

**MEETING MINUTES**  
**EPHRAIM CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**DECEMBER 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**

Jon Knudsen, Finance Director  
Cory Daniels, Power Director  
Colby Zeeman, Police

**STAFF PRESENT**

Katie Witt, City Manager  
Candice Maudsley, City Recorder  
Bryan Kimball, Community Development

**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 Stevens.

The Invocation was offered by Council Member Anderson.

**PUBLIC COMMENT**

No public comment presented.

**PUBLIC HEARING**

**WATER BOND PUBLIC HEARING**

A public hearing was held to receive input regarding the issuance of Parity Water Revenue Bonds in a principal amount of up to \$500,000, with interest not to exceed 2.5% per annum, payable over a period of not more than 35 years, and any potential impact to the private sector resulting from construction of the project.

**No public comment was received.**

## **STREETS BOND PUBLIC HEARING**

A public hearing was held to receive input regarding the issuance of Street Improvement Revenue Bonds in a principal amount of up to \$350,000, with interest not to exceed 2.5% per annum, payable over a period of not more than 10 years, and any potential impact to the private sector resulting from construction of the project.

**No public comment was received.**

## **PUBLIC HEARING TO OPEN AND ADJUST THE 2025-2026 BUDGET**

Finance Director Jon Knudsen reviewed the proposed budget amendments and presented a PowerPoint. The presentation will be available in the Office of the City Recorder and on the Utah Public Notice Website.

**No public comment was received.**

## **PRESENTATIONS**

### **FY 24-25 AUDIT PRESENTATION**

Jon Haderlie presented the audit report for Fiscal Year 2025. The audit opinion was unmodified. Financial responsibilities of the City were reviewed, negative trends were discussed, internal controls were tested for functionality and existence, and grant compliance was examined.

One finding related to cash management reporting (D & I report) was identified and had already been corrected prior to issuance of the audit. Changes to budget reporting requirements due to GASB 103 were explained, including the requirement to analyze significant differences between original and amended budgets.

The audit was completed smoothly, and appreciation was expressed to City staff for their prompt and cooperative responses. The audit report is available in the Finance Department and on Ephraim.gov under the Finance section.

### **GAS POWER PLANT PRESENTATION**

Power Director Cory Daniels presented a PowerPoint update on the progress of the natural gas power plant project. The presentation is available in the Office of the City Recorder and on the Utah Public Notice Website.

Mr. Daniels reported that the project is approximately 65–70% complete, with major milestones achieved since June 2025, including installation of two generators, a radiator, and associated infrastructure. The facility is anticipated to be operational by summer 2026.

Discussion included analysis of strike prices to determine optimal operating conditions, gas price forecasting, and potential gas hedging strategies to improve economic efficiency.

## **CONSENT AGENDA**

### **CONSENT AGENDA ITEMS**

- 1. APPROVAL OF WARRANT REGISTER**
- 2. APPROVAL OF NOVEMBER 18, 2025, ELECTION CANVASS MINUTES, AND NOVEMBER 19, 2025, CITY COUNCIL MEETING MINUTES**

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

## ACTION AGENDA

### EPHRAIM CITY RESOLUTION 25-26 FY 25-26 BUDGET AMENDMENT

*Councilmember Birch moved to approve ECR 25-26 amending the FY25-26 budget. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.*

## COUNCIL REPORTS

### **Councilmember Dennis Nordfelt**

- Recreation Board: Reported that the light parade, drone show, and park lighting ceremony will take place on Friday evening.
- Scandinavian Festival: Reported that the newly appointed board members met and held a productive meeting.

### **Councilmember Margie Anderson**

- Stated that it was a bittersweet evening as this meeting marked the conclusion of her service on the City Council.

### **Councilmember Anthony Beal**

- Youth City Council: Reported that members decorated the Christmas parade float and the Christmas tree at City Hall.

### **Councilmember Troy Birch**

- Expressed appreciation for the dedication and hard work of the outgoing City Council members.

### **Mayor Scott**

- Announced that City Christmas events will be held on Friday, December 5.
- Reported that the Mayor and City Manager Katie Witt participated in Table Talk on December 3.
- Stated that UDOT has approved an application for a traffic signal at 700 North, with right-of-way acquisition required prior to installation.
- Reminded residents that vehicles must be removed from roadways during snow removal operations, and that the Police Department will enforce this requirement.
- Reported that the ribbon cutting for the InstaCare facility was held the previous week.
- Provided an update on the Sanpete Community Council meeting, noting discussion of current challenges.
- Expressed appreciation to City staff for their support during his service on the City Council and as Mayor.

## CITY MANAGER REPORT

- City Manager Katie Witt announced that beginning in **January 2026**, regular City Council meetings will start at **7:00 PM**.

## ADJOURNMENT

*There being no further business to come before the Council for consideration, Councilmember Anderson moved the Regular Council Meeting adjourn at 7:08 p.m. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.*

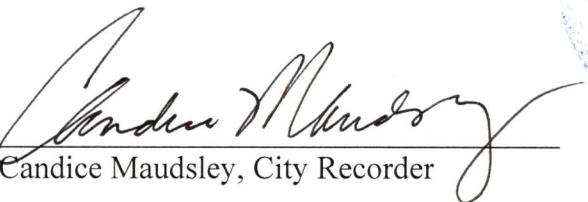
The next regular City Council meeting is scheduled to be held on Wednesday, January 7, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

## MINUTES APPROVED:

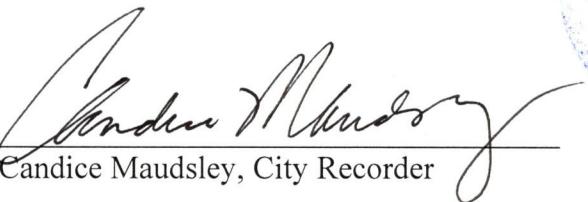
  
Chris Larsen, Mayor

  
Date



  
1-7-26  
Date

## ATTEST:

  
Candice Maudsley, City Recorder