

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MAY 6, 2026
7:00 PM

CALL TO ORDER & ROLL CALL

The Ephraim City Council Meeting, having been properly noticed, was called to order at 7:00 p.m. by Mayor Larsen.

MEMBERS PRESENT

Chris Larsen; Mayor, Dennis Nordfelt; Mayor Pro Tem, Anthony Beal, Bud Powell, Loren Steck, Jack Dalene

MEMBERS EXCUSED

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Jeff Hermansen; Fire Chief, Jon Knudsen; Finance Director, Jeff Jensen; Public Works, Cory Daniels; Power Director

PLEDGE AND INVOCATION

The Pledge of Allegiance was led by 2nd att. Lexi Ogden

The prayer was offered by 1st Sierra Curtis.

PUBLIC COMMENT

- No public comment presented.
- **Name:** Comment

PRESENTATIONS

- Kamrie Douglas, outgoing Miss Ephraim, reflected on her year of service, highlighting her dental hygiene platform for young children and presentations given at the elementary school, library, and other community events. She thanked the City for sponsoring Miss Ephraim and invited the Council to attend the upcoming pageant.
- Shari Anderson with the Sanpete Chamber of Commerce presented plans for the America 250 celebration scheduled for July 25, which will include vendors, food trucks, a band, and laser tag. She requested a \$2,500 contribution from the City to help fund the band (Phat

Old Professors) and laser tag activities. The Council approved the request to be funded from the Council's discretionary budget. Staff were directed to distribute \$2,500 in City funds to the Chamber of Commerce for the America 250 celebration to assist with the laser tag and band expenses, and to ensure City support and recognition are included in event advertising and booth presence.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A) APPROVAL OF WARRANT REGISTER
- B) APPROVAL OF APRIL 15, 2026 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

- A) PRESENTATION BY THE BUDGET OFFICER OF THE TENTATIVE FY2027 BUDGET, INCLUDING THE PROPERTY TAX IMPACT SCHEDULE.

The Budget Officer presented and City Council discussed the tentative fiscal year 2026-2027 budget, including a proposed property tax increase of approximately 16.03%, which is expected to generate an additional \$59,000 in revenue. The increase is identified in the property tax impact schedule separate from the remaining budget documents and would help fund city services and capital needs, including fire department equipment, recreation facilities, and park improvements. The estimated annual impact for a primary residence is approximately \$26.70.

- B) NOTICE AND STATEMENT BY THE BUDGET OFFICER THAT THE TENTATIVE FY2027 BUDGET INCLUDES A PROPOSED PROPERTY TAX INCREASE ABOVE THE CERTIFIED TAX RATE.

The following statement was made to the Mayor and City Council:

Tonight staff is providing the tentative budget for fiscal year 2026–2027 and making the tentative budget available for public review.

The tentative budget has been prepared in accordance with Utah municipal budgeting requirements. A copy of the tentative budget will be available online through the City's website and available for public inspection at City Hall.

As part of this year's budget process, the tentative budget includes a proposed property tax increase, which triggers the Truth in Taxation process under Utah Code Section 59-2-919.

Pursuant to Utah Code, I hereby state that the tentative budget for fiscal year 2026–2027 includes a proposed property tax increase.

The City is considering a property tax rate that exceeds the certified tax rate.

The proposed increase is expected to generate approximately **\$59,000** in additional property tax revenue, representing an approximate increase of **16.03%** above the estimated certified rate revenue.

The additional revenue is proposed to address identified needs within City services and operations. The Fire Department portion of the proposed increase includes funding for a Positive Pressure Ventilation fan, a thermal imaging camera, and two sets of turnout gear to improve firefighter safety and emergency response capability.

The Recreation Department portion of the proposed increase includes annual maintenance funding for the skatepark.

The Parks Department portion of the proposed increase includes funding to renew the surface on the all-abilities park and improve drainage capacity at the Canyon View Park soccer fields.

The proposed increase would allocate approximately:

- \$25,000 to Fire,
- \$15,000 to Recreation, and
- \$19,000 to Parks.

The current fiscal year property tax revenue is approximately \$360,613. Staff estimates approximately \$7,500 in new growth revenue, resulting in an estimated certified rate revenue amount of approximately \$368,113. The proposed increase would increase total property tax revenue to approximately \$427,113.

For an estimated primary residence valued at \$415,000, the estimated impact of the proposed increase would be approximately \$26.70 per year. For a business property valued at \$415,000, the estimated increase would be approximately \$59.35 per year.

A property tax impact schedule has been prepared as a separate document and is available for public review in accordance with state requirements.

In addition to the proposed property tax increase, the tentative budget also includes proposed water and sewer rate increases. The proposed utility rate increases are scheduled for public hearing consideration on May 20th. The tentative budget also includes a new Utility Assistance Program for water and sewer services. Electric utility assistance is currently available through the HEAT program, and the proposed water and sewer assistance program would expand utility assistance opportunities for residents. Additional discussion regarding the proposed Utility Assistance Program will take place later in tonight's meeting.

The tentative budget also includes a proposed 2.75% cost-of-living adjustment for employees, updated insurance premium rates based on revised information received from the City's insurance providers since the Council budget retreat, and several additional minor budget adjustments necessary to balance the tentative budget.

A public hearing will be held where members of the public will have the opportunity to comment on the proposed property tax increase before final action is taken by the City Council. The public hearing is anticipated to be held during the second City Council meeting in August; however, the exact date will be coordinated with the County as part of the Truth in Taxation scheduling process.

The tentative budget, proposed property tax increase, and proposed utility rate increases will continue to be available for public review prior to the scheduled public hearing and final budget adoption at the May 20th City Council meeting.

That concludes the required Truth in Taxation statements and presentation of the property tax impact schedule.

C) WATER AND SEWER ASSISTANCE PROGRAM

The Council reviewed a proposed water and sewer assistance program developed following discussions during the budget retreat regarding hardship caused by increasing utility rates. The program would provide up to a \$20 monthly credit for qualifying households currently participating in the HEAT program and is estimated to assist approximately 55 families.

FIRE INSPECTION ORDINANCE

Fire Chief Hermansen presented the revised Fire Inspection Ordinance incorporating previously suggested changes. The Council discussed updates related to short-term rentals, triplexes, and multi-family dwellings, including clarification of definitions for short-term rentals of 30 days or less and long-term rentals.

ACTION AGENDA

A) UPPER WATERLINE BID AWARD

Jason Brimhall with Sunrise Engineering presented bids for the Upper Waterline Project, which will replace waterline infrastructure from the tunnel outlet as far as current funding allows. Ten bids were received, with Advanced Excavation submitting the lowest qualified bid and receiving favorable references. The base bid includes approximately 2,600 feet of 10-inch HDPE pipe installation and reflects the portion of the project currently funded, while additional phases may be completed through future funding opportunities.

Staff reported that the City is applying for additional state grant funding, including possible ARPA funds, to help complete the remaining portions of the approximately 9,000-foot project. Construction is anticipated to begin this summer and be completed by September, with the new line installed parallel to the existing line to minimize service disruptions. The Council approved awarding the project to Advanced Excavation and authorized staff to prepare the necessary paperwork.

Councilmember Steck moved to award the upper waterline bid to Advanced Excavation and authorize staff to prepare the paperwork. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

CLOSED SESSION

Councilmember Nordfelt 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 (a) the character, professional competence, or physical or mental health of an individual. (b) collective bargaining. (c) pending or reasonably imminent litigation. The motion was seconded by Councilmember Dalene. A roll call vote was called. Voting yes: Councilmembers Nordfelt, Steck, Beal, Powell, and Dalene. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:52 p.m.


At 9:02 p.m. Councilmember Powell moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Dalene. 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 9:03 p.m. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, May 20, 2026, starting at 7:00 p.m. in the Ephraim City Council room.


MINUTES APPROVED:



Chris Larsen, Mayor

20 May 26
Date

ATTEST:



Candice Maudsley, City Recorder

5-20-26
Date

