

**MEETING MINUTES**  
**CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**MAY 15, 2024**  
**5:30 PM**

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Lloyd Stevens,  
    Mayor Pro Tem  
Margie Anderson  
Anthony Beal  
  
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, Lib.

**MEMBERS EXCUSED**

Chad Parry

**DEPARTMENT REPORTS**

**Bryan Kimball, Community Development Director**

- The zoning permit for the hotel has been issued.
- The next phase of the well is on the agenda tonight. The parameters resolution for the bond is on the agenda for the regular meeting. The payments will be front-loaded so the water rates will not have to be raised. This will fund tying the pipeline into the well.
- LarMar Barton with Barton Excavating won the bid for the next phase of the well project.

**Cory Daniels, Power Director**

- Ephraim City Power has been a member of the Nebo Power Project for 20 years. A paper weigh plaque was given to the department made from the steam turbine.
- Power is now being received from the Steel Solar Project.
- The Deer Ridge subdivision and hotel conduit have been installed.
- Two employees completed a transmission class in Colorado.
- MPower and SCADA software are now operational.
- A customer portal for power will be pursued.
- The hydro governor was repaired yesterday, but a new issue has been found.

**Jeff Jensen, Public Works Director**

- The culvert for the artesian well has arrived on site.
- Three water leaks occurred in the past week.

- Flowers for Main Street will arrive tomorrow.
- Main Street is currently being swept and cleaned.
- UDOT will restripe Main Street later this summer.
- The department is busy with many ongoing projects.
- Discussions will be pursued with the Willowcreek Inn regarding road widening.

#### **Colby Zeeman, Police Chief**

- The code violation issue from the last council meeting will be revisited tonight. The nuisance remains visible, but some organizational efforts have been made.
- Discussions with the school district regarding a School Resource Officer have taken place.
- Additional properties in need of cleanup were identified.
- A meeting with Judge McIff has been scheduled to discuss processing nuisance citations through the justice court.
- The aim is to shift from a complaint-based system to one based on clearly visible violations.
- The police department participated in the funeral procession for a Santaquin police officer this week.

#### **Jeff Hermansen, Fire Chief**

- There are two more weeks left of the open burn period.
- 130 fire inspections have been conducted so far this year.
- There have been 28 fire calls so far this year.
- Second graders from Ephraim Elementary will receive fire training at the fire station.
- Training for the wildland fire season is complete. The mayor expressed appreciation for the firefighters' time and willingness to undergo this additional training.

#### **Jordan Howe, Rec Director**

- This is the first week of the baseball season.
- Scandinavian preparations are going well. There are 105 craft vendors and 40 food vendors participating.
- Ephraim City Recreation was awarded a \$200,000 grant for a bowl feature and landscaping at the skate park.
- The RAP Tax Committee meeting is scheduled for June 5<sup>th</sup>.
- The MOU with the school district will be continued.
- Parker Wilkinson is the new Recreation Program Coordinator.

#### **Jon Knudsen, Finance Director**

- **Monthly Financial Review:** The monthly financial report was reviewed and is available in the packet.
- The donations given so far this year were listed.
- Yoppify sent out the first text for water usage, prompting over 100 calls from residents today. The My Water Advisor program is being utilized more due to this increased awareness. High water users receive a text next month.

- The Council requested impact fee data to be reviewed at the next meeting.

### **Michael Thompson, Library Director**

- The summer reading program has many activities planned for this year.
- The organization of the main floor of the library is being reconfigured.

### **WARRANT REGISTER INQUIRIES**

- Elevator Costs: Why are there three different elevator maintenance providers? Each elevator must be serviced by its manufacturer. A consolidated contract will be considered.
- Aviation Refueling Hose- The hoses were upgraded and will be reimbursed through a grant.

**6:00 PM**

### **CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, May 15, 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, Miles Bailey offered an invocation. Don Wood led the audience in the Pledge of Allegiance.

### **PUBLIC COMMENT**

Bob Conder- Two items were addressed in the newsletter: nuisance properties and tax increases. He is concerned that one location has been without running water for a year. As neighbors allow their properties to deteriorate, property values are being negatively affected. Cleaning up these properties will increase property values, benefiting the entire community. Neighbors and community members support the enforcement of regulations on these nuisance properties.

### **PRESENTATIONS**

#### **MISS EPHRAIM ANNUAL REVIEW (HARMONY DURTSCHI)**

Miss Ephraim, Harmony Durtschi, reviewed her past year. Unfortunately, the pageant has been moved to after the Scandinavian Festival so the new Miss Ephraim will not experience it. Serving as Miss Ephraim has been a very rewarding experience. During her tenure, she participated in multiple parades throughout the county. Her platform, "You and I Together, Ephraim," was centered around the phrase "Unite," with the goal of fostering community growth and togetherness.

Harmony judged several young girls' pageants and made numerous connections over the past year. She volunteered at various community events and hosted a "Mommy and Me" tea party. In addition to her community involvement, she maintained a 4.0 GPA, completed her CNA certification, and enrolled in Snow College for nursing.

Harmony expressed her gratitude to the city for the opportunity to serve as Miss Ephraim and for the experiences this role provided.

#### **CITY CODE VIOLATION REVIEW RUSTY LEE TALBERT 294 N. 300 E**

The city council reviewed the clean-up plan submitted by the Talberts. A meeting was held between the Talberts and Jan and Kim Cragun to discuss property markers and a fence. Photographs taken yesterday by the police department were reviewed. Mr. Talbert explained the uses and future purposes of various items on the property. Currently, the residents are focusing on removing items that are not a part of their projects. They have acquired three storage units, and the lawn has been mowed.

The initial violation was issued to Mr. Talbert's parents, not the Talberts, and they feel they are dealing with the repercussions. They acknowledge the violation and request sixty to ninety days to comply. Chief Zeeman suggested providing a dumpster and allowing thirty days for the clean-up.

The council emphasized that any goal must have a time frame and items need to be thrown away and not just relocated. The council determined that the best course of action would be to achieve 50% improvement within two weeks, with the remaining clean-up completed in another two weeks. The violation will be held in abeyance for two weeks.

#### **EPHRAIM CITY RESOLUTION 24-08 PARAMETERS RESOLUTION**

The Council considered adopting the Parameters Resolution authorizing the issuance of Parity Water Revenue Bonds for Ephraim City and calling for a public hearing to receive input on the issuance of these Bonds and any potential impact on the private sector from the construction of the Project.

The first phase of the project provided the city with a single water connection. The next phase involves a loan of \$500,000, contributing to a project that has spanned ten years and approximately \$8 million. This phase aims to create multiple connections, potentially increasing the water output by four times. Pressure zones will be redesigned as part of this phase.

Inflation has posed challenges to maintaining the viability of the project. Significant effort has gone into its development. The final sign-off for the environmental assessment from the Army Corps of Engineers is still pending.

*Councilmember Lloyd Stevens moved to adopt ECR 24-08 a resolution authorizing the issuance of parity water revenue bonds of Ephraim City, Sanpete County, Utah and calling a public hearing to be held at 6:00 PM on June 19, 2024, at 5 South Main, Ephraim Utah in the city council chambers for the public hearing to receive input from the public with respect to the issuance of bonds and any potential economic impact to the private sector from the construction of the project to be funded by the bonds; providing for a pledge of water revenues for the payment of the bonds; fixing the maximum principal amount of the bonds; the maximum number of years over which the bonds may mature; the maximum interest rate which the bonds may bear; providing for the running of a contest period; and related matters. The motion was seconded by Councilmember Anthony Beal. The vote was unanimous. The motion carried.*

## APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of May 13, 2024.

*Councilmember Beal moved to approve the May 13, 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 May 1, 2024 City Council Meeting.

*Councilmember Nordfelt moved to approve the May 1, 2024 City Council Meeting Minutes as amended. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

## FY25 BUDGET DISCUSSION

The council discussed the Fiscal Year 2025 budget, particularly the potential of a truth-in-taxation for a property tax increase. The focus was on balancing the budget without overly burdening residents. The council leaned toward preparing a proposed 10% increase for further discussion and public hearing.

## APPOINTMENTS AND COUNCIL REPORTS

### Dennis Nordfelt

- Recreation Board- No quorum was present, so the meeting was not held, but a good report from the Recreation Director was given.
- Airport Board- The meeting is tomorrow.
- Scandinavian Festival- The council will be in the Scandinavian Festival parade.

### Margie Anderson

- State Legislative Liaison- HB 161 is being discussed at length. It will continue to be followed.
- The new director for Miss Ephraim is Jana Ogden.

### Anthony Beal

- The story time has been a great success.
- Youth City Council- The YCC is excited about the Scandinavian Festival. The new council members will be sworn in at a future council meeting.

### Lloyd Stevens

- Chamber of Commerce

### Mayor Scott

- Holly Sweden, the executive assistant to Senator Burgess Owens, reviewed the locations for which the city applied for grants. The importance of removing the logging trucks from the elementary school area was emphasized.
- The Mayors and Commissioners' meeting was reported on.

- Rocky Mountain Power has appointed a new director.
- Wildfire mitigation projects and enhanced safety measures for protecting power infrastructure during wildfires will proceed. Public safety power shutoffs will become more common.
- The state is postponing updates to its housing ordinance as it aims to encourage smaller housing lots.
- Abby Ivy is the new economic coordinator
- BLM forest service is considering the expansion of coal mining.

#### **CITY MANAGER REPORT**

- GOEO 24 rural tour will be at the Co-op tomorrow.
- There have been eight responses to the RFP for the public works building. Four of those will be interviewed this week.
- The Ken Garff bid has come in for the fleet vehicles.
- Civic Plus is progressing with a website redesign.
- Gary Bringhurst had a meeting with the city today to discuss landfill fees.
- The tree in front of the city building will be trimmed so the flag will no longer be stuck in the branches.
- Sean Lewis will be taking a vacation for two weeks and Jon Knudsen will be the acting city manager.

#### **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 security and pending or reasonably imminent litigation. The motion was seconded by Councilmember Nordfelt. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Stevens, Beal, and Anderson, with Councilmember Parry absent. The vote was unanimous. The motion carried.*

*The Closed Meeting began at 8:38 p.m.*

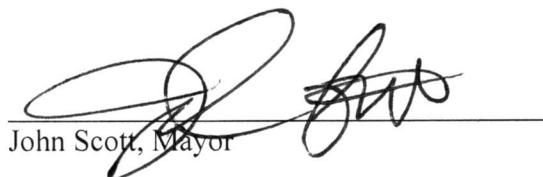
*At 9:09 p.m. Councilmember Nordfelt moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

#### **ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Anderson moved the Regular Council Meeting adjourn at 9:10 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, June 5, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**



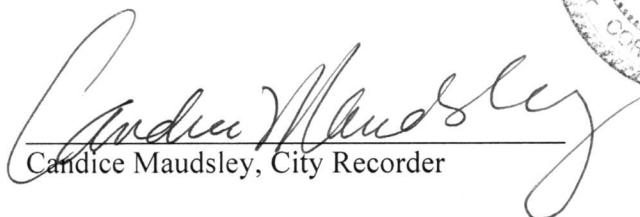
John Scott, Mayor

6-5-24

Date



**ATTEST:**



Candice Maudsley

Candice Maudsley, City Recorder

6-5-24

Date