

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
NOVEMBER 5, 2025
6:05 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
Nic Mills, City Attorney (Zoom)
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
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 Katie Witt.

The Invocation was offered by Council Member Anderson.

PUBLIC COMMENT

No public comment presented.

PUBLIC HEARING

NORTH MEADOWS ANNEXATION PUBLIC HEARING

City Engineer Bryan Kimball provided a brief overview of the proposed North Meadows Annexation.

Public Comments:

- **Kyle Parry** asked about the width of the dirt road and the inclusion of sidewalks.
- **Eric Rouska** inquired about road width requirements.
- **Jenny Jorgenson** expressed concerns regarding road width and adequate access to the property. She also asked about impact fees and the potential use of eminent domain.

City Responses:

City Engineer Bryan Kimball addressed the road width concerns and verified that minimum road width standards would be required to meet City specifications. The City noted that these questions had been previously addressed by Brandon Olson, who has provided both a signed annexation agreement and a surveyor-stamped proof of access as requested by the City. The City also clarified that no eminent domain would be used.

Megan Spurling explained that the subdivision process would address many of the detailed concerns raised, as those issues are evaluated at that stage rather than during annexation.

The Council reviewed the request to annex approximately 22 acres of property-about 15 acres located in the county and five acres already within city limits. No specific development plans were discussed. The proposed annexation would result in an RA (Residential-Agricultural) zone designation. The City reiterated that any future development would be required to meet all current infrastructure and road standards.

PRESENTATIONS

EVERITT BOYS REPORT

Roy and Jon Everitt gave a presentation on their 4-H sheep project, sharing photos and highlights of their experience. They also reported on a fundraiser they conducted for the local clothing bank. Mayor Scott expressed that this project exemplifies the spirit and culture of Ephraim, noting the Council's appreciation that the boys not only requested support but also gave back to the community through their efforts.

CONSENT AGENDA

CONSENT AGENDA ITEMS

1. **APPROVAL OF WARRANT REGISTER**
2. **APPROVAL OF OCTOBER 15, 2025 MINUTES**

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

STUDY AGENDA

SPECIAL EVENTS ORDINANCE

The Council reviewed the proposed Special Events Ordinance, which is intended to establish clearer guidelines and procedures for city-sponsored and private events held within Ephraim City. Council members asked a few clarifying questions regarding the proposed regulations and their implementation. No action was taken at this time; the item will return for further consideration.

VACATION RENTAL ORDINANCE

The Council discussed a potential Vacation Rental Ordinance, with Megan Spurling presenting options for regulating short-term rentals such as Airbnbs. Topics included zoning considerations, license restrictions, owner-occupied deed requirements, and the addition of a transient room tax. Council members shared feedback about limiting vacation rentals to high-density zones and preventing investors from impacting on affordable housing availability.

PROXIMITY TO TOWNHOMES

Megan Spurling presented the idea of regulating townhome placement and density in response to community feedback expressing concerns about increased townhome development. She suggested a possible 1,000-foot radius restriction to manage proximity between high-density projects. The Council discussed the importance of creating buffer zones between different density areas and gave Megan direction to proceed with drafting further ordinance language based on these discussions.

ACTION AGENDA

EPHRAIM CITY ORDINANCE 25-12 NORTH MEADOWS ANNEXATION

City Engineer Bryan Kimball provided background on the North Meadows Annexation. The Council noted that two conditions of approval, proof of adequate access and a signed annexation agreement, were required and confirmed that both conditions have been met. The Council determined that the annexation complies with the City's annexation policy and General Plan and meets all legal requirements for annexation.

Councilmember Anderson moved to adopt ECO 25-12 the North Meadows Annexation. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

WATKINS SUBDIVISION AMENDMENT

The Council reviewed the Watkins Subdivision Amendment. Megan Spurling reported that staff had reviewed the application for compliance with all standards in the Ephraim City Municipal Code and determined that it meets the minimum requirements for approval.

The applicant, Shalise Watkins, requested to combine parcel S-880x with Lot 13 in the Sunset Estates Subdivision, creating a single lot of 0.82 acres. Parcel S-880x will be incorporated into the Sunset Estates Subdivision as part of this amendment.

The Ephraim City Planning and Zoning Commission reviewed the proposed Sunset Estates Amended Plat of Lot 13 and recommended approval to the City Council.

Councilmember Birch moved to approve the Watkins Subdivision Amendment. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

EPHRAIM CITY ORDINANCE 25-13 LARGE LOT SUBDIVISION

City Planner Megan Spurling explained the intent behind the ordinance amendment, which is to clarify requirements for large lot subdivisions. She noted that the original ordinance was created for individual property owners, such as a farmer with forty acres seeking to build a home, where requiring full frontage improvements along the entire property would have been impractical. The ordinance was not intended for multi-lot subdivisions, as large lot subdivisions are generally limited to two lots or fewer.

Key Amendments to the Large Lot Subdivision Ordinance:

1. This section applies only to applications consisting of two (2) or fewer large lots that meet the minimum lot size requirements.
2. The process is not intended to apply to multi-lot subdivisions.
3. Large lot subdivision approval shall not be permitted for parcels located within, adjacent to, or abutting existing platted subdivisions.

The Council also discussed frontage improvement requirements and confirmed that the amendments provide clarity while maintaining flexibility for individual property owners.

Councilmember Beal moved to approve ECO 25-13 Large Lot Subdivision. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 25-21 FREMONT SOLAR AND BATTERY

Power Director Cory Daniels presented Resolution 25-21, authorizing Ephraim City to participate in the Fremont Solar and Battery Project through UAMPS. The project, located in Iron County, will include a 99 MW photovoltaic solar plant with a four-hour battery storage system, allowing energy to be dispatched during peak summer demand periods.

Mr. Daniels explained that Ephraim City's proposed entitlement is 170 kW, representing 0.1717% of the total project. Participation will help diversify the City's energy portfolio by adding a low-cost, sustainable power source.

He reported that the commercial operation date is expected by December 31, 2027, with guaranteed delivery by June 30, 2028. The solar energy cost is \$35.45 per MWh, with the battery storage cost ranging between \$69 and \$74 per MWh. Mr. Daniels noted that the current market price for similar solar projects averages around \$48 per MWh, making this agreement a favorable long-term investment for the City.

Additional benefits include environmental and educational programs, such as the delivery of renewable energy credits (RECs) to member cities and a \$10,000 annual scholarship for high school seniors pursuing renewable energy studies.

Staff recommended approval of the agreement, noting that participation would strengthen Ephraim's power portfolio and that delaying action could result in higher costs and limited future options.

Councilmember Stevens moved to approve ECR 25-21 Fremont Solar and Battery Project. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 25-22 PARAMETERS RESOLUTION WATER BOND

The Council reviewed Resolution 25-22, a parameters resolution for a water bond to replace the city's main water lines up the canyon, which are approaching the end of their useful life and require frequent repairs. This infrastructure is critical to the city's water supply, and the project is expected to provide another 50 years of service for the waterline.

The project is funded primarily through grants, including a \$3 million federal grant and a CIB grant/loan split, with the bond representing the loan portion of \$278,000 at 1.5% interest over 30 years. This combination results in approximately 94% of the project being grant-funded, with the bond covering the remaining cost. The resolution represents the final piece of funding needed to complete the project.

A public hearing on the bond will be held on December 3, 2025. Staff noted that federal funding is pending due to the current government shutdown, which is expected to be resolved soon.

Councilmember Anderson moved to approve ECR 25-22 Parameters Resolution for Water Bond. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.

Councilmember Stevens called for a public hearing to be held on December 3rd at 6:00 PM concerning the Water Bond. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 25-23 PARAMETERS RESOLUTION ROAD BOND

The Council reviewed Resolution 25-23, a parameters resolution for a road bond supporting a major infrastructure project identified in the City's Master Plan and Road Plan. This project has been many years in the making and reflects extensive planning and coordination by city staff.

The new road will serve the future hospital and industrial park, where Soap Creek has already purchased land. The project is funded primarily through a \$4 million federal grant, with the city providing a 20% match. The Community Impact Board (CIB) awarded the match as a part grant, part loan package, with the loan portion at 1.5% interest over nine years.

The project is currently under budget and is considered exceptional, as 97% of the total cost is grant-funded. Annual payments of approximately \$17,000 will be made using B&C road funds, offsetting the city's direct costs. Construction is expected to continue into the spring and summer, supporting future.

Councilmember Nordfelt moved to approve ECR 25-23 Parameters Resolution for Streets Bond and called for a public hearing on December 3rd. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

EPHRAIM CITY RESOLUTION 25-24 EMPLOYEE HANDBOOK AMENDMENTS

City Recorder Candice Maudsley and Finance Director Jon Knudsen presented the final draft of the amended Employee Handbook. The handbook had been previously reviewed by the Council at an earlier meeting and was last comprehensively updated two years ago.

Councilmembers were asked if they had any additional questions regarding the amendments. Staff noted that the formatting will be corrected following the completion of Word redline updates before final publication.

Councilmember Stevens moved to approve ECR 25-24 Employee Handbook Amendments. The motion was seconded by Councilmember Birch. The vote was unanimous. The motion carried.

COUNCIL APPOINTMENTS & REPORTS

Councilmember Anderson moved to appoint Dana Bell, Beth Northrop, Ned Armstrong, Ken Hansen, Melanie Shelley, Lori Birch, Tiina Geddes, and Tyra Taylor to a three-year term on the Scandinavian Board. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

Councilmember Dennis Nordfelt

- Reported that the Nightmare on Main event went very well and received positive feedback.
- Announced that the Scandinavian Festival Board is organized and ready to begin work.

Councilmember Margie Anderson

- Provided an update on Congressional district discussions.
- Reported that the Historic Preservation Board continues its ongoing work.

Councilmember Anthony Beal

- Reported that the Library Board received a \$10,000 grant from the Carnegie Foundation as part of the America 250 celebration.
- Shared that the Youth City Council's haunted house event was very successful and that members will assist with placing flags for Veterans Day.

Councilmember Lloyd Stevens

- Noted a recent fire incident at a local business and commended the fire suppression systems, which contained the fire without the need for a department response.

Councilmember Troy Birch

- Commented on the recent municipal election, thanking all who participated. He expressed appreciation for those who ran and encouraged those not elected to remain involved in the community.

Mayor John Scott

- Reported that the Ferguson Group expressed concerns that the government shutdown may continue, noting the importance of reviewing future contracts for potential penalties tied to funding delays.
- Attended ribbon-cutting ceremonies for Canyon's Townhomes and the Snow College Innovative AgCenter, adding that Snow College expects an increase in enrollment as a result.
- Announced that Representative Owens' office will be available in Ephraim on November 18th

to assist residents with Medicare and Medicaid services.

- Confirmed that the IH Project is still moving forward and has not been delayed.
- Stated that Mayor-elect Chris Larson has been contacted to ensure a smooth transition following the election.

CITY MANAGER REPORT

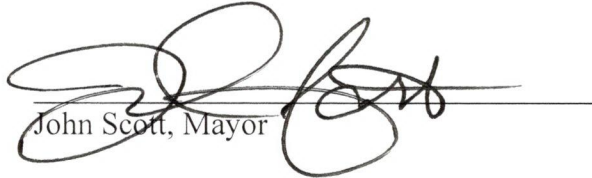
- The Election Canvass will be held on November 18th at 6:00 PM, prior to the regular City Council meeting the following day.
- The City Manager recently attended the ICMA Conference and thanked the Council for the opportunity, noting several valuable lessons and insights gained.
- Moving forward, staff reports will be included in Council meeting packets to provide more comprehensive background information for agenda items.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Birch moved the Regular Council Meeting adjourn at 7:50 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 19, 2025, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:


John Scott, Mayor

11-19-25
Date

ATTEST:


Candice Maudsley, City Recorder



11-19-25
Date