

MEETING MINUTES

CITY COUNCIL

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL

5 SOUTH MAIN, EPHRAIM, UTAH

OCTOBER 2, 2024

5:30 PM

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Lloyd Stevens,
Mayor Pro Tem
Margie Anderson
Anthony Beal
Dennis Nordfelt

STAFF PRESENT

Candice Maudsley, Interim
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 -CHAD PARRY

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

- Ongoing Projects: Efforts are underway to finalize several existing projects. The ordinance amendments on the agenda were discussed, and their purposes were explained to the council for consideration.
- 750 Intersection Project: Phases 1 and 2 of the 750 S intersection projects will be combined to expedite progress. A few remaining details are being addressed to allow the project to move forward.

Cory Daniels, Power Director

- Skate Park and Pavilion Lighting: The Mayor inquired about the skate park lights. Cory informed the council that the light timers will be adjusted on November 1st, with the lights turned off for the winter. Additionally, the pavilion lights have been upgraded to LED.
- Service Station Mapping Update: Cory reported that the service station mapping project is about 70% complete. The department is also tagging each transformer, which will assist in identifying issues during outages.
- Power Sales Contract: Cory discussed the need to review a power sales contract, following a meeting with the attorney. This contract is expected to benefit the city's energy supply. The process with Rocky Mountain Power will take approximately 18 months. A rate study will also need to be conducted in conjunction with the contract review

Jeff Jensen, Public Works Director -

- 600 E Waterway and Sidewalk Project: The crew has completed pouring the waterway on 600 E, which will require about a week to cure before it can be used. The final junction box on the artesian line has also been installed. Bids for the sidewalk project

at 500 E 100 N are due on Friday, with submissions from five contractors. The hope is that the budget will allow for the entire replacement this year. Bryan and Jeff are also preparing bids for the fiscal year 2026 chip seal project.

- Road Presentation and Maintenance: Jones and DeMille were scheduled to present but will attend the next meeting to discuss a road program. The Mayor raised concerns about compression on Canyon Road, likely caused by logging trucks. There have also been issues near Al Steven's property where the sidewalk is collapsing. Jones and DeMille have directed Staker to replace the sidewalk under warranty.
- Employee Update: Dominique Peterson's probationary period will end on October 16th, and he has been performing excellently.
- Tree Maintenance: Councilmember Nordfelt mentioned a fallen tree and requested Jeff Jensen to look into its removal. A few other trees will also be inspected.

Colby Zeeman, Police Chief

- Patrol officers have increased enforcement efforts. To manage stray cats, the city needs to adopt a Community Cat Program. Colby explained the state-required process for implementing such a program. Additionally, the new secretary, Danielle Kniffin, will start on October 14th.

Jeff Hermansen, Fire Chief

- Two local businesses recently experienced fires. Thanks to proper inspections and updated fire hydrants, the fires were extinguished without requiring assistance from the fire department. Additionally, hydrant testing was conducted, and any non-functional hydrants have since been repaired.

Jordan Howe, Rec Director

- Recreation activities are slower this time of year. Football is currently underway and has been relocated to Canyon View Park. Volleyball has also started, and basketball registration is now open.
- Jordan is working to complete the bowl at the skate park. Some repairs were recently made under warranty.
- The Recreation Department purchased Christmas lights to be displayed at Pioneer Park. Cory has volunteered to assist with installation.
- The company awarded the RFP for the new bathrooms has filed for bankruptcy. The Mayor reassured Jordan that setbacks like this are common.
- Councilmember Beal inquired about the need for additional parking at Canyon View Park, particularly for events. Jordan will explore possible solutions.

Jon Knudsen, Finance Director

- The auditors have been on-site this week and have not identified any issues to date. Efforts are underway to gather information from the irrigation company concerning the bond issue. There are no questions regarding the warrant register.

Michael Thompson, Library Director

- The library is experiencing positive developments. Last month marked Library Card Sign-Up Month, resulting in the highest registration numbers for September in the past five years. The staff has successfully generated momentum and excitement around the library's offerings.

- We are currently collaborating with the state library to explore ways to enhance access to library resources in the northern part of the county. Efforts are underway to improve resource availability for rural communities throughout Utah.

6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, October 2, 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, Jon Knudsen offered an invocation. Cory Daniels led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

REQUEST FOR MOU FOR CITY BUILDINGS

Craig Rasmussen, President of the Lions Club, addressed the assembly and then turned the time over to Beverly Thomas.

Beverly Thomas reported that the Lions Club has been actively serving the community for 100 years. Currently, the club operates from the north bay of the fire station and the Bishop's Storehouse. A structural engineer has recently assessed the building, and plans are in place for a BBQ turkey fundraiser at the Scandinavian Festival, which could provide funds to assist with building improvements. Additionally, the building is eligible for the historical registry.

Beverly requested a formal written agreement between the city and the Lions Club to continue using the north bay of the old fire station and the Bishop's Storehouse. This agreement would facilitate their ability to apply for and secure grants for building enhancements. The Mayor stated that the Council is in agreement and would like to draft a Memorandum of Understanding (MOU) and instructed Ms. Thomas to coordinate with Candice Maudsley, Interim City Manager. The Daughters of Utah Pioneers (DUP) and the Youth City Council will also have access to the building.

WHEELER POWER SYSTEMS 3D LASER SCAN DISCUSSION

Discussion on Utilizing the Old Powerhouse as a Natural Gas Facility

Wheeler Power Systems has proposed conducting a 3D laser scan of the old powerhouse to evaluate how a new generator unit would fit within the existing structure. Cory outlined the scanning process, which will use a drone to capture detailed dimensions of the building. The scan

will also determine if a second generator can be accommodated and assess the necessary exhaust height to meet regulatory requirements for the Division of Air Quality permit.

The estimated cost for the scan is \$15,000. While this expense is not included in the current budget, Cory suggested that a budget amendment could be made in January. Given the age of the building, the scan is essential to ensure accurate measurements and provide the required data in one pass. Cory recommends proceeding with the scan to advance the project.

Councilmember Beal moved to approve moving forward with the Wheeler project. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

EPHRAIM CITY ORDINANCE 24-03 SEPTIC UPDATE IN SUBDIVISION REGULATIONS

An update to the Land Use Ordinance is proposed to align septic system requirements with the existing Utility Ordinance. This revision aims to ensure that the Land Use Code correlates with the Utility Code, encouraging residents to utilize the sewer system. As a result, it will become more challenging to obtain a septic tank permit within city limits.

The proposed update includes a hardship clause, which will allow for case-by-case evaluations. The city attorney has reviewed the ordinance and expressed support for its current form. Various scenarios were discussed, including the potential for additional language to be added. The overarching goal is to protect the groundwater.

Councilmember Nordfelt moved to approve Ephraim City Ordinance 24-03 Septic update in subdivision regulations. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

EPHRAIM CITY ORDINANCE 24-04 LIGHTING ORDINANCE

The council reviewed a proposed ordinance aimed at regulating outdoor lighting to minimize light pollution, reduce glare, and prevent light trespass. This ordinance is designed to enhance safety, support Dark Sky initiatives, conserve energy, and protect the night sky for the benefit of residents, wildlife, and the overall well-being of the community.

Jon Pugmire presented to the Planning Commission, while Larry Smith provided a presentation to the City Council. The discussions highlighted the city's ongoing efforts to comply with Dark Sky standards, and the council expressed interest in pursuing official certification. Bryan reviewed the ordinance with the council.

Councilmember Nordfelt moved to approve. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of September 30, 2024.

Councilmember Stevens moved to approve the September 30, 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 September 18, 2024 City Council Meeting.

Councilmember Anderson moved to approve the September 18, 2024, City Council Meeting Minutes as presented. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Dennis Nordfelt

- Airport Board-Someone would like to do an article about the Manti/Ephraim Airport. Their information was given to Tom Herbert.

Margie Anderson

- State Legislative Liaison- Councilmember Anderson will be listening to the upcoming session. Candice will be added to the league meeting on Monday.

Anthony Beal

Sarah Thomas approached councilmember Beal about preserving some records and having access to them on the city website. Councilmember Anderson and Councilmember Beal will meet and discuss a path to move forward.

Mayor Scott

- The Mayor reported on the meeting that he, Bryan and Candice had with the Ferguson group. They believe there may be additional funding for the Public Works building. If the house changes hands this election season there may be less earmark funds available for us.
- The Mayor and Candice are working on an application for a \$30, 000 grant approval from the county to do a viewpoint on Ephraim City and Snow College. Filming will likely begin next May. This will potentially reach 60 million homes. Dennis Quade will be running this on PBS. This will be something we can use for the city and Snow College. The mayor believes that exposure is a good thing. This will highlight Ephraim's industry.

CITY MANAGER REPORT

- Candice thanked the staff for helping over the last week with the city manager's duties.
- There was a pre-launch meeting with Civic Plus and the new website is looking good. The transition to the .gov emails will begin soon.
- There will be a document purge after the audit. Each department will go through their retention and the company shred it will come and to dispose of the documents to keep us up on getting rid of the things we no longer need.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 7:27p.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, September 18, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:



John Scott, Mayor

10-16-24
Date

ATTEST:



Candice Maudsley, City Recorder



10/16/24
Date