

**MEETING MINUTES**  
**EPHRAIM CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**JUNE 18, 2025**  
**6:00 PM**

**ROLL CALL**

**MEMBERS PRESENT**

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

**MEMBERS EXCUSED**

**STAFF PRESENT**

Katie Witt, City Manager  
Candice Maudsley, City Recorder  
Bryan Kimball, Community Development  
Megan Spurling, Planner  
Jon Knudsen, Finance Director  
Jeff Jensen, Public Works

Cory Daniels, Power Director  
Colby Zeeman, Police  
Jeff Hermansen, Fire Chief  
Michael Thompson, Library Director  
Jordan Howe, Rec Director

**CALL TO ORDER, PLEDGE, AND INVOCATION**

The Ephraim City Council Meeting, having been properly noticed, was called to order at 6:00 p.m. by Mayor Scott.

The Pledge of Allegiance was led by Cory Daniels

The Invocation was offered by Council Member Nordfelt.

**PUBLIC COMMENT**

- **Bill Branham** inquired about the status of conditional use permits and expressed concern over recent zoning changes from farmland (RA) to commercial. He questioned why the Thompson property was placed in a commercial zone, suggesting the decision left them with limited options.

- **Paul M. Thompson** responded by advocating for a zoning change that would better align with the city's needs and eliminate residential uses within the airport flyover zone. He emphasized that his ten-acre property has been within city limits and subject to city property taxes for many years, in contrast to the previous commenter who resides in the county.
- **Moshe Rona** shared a personal experience as a 42-year-old hobby farmer managing 51 acres. He reported that pesticides were dropped from a plane over his land, which he believes contaminated his property and affected his children's health. He urged greater awareness about chemical use and asked for respect of property boundaries.

## **PUBLIC HEARING**

Finance Director Jon Knudsen presented proposed adjustments to the Fiscal Year 2025 budget, noting that the amendments primarily involved the allocation of grant funding.

No public comment was offered during the hearing.

## **PRESENTATIONS**

**Youth City Council Presidential Service Awards** were presented to four qualified youth members in recognition of their dedication and volunteer service to the community:

- **Lillian Wasden** – *Bronze Award* (Adult Category)
- **Kaya Olsen** – *Gold Award* (Adult Category)
- **Cadee Alder** – *Gold Award* (Adult Category)
- **Kristy Beal** – *Gold Award* (Teen Category)

## **CONSENT AGENDA**

### **CONSENT AGENDA ITEMS**

1. **APPROVAL OF WARRANT REGISTER**
2. **APPROVAL OF MINUTES**

*Councilmember Stevens moved to approve the Consent Agenda. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

## **STUDY AGENDA**

### **HISTORIC COMMITTEE FORMATION & BYLAWS**

The City Council reviewed the proposed bylaws for the newly formed Historic Board. The board will oversee and advise on matters related to city-owned historic properties. It was clarified that the board's role does not extend to regulating privately owned historic properties, though it may serve as a resource for Ephraim residents interested in preservation efforts. The board's broader mission includes promoting Ephraim's history and heritage within the community.

## **ACTION AGENDA**

### **BUDGET AMENDMENT**

*Councilmember Anderson moved to approve the FY25 Budget Amendments. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

### **FRAUD RISK ASSESSMENT**

The Fraud Risk Assessment, as required by state law, was presented to the City Council. Ephraim City currently falls within the low-risk category. Additional compliance items are expected to be completed by August, further strengthening the city's internal controls. A target date of January 31, 2026, was set to establish audit committees in alignment with best practices and state recommendations.

### **ECR 25-14 CERTIFIED TAX RATE**

The City Council reviewed Resolution ECR 25-14, regarding the adoption of the Certified Tax Rate for fiscal year 2025–2026. The County Auditor proposed a certified tax rate of 0.001132; however, after review, the Council determined that a Truth in Taxation rate of 0.001168, reflecting a 3.18% increase, was necessary to maintain essential city services and prepare for future needs.

Councilmember Nordfelt moved to approve ECR 25-14, thereby rejecting the proposed rate and initiating the Truth in Taxation process.

*Councilmember Nordfelt moved to approve ECR 25-14 which denies the certified tax rate and calls for truth in taxation. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

### **APPROVAL OF RAP TAX COMMITTEE DISTRIBUTION OF FUNDS**

The following projects were recommended by the RAP Tax Committee to City Council for funding:

- EPHRAIM CITY LIBRARY- \$ 3,500 (ARTS) for the summer reading program.
- EPHRAIM CITY EVENTS- \$6,000 (ARTS) for a new Scandinavian Festival website.
- EPHRAIM CITY RECREATION - \$50,000 (RECREATION/PARKS) Family Park Playground.

*Councilmember Anderson moved to approve the above listed distributions of RAP Tax funds. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

### **GENERAL PLAN AMENDMENT**

CVG-Ephraim South LLC and Walkin' T Ranch are requesting amendments to the Ephraim City General Plan and Zoning Map. The proposal includes rezoning property near 400 South and 800 West from Agricultural (AG) to Residential Agricultural (RA), and property along Kiesel Road, west of 400 West, from Residential Agricultural (RA) to General Commercial (C2). Staff has reviewed the request and found it meets the minimum



requirements outlined in the Ephraim City Municipal Code. The Planning and Zoning Commission reviewed the proposal and forwarded a recommendation to the City Council.

*Councilmember Nordfelt moved to approve the General Plan Amendment. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

#### **ZONE CHANGE REQUEST**

*Councilmember Nordfelt moved to approve the zone change. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

#### **ECR 25-13 POWER PLANT RESOLUTION**

The Council considered a resolution authorizing an agreement to retrofit and equip a new natural gas peaking power plant within an existing city-owned building. The project is intended to meet peak power demands and provide emergency backup generation capacity.

The resolution confirms Ephraim City's capital contribution of \$2 million to cover a portion of the project costs and authorizes conforming changes to the Capacity Purchase Agreement associated with the power plant upgrade.

Mayor Scott provided a brief explanation of how a peaking plant functions, emphasizing its importance in supporting the city's electrical system during high-demand periods. Power Director Cory Daniels reported that the existing building has been cleared in preparation for the retrofit and invited council members to visit the site. He also addressed recent power outages and brownouts caused by an overloaded substation, noting that a recent outage was due to a concrete tarp blanket wrapping around power lines.

*Councilmember Stevens moved to approve ECR 25-13 Power Plant Resolution. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

#### **COUNCIL REPORTS**

##### **Dennis Nordfelt**

- Recreation Board: The skate park bowl is now complete.
- Scandinavian Festival: A follow-up feedback meeting is scheduled for next week.

##### **Margie Anderson**

- State Legislative Liaison- Will monitor developments during the upcoming summer session.
- Expressed enthusiasm for the Historic Committee and will begin seeking potential members.

##### **Lloyd Stevens**

- Fire Board- Fire hydrants are currently being tested in preparation for the upcoming audit.

### Mayor Scott

- Reported that Congressman Burgess Owens toured the old hydro site.
- Met with a developer that is interested in bringing light industry to Ephraim.
- Announced a **ribbon-cutting event** for the **skate park bowl** on **June 26 at 6:00 PM**.
- The mayor will be on the radio program Table Talk.
- Presented the name of Joe Howe as a member of planning commission

*Councilmember Stevens moved to appoint Joe Howe for a three-year Planning Commission term. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

### CITY MANAGER REPORT

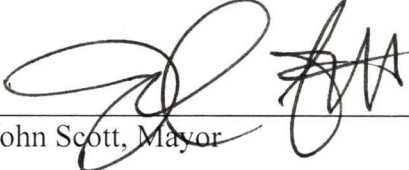
- Co Builders building project for Public Works is underway; dirt work has begun at the site.
- The issue of poor sound quality in the council room is being investigated.
- A special meeting to fill the City Council vacancy is scheduled for Wednesday, June 25 at 6:00 PM.

### ADJOURNMENT

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

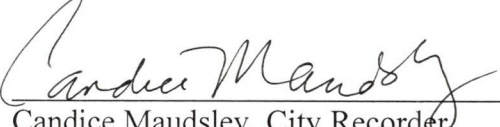
The next regular City Council meeting is scheduled to be held on Wednesday, July 16, 2025, starting at 6:00 p.m. in the Ephraim City Council room.

### MINUTES APPROVED:

  
\_\_\_\_\_  
John Scott, Mayor

7-16-25  
Date

### ATTEST:

  
\_\_\_\_\_  
Candice Maudsley, City Recorder



7-16-25  
Date