

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JUNE 3, 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 Pro Tem Nordfelt.

MEMBERS PRESENT

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

MEMBERS EXCUSED

Chris Larsen

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Jon Knudsen; Finance Director, Jeff Jensen; Public Works, Colby Zeeman Police Chief

PLEDGE AND INVOCATION

The Pledge of Allegiance was led by Chief Zeeman.

The prayer was offered by Councilmember Beal.

PUBLIC COMMENT

- No public comment presented.

PUBLIC HEARINGS AND RELATED ACTION

A. PUBLIC HEARING REGARDING EXECUTIVE MUNICIPAL OFFICER COMPENSATION

Mayor Pro Tem Nordfelt opened the public hearing regarding proposed compensation adjustments for executive municipal officers pursuant to Utah Code §10-3-818. Jon Knudsen presented the compensation changes and Councilmember Steck requested clarification

Public Comment:

Susan Dean: Asked about wage numbers rather than percentages. Full wage information is available on the Transparency Utah website.

Mayor Pro Tem Nordfelt closed the public hearing.

B. PUBLIC HEARING REGARDING THE PROPOSED FY2027 INTERIM BUDGET

Jon Knudsen, Budget Officer, presented a PowerPoint regarding the proposed FY2027 Interim Budget and Property Tax Impact Schedule. Mr. Knudsen stated that the Interim Budget includes a proposed property tax increase above the certified tax rate and presented the Property Tax Impact Schedule in accordance with Utah Code §§59-2-919 and 59-2-924. The PowerPoint is available on the Public Notice Website and in the office of the City Recorder.

Mayor Pro Tem Nordfelt opened the public hearing regarding the proposed FY2027 Interim Budget, including consideration of a proposed property tax increase above the certified tax rate and presentation of the Property Tax Impact Schedule.

Public Comment:

Bonnie Nielson: She expressed concerns about how much money the city is spending. She is concerned about the wage increases alongside the rate increases as well as the Truth in Taxation process that will lead to a property tax increase. She feels it is overboard.

Mayor Pro Tem Nordfelt closed the public hearing.

ECR 26-08 – INTERIM BUDGET

Councilmember Steck requested greater accountability regarding the use of utility revenues and asked that future reporting to identify completed projects and how additional revenues are being utilized. Discussion included waterline replacement projects, sewer infrastructure needs, and long-term capital planning. Staff were directed to provide a report identifying completed water and sewer projects and planned infrastructure improvements funded by the rate increases to improve transparency and accountability.

Councilmember Powell moved to adopt Resolution ECR 26-08 adopting the FY2027 Interim Budget, including the Property Tax Impact Schedule and proposed property tax increase above the certified tax rate. The motion was seconded by Councilmember Beal. The vote was unanimous. The motion carried.

C. PRESENTATION AND STATEMENT REGARDING CONSIDERATION OF A PROPERTY TAX INCREASE ABOVE THE CERTIFIED TAX RATE

Jon Knudsen, Budget Officer, made the statement required by Utah Code §59-2-919(4)(b) regarding the City's consideration of a property tax increase above the certified tax rate.

- The proposed increase is estimated to generate approximately \$59,000 in additional ad valorem property tax revenue.

- approximately 16% increase in ad valorem property tax revenue above estimated certified rate revenue
- The additional revenue is proposed to fund public safety equipment, recreation facility maintenance, park infrastructure improvements, and other municipal service needs identified in the FY2027 budget.
- A Truth in Taxation public hearing is scheduled for August 19, 2026, at 7:00 p.m., where members of the public will have an opportunity to comment before final action is taken.

ECR 26-09 – PROPERTY TAX INCREASE AND TRUTH IN TAXATION PROCESS

Councilmember Powell moved to adopt Resolution ECR 26-09 acknowledging the proposed property tax increase and Property Tax Impact Schedule, declaring the City's intent to consider a property tax increase above the certified tax rate for Fiscal Year 2027, and setting a Truth in Taxation public hearing for August 19, 2026, at 7:00 p.m. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A) APPROVAL OF WARRANT REGISTER**
- B) APPROVAL OF MAY 20, 2026 MINUTES**

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

STUDY AGENDA

A) UDOT MANTI TO EPHRAIM BIKE TRAIL

Recreation Director Jordan Howe presented information regarding a proposed UDOT bike trail connecting Manti and Ephraim as part of the Utah Master Trail Network. UDOT would fund and construct the trail, while Ephraim City, Manti City, and Sanpete County would be responsible for ongoing maintenance. The Council discussed potential maintenance costs, future road widening plans, funding opportunities, and public support for the project. Concerns were expressed regarding long-term maintenance obligations, motorized vehicle use on the trail, and whether local residents would receive sufficient benefit to justify the City's participation. Staff was directed to gather additional information from neighboring communities and other participating entities before returning with a recommendation.

B) SIDEWALK MANAGEMENT PROGRAM

City Manager Katie Witt presented a proposed Sidewalk Management Program developed in response to recommendations from the Utah Local Governments Trust. The program establishes procedures for sidewalk inventory, inspection, maintenance, and prioritization of repairs. Staff reviewed current sidewalk conditions, inspection timelines, risk classifications, and long-term infrastructure needs. The Council discussed the City's responsibility for sidewalk maintenance and

the importance of documenting and prioritizing repairs to reduce liability and improve public safety.

C) DRIVER QUALIFICATION POLICY

The Driver Qualification Policy was reviewed with the Council. City Recorder Candice Maudsley explained that the policy is required by the Utah Local Governments Trust and establishes standards for acceptable, borderline, and unacceptable driving violations for employees who operate City vehicles. The policy also includes monthly motor vehicle record checks. Councilmember Powell expressed concern that the policy only addressed DUI convictions and suggested consideration of language addressing DUI charges as well. This issue will be reviewed by legal counsel.

D) DROUGHT PRICING

City Manager Katie Witt reviewed current drought conditions, noting that the City is receiving approximately 50 percent of normal water flows. A proposed drought pricing structure was presented that would increase water rates by 25 percent across all usage tiers during drought conditions. Councilmember Powell discussed the importance of public education and water conservation efforts before implementing punitive measures and requested additional information and public outreach before acting. Council expressed concern that outdoor irrigation is the primary source of excessive water use and appreciated large water users willingness to cut back 50 percent.

ACTION AGENDA

A) ECO 26-08 ORDINANCE AMENDING THE EPHRAIM CITY CONSOLIDATED FEE SCHEDULE, INCLUDING ADJUSTMENTS TO WATER AND SEWER UTILITY RATES AS WELL AS OTHER DEPARTMENT FEES

Megan Spurling reviewed proposed changes to business license and land use fees. Jon Knudsen presented proposed water, sewer, and electric rate adjustments, including increases necessary to fund utility infrastructure improvements and maintain system sustainability.

Councilmember Beal moved to adopt Ordinance ECO 26-08 amending the Ephraim City Consolidated Fee Schedule, including adjustments to water and sewer utility rates and other department fees, authorizing non-substantive amendments prior to publication, providing for annual CPI-based rate adjustments not to exceed 3%, requiring a review of rates every three years, and allowing the CPI adjustments to continue unless otherwise directed by the Council. The motion was seconded by Councilmember Powell. Councilmember Steck voted in opposition, and all other Councilmembers voted in favor. The motion carried.

City Manager report

- Fire Department pushing ceremony with new engine, great participation and support from other fire departments.

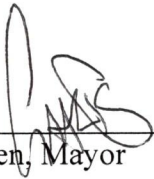
ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Powell moved the Regular Council Meeting adjourn at 9:07 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 June 17, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

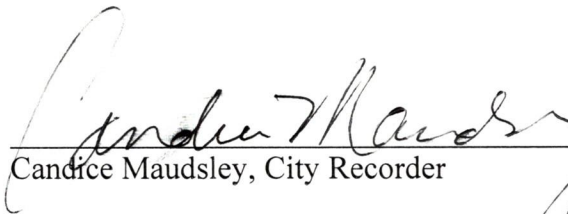
MINUTES APPROVED:



Chris Larsen, Mayor

6-17-26
Date

ATTEST:



Candice Maudsley, City Recorder



6/17/26
Date