

- Cemetery Board- The bylaws are being reviewed for approval soon. Memorial Day and tree removal were discussed.

**Mayor Scott**

- The Central Utah Eye Center ribbon cutting went well.
- Senator Owens was unable to attend tonight.
- The Chamber of Commerce meeting was incredible and well done.
- The hotel infrastructure construction is ongoing.
- The Snow College Co-op lease signing event was successful.
- A review of the My Water Advisor App was shown to the council. Yoppify can also be used to let residents know about high water use.
- The state cyber security site email has gone out to all city employees with a city email address.
- The city has been approved to assume the ephraim.gov domain name.

**CITY MANAGER REPORT**

- SB 161- This bill will not have a resolution until tomorrow.
- The Airport Operators Association conference was worthwhile. Grant reimbursement from the CARES Act will be received soon.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Beal moved the Regular Council Meeting adjourn at 8:22 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, , 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

Draft