

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
SEPTEMBER 3, 2025
6:00 PM

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Lloyd Stevens, Mayor Pro Tem
Margie Anderson
Anthony Beal
Troy Birch
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
Colby Zeeman, Police
Jeff Hermansen, Fire Chief
Michael Thompson, Lib 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 Council Member Birch.

The Invocation was offered by Megan Spurling.

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

Jonathan McLean and Matthew Lenhardt of Jones & DeMille Engineering presented updates on the Sanpete Trail Feasibility Study. The plan incorporates public feedback and addresses right-of-way constraints, snow removal, wildlife crossings, and UDOT requirements for concrete barriers. Alternative routes on the west side of Highway 89 were considered but deemed unfeasible. A final

cost estimate will be provided. Additional discussion included snow removal, wildlife impacts, and ATV use. Enbridge requested the trail remain on the east side to avoid conflicts with a gas line. A proposed route along 100 East would connect Snow College, Ephraim Middle School, and the city park. The city will need to establish a maintenance plan.

The council also reviewed funding options for a regional bike trail. The study would help guide future grant applications but does not commit the city to construction. Potential funding sources include TPA, BUILD, and Utah Trail Network grants.

CONSENT AGENDA

CONSENT AGENDA ITEMS

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

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

STUDY AGENDA

EXPANSION OF SKYLINE CORRIDOR DISTRICT

Jenna Draper explained that four parcels were inadvertently omitted when the Skyline Corridor District project area was created. She requested an amendment to include the parcels to ensure proper coverage for Ephraim Crossing's bond repayment. The City Council reviewed the proposed expansion of the project area, which will be voted on at a later meeting.

ACTION AGENDA

OBERG REZONE

Craig Oberg requested an amendment to the Ephraim City Zoning Map to rezone property near 200 N and 400 W from General Commercial (C2) to Industrial (I) to allow for business expansion. Staff reviewed the application, found it compliant with City Code, and recommended approval. The Planning Commission unanimously recommended approval on August 27, 2025.

As part of the agreement, Mr. Oberg will provide a 60-foot setback adjacent to Paul Freeman's property. Mr. Oberg and Mr. Freeman also agreed to share costs for an eight-foot fence, contingent upon City Council approval. The City Council approved the rezone request, including the setback and fence requirements to address neighbor concerns.

Councilmember Beal moved to approve the Oberg rezone of property near 200 N and 400 W from General Commercial (C2) to Industrial (I), including construction of the eight-foot fence. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

AWARDING OF THE EPHRAIM CITY PUBLIC WORKS BUILDING BID

The City received bids for the Ephraim City Public Works Building project, with Todd Alder Construction submitting the lowest bid of \$3,435,300. Concerns were raised regarding their timeline and prior project completion issues. Todd Alder assured the council that sufficient time and resources would be devoted to meet the schedule. Chad, the city's consultant with Jones & DeMille, explained that while the city cannot directly manage subcontractors, regular inspections and construction observation personnel will be on site. The project is expected to take approximately eight months, prioritizing completion of the building shell first.

The council awarded the construction contract to Todd Alder Construction and discussed temporary accommodations for shop space and storage during construction, including the potential use of 2–3 shipping containers.

Councilmember Nordfelt moved to award the construction bid for the Ephraim Public Works Building to Todd Alder Construction for \$3,435,300 to be completed in 240 days. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 25-18 AMERICA 250

Michael Thompson presented information on the America 250 Utah celebrations marking the 250th anniversary of the Declaration of Independence. The council discussed forming a committee and passing a resolution as a community partner to receive a \$1,500 grant for related events.

Councilmember Birch moved to approve ECR 25-18 America 250 for the stipend and participation with the state in celebrating. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

COUNCIL REPORTS

Dennis Nordfelt

- The Recreation Board expressed enthusiasm for the proposed bike trail, contingent on securing funding.

Margie Anderson

- State Legislative Liaison- reported having two opportunities to listen to Representative Burgess Owens.

Troy Birch

- The Utilities Board had the opportunity of touring the new power project, which is anticipated to be completed in early 2026.

Mayor Scott

- The Mayor reviewed the adoption of a redistricting map, noting that it has been challenged in court by the Redistricting Commission. Residents were encouraged to contact their state legislators regarding the matter.

CITY MANAGER REPORT

- Chief Zeeman reported that a new speed trailer, provided through a grant, will help residents be aware of the updated speed limits at the north end of town.
- The CCA Christensen cabin is in the process of being relocated. During the move, a large pioneer rock-lined hole was discovered. The council discussed options for preserving the feature, noting uncertainty whether it is a well or a cesspool.

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 (e) 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 Birch. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:34 p.m.

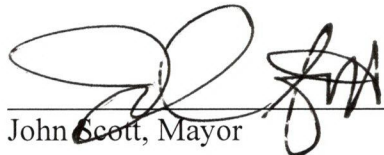
At 7:54 p.m. Councilmember Anderson moved the Council to adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 7:55 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, September 17, 2025, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:



John Scott, Mayor



Date

9-17-25

ATTEST:


Candice Maudsley, City Recorder

9-17-25
Date