

MEETING MINUTES CITY COUNCIL

**CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
NOVEMBER 20, 2024
6:15 PM**

ROLL CALL

MEMBERS PRESENT

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

STAFF PRESENT

Katie Witt, City Manager
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

None

6:15 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, November 20, 2024, in the City Council Room. Mayor Scott called the meeting to order at 6:15 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Margie Anderson offered an invocation. Dennis Nordfelt led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

SWEARING IN OF KATIE WITT AS THE NEW CITY MANAGER

Katie Witt was officially sworn in as the City Manager by City Recorder Candice Maudsley.

CONSENT AGENDA

Councilmember Beal moved to approve the consent agenda consisting of the two sets of minutes and the November 18, 2024 Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-17

Chris Lund, representing Utility Financial Solutions, presented a detailed overview of the Power Cost Adjustment (PCA) via slides. These slides are available for review at the office of the City Recorder and on the Public Notice Website.

Lund explained the fluctuation in power costs and how the PCA could stabilize these costs. The PCA is designed to monitor rate fluctuations and adjust them promptly. A rolling average will be used to prevent under-collection.

To implement the PCA, an additional line item will be added to utility bills to reflect the PCA charge. While changes to the base rate will be addressed in future discussions, the PCA includes a lower cap of zero but no upper cap, providing a safety net for potential market fluctuations.

This adjustment aims to ensure financial stability and protect against volatility in the power market.

Councilmember Nordfelt moved to approve ECR 24-17 the PCA Cost Adjustment to Ephraim City power rates. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-18

This resolution updates the signers on the banking accounts.

Councilmember Beal moved to approve ECR 24-18 Public Entity Resolution. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 24-19

The City Council reviewed the Memorandum of Understanding (MOU) for the Bishops Storehouse. Revisions were proposed, including utilities being paid for by the Lions Club, maintenance and cleaning being performed by the Lions Club, and lawn care being provided by the City. These revisions were incorporated into the motion to approve the resolution.

Councilmember Stevens moved to approve Ephraim City Resolution 24-19 with an amendment to the Memorandum of Understanding (MOU) for the Bishops Storehouse. The amendment included provisions that utilities would be paid by the Lions Club, maintenance and cleaning would be performed by the Lions Club, and lawn care would be provided by the City. The motion was seconded by Councilmember [Name], and the vote was unanimous. The motion carried.

EPHRAIM CITY ORDINANCE 24-05

The Council reviewed amendments to Ephraim City Ordinance 24-05, which aims to provide greater clarity regarding fencing requirements for different zone types, particularly where industrial zones meet residential zones. The discussion focused on the need for consistency and clarity in the fencing requirements across various zones. There was concern about the adequacy of chain-link fences with slats in industrial zones adjacent to residential areas, and suggestions were made to revise the ordinance. Additionally, the Planning Commission proposed additional requirements for industrial zones. The potential impact on businesses and the need for additional landscaping as a buffer were also discussed.

Mayor Scott suggested tabling the item for further review and reworking

Councilmember Nordfelt moved to place the ordinance amending the fencing requirements for commercial, industrial, and residential zones to a study agenda item in the year 2025. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

GENERAL PLAN AMENDMENT

The Council reviewed the proposed amendment to the General Plan for Parcel S-788, designated for the new public works building. The zoning map currently designates the parcel with two zones: industrial and rural agricultural. However, the existing General Plan designates the parcel as R3 (Residential). The proposed amendment would change the zoning designation to all industrial to ensure consistency with the intended use of the parcel.

Councilmember Anderson moved to approve the amendment to the General Plan for Parcel S-788 designated for the new public works building. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

PARCEL S-788 REZONE

Councilmember Anderson moved to approve a rezone to amend the zoning map for parcel S-788 for the entire parcel to be zoned industrial for the future public works yard. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Margie Anderson

- State Legislative Liaison- A legislative report was provided regarding discussions in the legislature concerning energy-related matters.

Anthony Beal

- Library Board- Winter hours are being considered. All volunteers and employees will have a background check done.

- Youth City Council- Lillian Wasden reported that the veterans sign project went well. The YCC will be Santa's helpers for letters. There will be a float in the electric light parade.
- RAP Tax will meet on the 11th of December.

Lloyd Stevens

- Fire Board- Katie Witt attended the Fire Meeting last night.

Chad Parry

- Cemetery Board- The flags for Veterans Day were taken down with the help of volunteers.

Mayor Scott

- Katie Witt was onboarded on Wednesday, November 13th.
- The first drone show will be held over Main Street.
- Pioneer Park will be lit up for Christmas.

CITY MANAGER REPORT

- This past week has been action-packed.
- Meetings will be scheduled with individual council members.

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 pending or reasonably imminent litigation, purchase, exchange, or lease of real property, and the sale of real property. 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 7:36 p.m.

At 8:15 p.m. Councilmember Parry moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 8:15 p.m. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, December 4, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

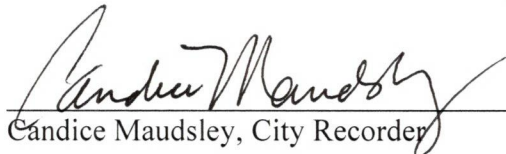
MINUTES APPROVED:



John Scott, Mayor

12-4-24
Date

ATTEST:



Candice Maudsley, City Recorder



12-4-24
Date