

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 3rd 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. Jeremy Sink 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

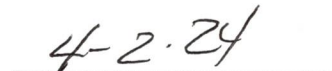
There being no further business to come before the Council for consideration, Councilmember Beal moved the Regular Council Meeting adjourn at 8:22 p.m. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

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
Candice Maudsley, City Recorder

4-3-24
Date