

MEETING MINUTES

CITY COUNCIL

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL

5 SOUTH MAIN, EPHRAIM, UTAH

DECEMBER 4, 2024

6:00 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
Jon Knudsen, Finance
Dir.

Jeff Jensen, Public
Works
Colby Zeeman, Police
Jeff Hermansen, Fire
Chief
Megan Spurling,
Planner

MEMBERS EXCUSED

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, December 4, 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, Katie Witt offered an invocation. Margie Anderson led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

Aaron Wood, representing Intermountain Health, stated that Intermountain Health is committed to constructing a healthcare facility in Ephraim City. A couple of years ago IH purchased property in Ephraim City. He noted that the internal planning process for the project has already begun.

PUBLIC HEARING

The public hearing opened with no written statements submitted by residents.

Rob Nielson asked about the potential impact of the bond on citizens and whether the bond amount would be sufficient to construct the proposed building. It was explained that repayment of the bond could result in a possible increase in Public Works utility rates.

Preliminary estimates indicate that the bond amount is adequate to cover the building's construction costs.

With no further comments from the public, the hearing was officially closed.

PRESENTATIONS

SAFETY PROJECT ON US-6/US-89

Savannah Hansen from Sunrise Engineering, on behalf of the Utah Department of Transportation (UDOT), presented information regarding an important safety project on US-6/US-89 (UDOT PIN 22192). The project aims to realign the roadway to enhance safety and reduce traffic delays. To secure additional funding for the project, the community's support is crucial. The goal is to gather 150 or more letters of support addressed to the U.S. Department of Transportation by the end of January. The City Council was asked to sign a prepared letter of support, and residents in the audience were also encouraged to do the same.

CONSENT AGENDA

- December 2, 2024, Warrant Register
- November 20, 2024, City Council Meeting Minutes

Councilmember Anderson moved to approve the consent agenda; The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

STUDY AGENDA

Review of New Subdivision Ordinance:

An overview of the new subdivision ordinance was presented. The current subdivision process involves multiple reviews, requiring approval a total of four times before the Planning and Zoning (P&Z) Commission and City Council. The new process will streamline this to a single approval. While the Planning Commission will still have the option to review subdivisions, the main change is who provides final approval. The City Council will retain input in the process of establishing ordinances, but this ordinance does not alter building requirements—only the application process. The ordinance will be presented to the City Council for approval on December 18th.

ACTION AGENDA

The resolution authorizes changes to the documents governing the issuance and sale of up to \$6,500,000 in Sales Tax Revenue Bonds, Series 2024, and addresses related matters. These bonds are intended to finance the construction of the new Public Works building.

Councilmember Nordfelt moved to approve ECR 24-20 a resolution authorizing the issuance and sale of up to \$6.5 million in Sales Tax Revenue Bonds. The

motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Dennis Nordfelt

- Airport Board- The transition is not going as swiftly as hoped.
- The City Council will participate in the light parade.

Anthony Beal

- Library Board- The board is careful and considers options to make sure adult content is not available to children.
- Youth City Council- YCC will be writing letters from Santa and helping with the Ephraim Light Parade.
- RAP Tax Committee- The meeting will be held on December 11th.

Mayor Scott

- The new City Manager, Katie Witt and the mayor meet often as she is brought up to speed.
- The drone show will be between 200 South and 100 North on Main Street.
- The Festival of Trees and the Nativity event will be held on the 5th, 6th, and 7th of December.

CITY MANAGER REPORT

- The transition of airport management is steadily proceeding and is hoped to be transferred by January 1st.

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 sale of real property. The motion was seconded by Councilmember Anderson. 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 7:11 p.m.

At 8:11 p.m. Councilmember Beal moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Anderson. 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 8:11

p.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, December 18, 2024, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott - Mayor Pro Tem 12-18-24
John Scott, Mayor Date

ATTEST:

Candice Maudsley 12-18-24
Candice Maudsley, City Recorder Date

