

MEETING MINUTES CITY COUNCIL

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

APRIL 3, 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

- Well Project- The environmental assessment is done. This will tie the new well into the water system. The state loan will need to be finalized with updates upcoming. The Corps of Engineers may have more money available to add to this project.
- The road project for Ephraim Crossing with UDOT has a cost that has exceeded the budget because of inflation. Options are being explored to remedy the cost issue.
- The hotel water and sewer are installed.
- The daycare is waiting for the land exchange to take place.
- Phase III of Ephraim Crossing is getting started with infrastructure.
- The 700 N complex will start with two buildings and an additional phasing plan has been asked for.
- The County has a public hearing on April 16th concerning vacating a county road.
- The UDOT summary of the traffic light study resolved that the 700 N did not meet the minimum requirements for a traffic light. They did find that a reduction in speed limits would be beneficial by Walmart on Main Street. The roundabout was an option presented by UDOT. There are currently no plans or discussions to install the roundabout.

Cory Daniels, Power Director

- The Carbon Free Power Project (CFPP)- The CFPP has ineligible costs that need to be paid back. The options are financing through UAMPS or taking the money out of reserves. The exact cost is not yet known. More solid numbers will be brought back to the council as an agenda item at a later meeting.
- A hydraulic pump on the hydro is being repaired.

Jeff Jensen, Public Works Director

- Twin D is in town doing sewer cleaning.
- A meeting was had with a sewer lining company out of Arizona. The company sounds promising, and bids will be submitted.
- The six-inch meter was installed at the sports complex with two more two-inch meters that need to be installed.
- No runoff water has been reported yet, but ditches are being cleaned.

Colby Zeeman, Police Chief

- Chief Zeeman and Lieutenant Cragun attended the Police Chief Conference in St. George.
- HB 84- There must be an armed guardian at each school. A discussion needs to be had between the school district and the City concerning the payment of the School Resource Officer (SRO). A contract like the one the county has with the high school will be sought.

Jeff Hermansen, Fire Chief

- Fire inspections are continuing for businesses.
- Fire Calls – There were eight calls last month with a total of 21 so far this year.
- Fire extinguisher training will be done at the city building.

Jordan Howe, Rec Director

- Brandon LeFevre is leaving to work for another city.
- The Mill Road Grant is moving along slowly. It was suggested to talk to Utah Recreation for help.
- The Snow College partnership is going well with the option of possible pickleball courts in the future.
- Scandinavian Festival preparation is going well.

Jon Knudsen, Finance Director

- URS Rates- The URS rates have increased this year. A current resolution for Public Safety pick-up is capped at 3%. That resolution needs to be reconsidered to possibly cover the new rate of 4.73%. Tier II public employees have exceeded the required coverage by the employers of 10% by .07%. This must be covered by the employee. The finance department needs guidance on how to deal with this issue in the upcoming budget. The council is in agreement to pursue covering this pickup and .07% additional cost to public employees for retirement benefits. Truth in Taxation and the budget was discussed. Future deficits need to be considered. Options showing a budget with no change in taxation and a change in the tax rate will be presented in June.

Michael Thompson, Library Director

- Inventory has been done at the library in preparation for summer reading.
- The CLEF Grant money has been received.
- A Technology Grant was received from the state. This will replace the CD cleaner.

- Next week is National Library Week.
- The first book exchange is coming up at the library.
- Ladies Night was a success with over 20 participants.
- A book club for kids has begun.

WARRANT REGISTER INQUIRIES

- The elevator maintenance is routine.
- The Hans Hansen amount was used for signage.
- C&J Specialties grant disbursement.

6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, April 3, 2024, in the City Council Room. Mayor Scott called the meeting to order at 6:53 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Candice Maudsley offered an invocation. Bryan Kimball led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

No public comment presented.

CONDITIONAL USE PERMIT- ANTONIO JIMENEZ

The applicant, Antonio Jimenez, proposes constructing a detached accessory building on the west portion of parcel S-452x3, located at 230 N 150 W. The proposed structure would measure 35'x35' and consist of a one-story building with 1,225 square feet. After a thorough review, the staff has determined that the application complies with all standards outlined in the Ephraim City Municipal Code, meeting the minimum requirements for approval. As such, staff recommends that the Ephraim City Council review the proposed Conditional Use Permit and consider it for approval.

Conditions of Approval:

1. **Parking:** The applicant must provide a minimum of two off-street parking spaces for both the apartment and the primary residence.
2. **Fencing:** A 6-foot site obscuring fence around the sides and rear of the property is mandatory.
3. **Metering:** Separate meters are required for the detached Accessory Dwelling Unit (ADU).
4. **Frontage Improvements:** Parcel S-440x is owned by Ephraim City, and development on the proposed property would necessitate frontage improvements. However, staff may consider alternatives such as vacating the road, given that it is not a through road. Only access requirements for tenants would be necessary in this scenario.
5. **Zoning Compliance:** The applicant must adhere to all the requirements of the R2 zone.

Councilmember Stevens moved to approve the Conditional Use Permit for Antonio Jimenez requesting a detached accessory dwelling unit pursuant to the conditions of approval. The

motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT- JOSE JIMENEZ

Jose Jimenez seeks approval for the construction of a detached accessory building on the west portion of parcel S-440, situated at 136 W 200 N. The proposed structure would measure 35'x30' and comprise a one-story building with 1,050 square feet. Following a thorough review, the staff has confirmed that the application aligns with all standards outlined in the Ephraim City Municipal Code, meeting the minimum requirements for approval. Consequently, the staff recommends that the Ephraim City Council assess the proposed Conditional Use Permit and endorse its approval.

Conditions of Approval:

1. **Parking:** The provision of a minimum of two off-street parking spaces for both the apartment and the primary residence is mandatory.
2. **Fencing:** A 6-foot site obscuring fence surrounding the sides and rear of the property is required.
3. **Metering:** Separate meters for the detached Accessory Dwelling Unit (ADU) are necessary.
4. **Frontage Improvements:** Parcel S-440x, owned by Ephraim City, would necessitate frontage improvements due to the proposed development. However, staff may consider alternative measures such as the possibility of vacating the road, particularly if it is not a through road. In such cases, only access requirements for tenants would be applicable.
5. **Zoning Compliance:** Compliance with all requirements of the R2 zone is imperative.

Councilmember Stevens moved to approve The Conditional Use Permit for Jose Jimenez for the detached accessory dwelling unit upon the recommendation of the Planning Commission. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

ECR 24-03 ARBOR DAY RESOLUTION

Councilmember Stevens moved to approve ECR 24-03 Arbor Day Resolution. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of April 1, 2024.

Councilmember Nordfelt moved to approve the April 1, 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 March 20, 2024 City Council Meeting.

Councilmember Beal moved to approve the March 20, 2024 City Council Meeting Minutes with revisions. The motion was seconded by Councilmember Anderson. The vote was unanimous.

APPOINTMENTS AND COUNCIL REPORTS

Dennis Nordfelt

- Recreation Board-
- Airport Board- A discussion was had concerning the airport authority, gate update, and applications are being taken for a vacancy on the board.
- Scandinavian Festival- There are 95 crafters and 33 food vendors for the festival.

Margie Anderson

- Historic Board- There is still research and organization being done to create this board. Please refer names to Councilmember Anderson for historical enthusiasts who would be interested in this board. Progress is being made.
- Miss Ephraim- It has been difficult to find someone to run the Miss Ephraim Pageant.

Anthony Beal

- Youth City Council- He has been speaking with Juli Arnoldson and will attend the next event.

Lloyd Stevens

- Chamber of Commerce- The meeting will be next Tuesday. There are new businesses from Ephraim joining.

Chad Parry

- Glenn Foote was a long-time fireman has recently passed away.
- IPP may be able to keep coal generated electricity. A special session of the legislature may be called to amend the bill affecting this.

Mayor Scott

- A grocery store, hotel, affordable housing, and eating establishments were discussed with a developer.
- There is 140-175 percent of normal snowpack depending on the location as of April 2024.
- An application for an earmark for the continuation of the Canyon Road will be submitted.
- The City legal counsel advised that the property owner dispute from the previous council meeting play out between the two parties.
- There was a meeting with Gunnison Valley Hospital concerning an urgent care clinic and Snow College mental health services. They will be welcomed into the community as all businesses are.
- An airport authority may not be an option.

CITY MANAGER REPORT

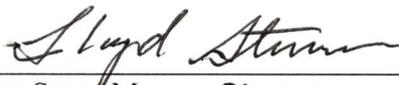
- If an Airport Authority is established, it may interfere with FAA funding. The subject will continue to be discussed and will not be rushed.
- The gate security system will be installed next week at the airport. The repaving project will close the airport for approximately four days in April.
- Sean Lewis met with Burgess Owens this week and it was a productive meeting.
- The Utah Local Government TRUST walked through the city properties to inspect and advise in preparation for an OSHA inspection.
- There will be interviews for a new Public Works employee.
- Our health insurance premiums for the next fiscal year have come in and will be negotiated.
- The Worker's Compensation premium will be reduced.
- The Regional Growth Summit will be held in May in Richfield.
- City Council is canceled on April 17th for the ULCT Conference.
- The Public Works building has a goal to be moved from the property one year from now. An RFP will be out this week for site design. The goal is to plan for growth in the future. It is possible that the Power Department may move to the site in the future.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 7:44 p.m. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, May 1, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:



John Scott, Mayor Pro Tem
Lloyd Stevens

May 1, 2024
Date



ATTEST:



Candice Maudsley, City Recorder

5-1-24
Date