

MEETING MINUTES CITY COUNCIL

**CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
SEPTEMBER 18, 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

Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Cory Daniels, Power Dir.
Colby Zeeman, Police
Jeff Hermansen, Fire Chief
Michael Thompson, Lib.

MEMBERS EXCUSED

PRESENTATION - CAT POWER SYSTEMS GAS POWERED GENERATING PLANT (SHANE MINOR)

Shane Minor from CAT Power Systems presented to the City Council about a potential gas-powered generating plant. CAT Power Systems, the general contractor for these types of projects, proposed the addition of one generator within the city's existing power building, which already has the capacity to support such an installation. This initiative aims to mitigate infrastructure expansion costs through local power generation.

In recent years, the city has experienced significant fluctuations in the power market, which have negatively impacted operations. Implementing a gas-powered generator could help stabilize these market fluctuations. The primary goal of the proposed system is to achieve a stable megawatt cost of power. Maintenance charges would be included in the strike price, and the council discussed the possibility of installing either one or two units.

AGENDA AND WARRANT REGISTER INQUIRIES

- Eric Christensen- Payment for right of way for water project.
- The Ambulance Association check is an annual fee.
- The Dyreng check is for a land appraisal.

6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, September 18, 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, Dennis Nordfelt offered an invocation. Jace Teddy led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

EPHRAIM CITY PROCLAMATION 24-02 RUSSEL M. NELSON DAY

The mayor read the proclamation declaring September 9, 2024, Russel M. Nelson Day.

EPHRAIM CITY PROCLAMATION 24-03 AMERICAN FOUNDERS AND CONSTITUTION MONTH

The mayor read the proclamation declaring September 2024 as American Founders and Constitution Month.

INLAND PORT FUNDING PRESENTATION (JAPETH MCGEE & JENNA DRAPER)

Japeth McGee from Zions Bank provided the City Council with an overview of municipal bonds, focusing on the differences between sales tax bonds and lease revenue bonds. Sales tax bonds generally have lower interest rates and issuance costs, while lease revenue bonds have higher issuance costs and interest rates but do not restrict specific revenue streams. The Council is considering a bond for the construction of the new public works building. The electronic presentation is available on the Utah Public Notice Website and in the office of the City Recorder. Japeth also explained tax increment financing (TIF) and public infrastructure districts (PID) to the Council. While the City helps to establish PIDs, once formed, these entities operate independently. Additionally, PIDs cease to exist once the debt is fully repaid.

CONSENT AGENDA

EPHRAIM CITY RESOLUTION 24-12 LIBRARY BOARD BY-LAWS

This resolution updates the Library Board bylaws by increasing the number of board members from five to seven, which adjusts the quorum requirement from three to four. It also establishes the position of Vice-Chair and clarifies the roles of the City Council representative and the Library Director as ex officio members. Additionally, the revised bylaws ensure that a board member will serve on all interview committees.

Councilmember Beal moved to approve ECR 24-12 Library Board Bylaws. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

FY 2024 COLLECTION CHARGE-OFFS

The collection accounts in question have surpassed the statute of limitations for legal action, and certain accounts receivable are deemed uncollectable. The amount owed by Kingdom Management is related to infrastructure upgrades completed by the Electric Department.

Councilmember Nordfelt moved to approve the FY2024 charge-offs. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

ULCT LIST OF INTERESTS REVIEW

The Council reviewed a list of common concerns that the Utah League of Cities and Towns frequently addresses at the Capitol regarding municipal compliance with recent land use legislation.

RATIFICATION OF THE SEPTEMBER 4, 2024, WARRANT REGISTER

The Council ratified the Warrant Register of September 4, 2024.

Councilmember Anderson moved to ratify the September 4, 2024 Warrant Register that was previously approved. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of September 16, 2024.

Councilmember Beal moved to approve the September 16, 2024 Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

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

Councilmember Stevens moved to approve the August 21, 2024 City Council Meeting Minutes as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Councilmember Beal moved to appoint Kim Powell, Bonnie Tanner, and Lacey Hall to a three-year Library Board term. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

Dennis Nordfelt

- Recreation Board: The pickleball courts and partnership with Snow College were discussed.
- Airport Board: The fly-in was successful with over 1600 attendees and 40 aircraft.

Anthony Beal

- Library Board: The library staff made significant progress in the past year.
- Youth City Council: The use of the Bishop's Storehouse was requested for the Halloween event. The council approved the use.

Lloyd Stevens

- Chamber of Commerce: The Chamber of Commerce chair asked for office space in the building.

Chad Parry

- Utilities Board: The new gas powerplant was discussed and an update on the rate study was requested. Impact fees were discussed as well.
- The funeral service and tribute for Jason Larson were conducted beautifully.

Mayor Scott

- USDA is moving to Nordic Point and will vacate City Hall on February 1st.
- During the Mayor's and Commissioner's meeting, it was decided to hire a new administrator for the landfill.

CITY MANAGER REPORT

- The Boy Scouts would like to use the Bishop's Storehouse as a meeting place.
- UDOT will discuss road repairs using a grinder on Monday.
- The Alpha Map software is now being onboarded.
- Viewpoints with Dennis Quaid reached out to the city for a commercial and TV blurb for Ephraim.
- There are two Ephraim honorees nominated for the Burgess Owens Hispanic Heritage Awards. They are Guadalupe Corona and Antonio Jimenez.
- The new website design was shown to the council. The email and website domain will go live at the end of October.

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 character, professional competence, or physical or mental health of an individual. 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 8:23 p.m.

At 11:07 p.m. Councilmember Anderson 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 Stevens moved the Regular Council Meeting adjourn at 11:08 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, October 2, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

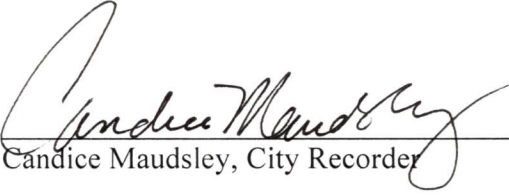
MINUTES APPROVED:



John Scott, Mayor

2017 2024
Date

ATTEST:



Candice Maudsley, City Recorder

10-2-24
Date