

MEETING MINUTES CITY COUNCIL

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

**NOVEMBER 6, 2024
5:11 PM**

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor

Margie Anderson

Anthony Beal

Chad Parry

Dennis Nordfelt

STAFF PRESENT

Tracey Cowdell, 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

Lloyd Stevens,
Mayor Pro Tem

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

- Community Development is currently drafting updates to the subdivision code to ensure compliance with state regulations.
- Several projects are nearing completion, and there is potential interest in a parcel at the north end of town.
- The 750 South intersection project is progressing, with efforts to combine phases 1 and 2. Construction is anticipated to begin next spring. The project, which has been earmarked, is advancing on the west leg.

Cory Daniels, Power Director

- Several employees are currently attending Hotline School.
- A report was made regarding power outages caused by birds electrocuting themselves on a power pole. Repairs will require a scheduled power outage. Additionally, 17 other poles need bird guards installed, with reimbursement available for the associated costs.
- The transformer for the hotel is expected to arrive in January.
- The power line on 200 South is being rebuilt for the new medical clinic, a commercial customer.
- UAMPS will present tonight on the approval process. Cory provided an overview of the upcoming presentation.
- City Attorney Tracy Cowdell has reviewed the contract for the project and is in favor of proceeding.

Jeff Jensen, Public Works Director

- Work continues with Jones and DeMille on the pipeline replacement near the hydro and ropes course, with construction expected to begin by the end of next summer..
- The well project is nearing completion.
- Tree trimming at the cemetery will be handled by Tree Trim out of Manti, scheduled to begin after Veteran's Day flags are taken down.
- All public restrooms at the parks and cemetery are now closed for the winter.
- The initial service line inventory has been submitted
- A second round of frost testing will be conducted. Results indicate we are below the MCL rate and should remain in compliance. These results will be published.

Colby Zeeman, Police Chief

- The state requires mental health services for officers. A report was given on the service currently being utilized by the department.
- Snow removal operations will run from November 15 to March 15, with PSAs to be issued.
- Officers responded to an underage party, resulting in 25 citations.

Jeff Hermansen, Fire Chief

- Fire safety training was conducted at the elementary schools.
- The department responded to three fire calls last Saturday.
- A total of 195 fire inspections have been completed this year.
- There have been 75 fire calls so far this year.

Jon Knudsen, Finance Director

- UAMPS costs are slightly higher than last year, but not by a significant amount.
- Property insurance appears on this month's warrant register, along with unclaimed property sent to the state. This typically includes refunds for uncashed utility checks.
- The budget for the public works building is capped at \$6.5 million.

Michael Thompson, Library Director

- A report was given on the Maker Space program being implemented at the Ephraim City Library, with support from Snow College. The program is currently grant-funded, allowing patrons to use it for free.
- The library is developing a background check policy to ensure compliance with state regulations. All volunteers working with children will be required to undergo a background check.
- The library will also be assisting with the Sub for Santa program.

WARRANT REGISTER INQUIRIES

- The cost of the banners covers both fall and winter designs.

6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, November 6, 2024, in the City Council Room. Mayor Scott called the meeting to order at 6:05 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Councilmember Beal offered an invocation. Jeff Jensen led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

Cameron Nielson expressed concerns about the landlord utility agreement, specifically regarding the wording and the online application. He proposed several changes. He also raised questions about the need for fire inspections and the criteria that trigger them.

PRESENTATIONS

INTRODUCTION OF THE NEW CITY MANAGER

On November 2, 2024, the City Council and hiring board conducted interviews and appointed Katie Witt as the new City Manager. Katie introduced herself to the council.

AWARDING OF THE MILL ROAD/CANYON ROAD TRAIL PROJECT BID

The Council reviewed a bid presented by Recreation Director Jordan Howe, which included a \$9,000 bid from Dave Coiner. The first phase of the project will focus on repairing the main trail, while still allowing ATV access.

Councilmember Anderson moved to award the Mill Road/Canyon Road Trail Project Bid to Dave Coiner. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$6,500,000 OF THE CITY'S SALES TAX REVENUE BONDS AND PROVIDING FOR RELATED MATTERS. ECR 24-13 SALES TAX REVENUE BOND FOR THE NEW PUBLIC WORKS YARD.

The Council reviewed information presented by Japeth McGee from Zions Bank regarding the authorization of bonds. This authorization allows the ability to negotiate bonds within the parameters set by the Council. Japeth outlined the requirements, including a notice of public hearing and the issuance of bonds. A public hearing will be held on December 4th, following a 30-day contest period.

Councilmember Nordfelt moved to approve ECR 24-13 and call for a public hearing to receive input from the public with respect to the issuance of its sales tax revenue bonds to finance all or a portion of the cost of acquiring, constructing and improving capital improvement projects, including a new public works building and related facilities, and

acquiring, constructing, improving and remodeling various other capital improvement program projects and the potential economic impact that the Project will have on the private sector, pursuant to the Local Government Bonding Act. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

VEHICLE LEASE FINANCING. ECR 24-14 CONSIDERATION OF A LEASE PURCHASE AGREEMENT BETWEEN ZIONS BANCORPORATION AND EPHRAIM CITY

The Council reviewed the authorization of a lease agreement for the city fleet vehicles. The first payment will be made next fiscal year.

Councilmember Anderson moved to approve ECR 24-14 the lease purchase agreement between Zions Bancorporation and Ephraim City. The motion was seconded by Councilmember Parry. The vote was unanimous. The motion carried.

A RESOLUTION AUTHORIZING AND APPROVING THE MILLARD COUNTY POWER PROJECT POWER SALES CONTRACT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS. ECR 24-15 MILLARD COUNTY POWER PROJECT POWER SALES CONTRACT

The Council reviewed the presentation presented by Power Director Cory Daniels. The presentation will be available on the public notice site and in the City Recorder's office.

Councilmember Beal moved to approve ECR 24-15 the Millard County Power Project Power Sales Contract with Utah Associated Municipal Power Systems. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

A RESOLUTION AUTHORIZING AND APPROVING THE POWER COUNTY POWER PROJECT POWER SALES CONTRACT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS. ECR 24-16 POWER COUNTY POWER PROJECT POWER SALES CONTRACT

See above.

Councilmember Beal moved to approve ECR 24-16 the Power County Power Project Power Sales Contract with Utah Associated Municipal Power Systems. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of November 4, 2024.

Councilmember Beal moved to approve the November 4, 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 October 16, 2024 City Council Meeting.

Councilmember Anderson moved to approve the October 16, 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

Margie Anderson

- Attended the ribbon cutting at the Co-op. It was a nice event. They are doing a good job at trying to do what the city asked in maintaining the building.

Anthony Beal

- Youth City Council- They are preparing for the holidays. They helped put up the Veteran's Day flags.

Chad Parry

- Cemetery Board- put up the flags at the cemetery. They will be taken down next Tuesday at noon if anyone is available to help.

Mayor Scott

- Discussions are underway to secure funding for the airport, with assistance from the Ferguson Group.
- Seasonal flags have been installed on Main Street.
- The mayor attended the ribbon cutting for the Co-op.
- The meeting with Congressman Owens was productive, with potential federal funding identified for airport expansion and maintenance.

CITY MANAGER REPORT

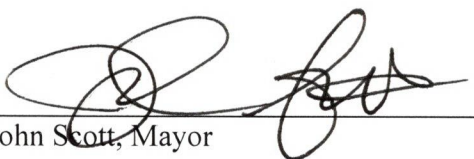
- Candice will be meeting with Kent Barton about the transfer of airport management. They will also be making a list for Congressmen Owens on the potential users of the airport.
- Viewpoint documentary meeting will be tomorrow.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Parry moved the Regular Council Meeting adjourn at 7:45 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, November 20, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

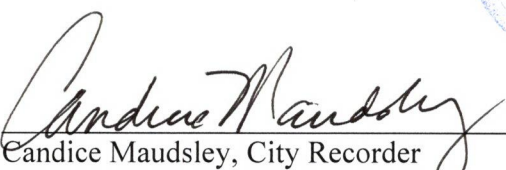


John Scott, Mayor

11-20-24
Date



ATTEST:



Candice Maudsley, City Recorder

11-20-24
Date