



EPHRAIM CITY COUNCIL REGULAR MEETING AGENDA

Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, June 17, 2026
7:00 PM

Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live on YouTube.

To participate in the public comment period or any scheduled public hearings, please email cmaudsley@ephrain.gov before 3:00 PM on the day of the meeting.

Live Stream on YouTube at 7:00 P.M.
<https://www.youtube.com/@EphraimCityUtah/streams>

7:00 PM

CALL TO ORDER

- 1) ROLL CALL
- 2) PRAYER OR THOUGHT
- 3) PLEDGE OF ALLEGIANCE.

PUBLIC COMMENT

Members of the public may address the Council on items related to City business or the current agenda. A comment form must be submitted to the Mayor prior to the meeting. Comments are limited to three minutes per person. The Council cannot take action during this portion of the meeting but may respond briefly, refer the matter to staff, or place it on a future agenda. Please state your name and city of residence for the record.

I. **Public Hearing and Related Action**

- A. FY 2026 Budget Amendment Public Hearing
- B. **Resolution ECR 26-10** – Consideration and Possible Adoption of the FY26 Budget Amendment (Jon Knudsen)

II. Presentations

- A. UAMPS Scholarship Presentation (Cory Daniels)
- B. Oath of Office for Officer Ben Fuell (Colby Zeeman)
- C. Recognition and Introduction of Newly Promoted Police Sergeant (Colby Zeeman)

III. Consent Items

- A. Ratification of Warrant Register between May 30, 2026, and June 12, 2026
- B. Approval of June 3, 2026, City Council Meeting Minutes

IV. Action Agenda *(A five-minute public comment period will be provided for each action item.)*

- A. **Conditional Use Permit-May Duplex:** Consideration of a Conditional Use Permit to convert an existing residence at 330 South Main Street into a duplex. The property includes separate entrances, site-obscuring fencing, and adequate off-street parking. (Megan Spurling)
- B. **Subdivision Approval-The Crossing Retail A:** The applicant is requesting approval to subdivide a portion of Parcel S-6183X1 into three lots to facilitate development of a commercial subdivision. (Megan Spurling)
- C. Approval of RAP Tax Committee Distribution of Funds (Jordan Howe)
- D. **Resolution ECR 26-11 –** Consideration and Possible Adoption of a Resolution Rejecting the County Auditor's Certified Tax Rate and Adopting the 2026-2027 Property Tax Rate Through the Truth in Taxation Process (Jon Knudsen)
- E. **Resolution ECR 26-12 –** Consideration and Possible Adoption of a Resolution Authorizing Employer Payment of Tier II Public Safety and Firefighter Retirement Contribution (Jon Knudsen)
- F. **Resolution ECR 26-13 –** Consideration and Possible Adoption of a Resolution Establishing a Sidewalk Management Program (Katie Witt)

G. **Resolution ECR 26-14** – Consideration and Possible Adoption of a Resolution Amending the Employee Handbook to Adopt a Driver Qualification Policy. (Candice Maudsley)

H. **Resolution ECR 26-15** – Consideration and Possible Adoption of an Resolution Implementing Drought Pricing for Water Usage During Declared Drought Conditions (Katie Witt)

Board and Commission Appointments

I. **Planning Commission Appointments** – Consideration and Possible Appointment of Tyra Taylor, Eddy Christensen, and Anna Johnson Pettit to Three-Year Terms Beginning July 1, 2026

J. **Planning Commission Re-Appointments** – Re-Appointment of Desiree Funk and Larry Smith to Three-Year Terms.

K. **Library Board Appointments** – Consideration and Possible Appointment of Kelli May and Brooke Frazier and a Re-appointed of Audrey Thompson to three-year terms.

V. Council Reports

VI. City Manager Report

CLOSED SESSION

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

ADJOURNMENT

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

CERTIFICATE OF POSTING

I, the undersigned duly appointed City Recorder for Ephraim City, hereby certify that the above notice and agenda were posted in accordance with the Utah Open and Public Meetings Act on the 16th day of June 2026.

Notice was posted:

- On the Utah Public Notice Website;
- On the Ephraim City website (ephraim.gov); and
- At a physical location at Ephraim City offices, a place reasonably accessible to the public.

Candice Maudsley
Ephraim City Recorder

MEETING MINUTES
EPHRAIM CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JUNE 17, 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, Troy Birch, Loren Steck, Jack Dalene

MEMBERS EXCUSED

Anthony Beal

STAFF PRESENT

Katie Witt; City Manager, Candice Maudsley; City Recorder, Bryan Kimball; Community Development, Colby Zeeman; Police Chief, Megan Spurling; Planner, Jon Knudsen; Finance Director, Jeff Jensen; Public Works, Cory Daniels; Power Director, Nic Mills; City Attorney

PLEDGE AND INVOCATION

The Pledge of Allegiance was led by Suzanne Dean.

The Invocation was offered by Anthony May.

PUBLIC COMMENT

- Bob Conder expressed concern regarding proposed drought pricing and water rate increases, including the cumulative cost to residents and whether the rates would decrease after drought conditions improve.
- Brent Anderson requested that a proposal regarding financing and remodeling the Bishop's Storehouse be placed on the next City Council agenda.

PUBLIC HEARING

Finance Director Jon Knudsen presented the FY2026 budget amendments, including adjustments to revenues and expenses. The presentation is available in the City Recorder's Office and on the Public Notice Website.

Tyra Taylor asked about funds previously discussed for the Snow College rodeo grounds project and requested clarification regarding the status of those funds.

Councilmember Nordfelt moved to approve ECR 26-10 amending the FY2026 budget. The motion was seconded by Councilmember Steck. The vote was unanimous. The motion carried.

PRESENTATIONS

UAMPS Scholarship

Cory Daniels presented the UAMPS scholarship from the Steel Solar Project. Bridget Hallows, a Manti High School student residing in Ephraim, was awarded the \$2,500 scholarship.

Oath of Office for Officer Ben Fuell

Officer Ben Fuell was sworn in as an Ephraim City Police Officer.

Recognition of Sergeant Jesse Jones

Chief Zeeman introduced and recognized Jesse Jones on his promotion to Police Sergeant, noting his strong character, work ethic, and performance.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A) APPROVAL OF WARRANT REGISTER

B) APPROVAL OF June 3, 2026 MINUTES

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

ACTION AGENDA

CONDITIONAL USE PERMIT-MAY DUPLEX

Megan Spurling reviewed the request for a Conditional Use Permit to convert an existing home at 330 South Main Street into a duplex. Staff explained that multi-family residential use requires a Conditional Use Permit in the applicable zone. Parking was discussed, and the applicant addressed questions regarding available off-street parking.

Councilmember Powell moved to approve the Conditional Use Permit for the May Duplex with the conditions of approval outlined in the staff report. The motion was seconded by Councilmember Nordfelt. The vote was unanimous. The motion carried.

SUBDIVISION APPROVAL-THE CROSSING RETAIL A

Megan Spurling reviewed the proposed commercial subdivision near Highway 89 and 700 South. The subdivision would divide the property into three parcels for future retail development. Access, truck circulation, snow removal, garbage service, private road maintenance, and impact fees were discussed. Staff clarified that required improvements must meet City standards and that the private road will be maintained by the development.

Councilmember Steck moved to approve Subdivision Approval-The Crossing Retail A. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

APPROVAL OF RAP TAX COMMITTEE DISTRIBUTION OF FUNDS

The Council reviewed the RAP Tax Committee's recommended distribution of funds, including funding for a playground at Ephraim Family Park and the Fallen Soldier Memorial.

Councilmember Dalene moved to approve the RAP Tax Committee Distribution of Funds. The motion was seconded by Councilmember Nordfelt. Councilmember Steck opposed. The motion carried.

RESOLUTION ECR 26-11 Acknowledging THE COUNTY AUDITOR'S CERTIFIED TAX RATE AND ADOPTING THE 2026-2027 PROPERTY TAX RATE THROUGH THE TRUTH IN TAXATION PROCESS

Jon Knudsen presented the updated Property Tax Impact Schedule using the County Auditor's certified tax rate information. The Council discussed moving forward with the Truth in Taxation process, with a public hearing scheduled for August 19, 2026.

Councilmember Nordfelt moved to approve Resolution ECR 26-11 acknowledging the County Auditor's certified tax rate and adopting the 2026-2027 property tax rate through the Truth in Taxation process. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

RESOLUTION ECR 26-12 TIER II PUBLIC SAFETY AND FIREFIGHTER RETIREMENT CONTRIBUTION

The Council reviewed Resolution ECR 26-12 authorizing an increase in the City's employer-paid contribution toward the Tier II Public Safety and Firefighter Retirement System from 4.73% to 5.98% of compensation for eligible employees. Potential benefits discussed included improving recruitment and retention of public safety personnel and maintaining a competitive compensation package. Potential drawbacks included increased personnel costs and the inability to reduce the contribution percentage for existing participating employees once adopted.

Councilmember Powell moved to approve Resolution ECR 26-12 authorizing employer payment of Tier II Public Safety and Firefighter Retirement contributions. The motion was seconded by Councilmember Nordfelt. Councilmember Steck voted in opposition. The motion carried.

RESOLUTION ECR 26-13 – SIDEWALK MANAGEMENT PROGRAM

The Council reviewed the proposed Sidewalk Management Program, which had previously been discussed during study session. Inspection frequency, sidewalk prioritization, liability, and long-term maintenance needs were discussed.

Cameron Nielson commented on a recent sidewalk-related incident involving a resident at Golden Skyline and encouraged the City to increase funding for sidewalk repairs.

Councilmember Steck moved to approve Resolution ECR 26-13 establishing a Sidewalk Management Program. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried

RESOLUTION ECR 26-14 – DRIVER QUALIFICATION POLICY

The Council reviewed Resolution ECR 26-14 amending the Employee Handbook to adopt a Driver Qualification Policy. The proposed policy, based on a model policy developed by The Trust, establishes standards for reviewing driver records, authorizing drivers, and monitoring Motor Vehicle Records for employees and volunteers operating vehicles on behalf of the City.

Councilmember Powell moved to approve Resolution ECR 26-14. The motion was seconded by Councilmember Dalene. The vote was unanimous. The motion carried.

RESOLUTION ECR 26-15 DROUGHT PRICING

Public Works Director Jeff Jensen reviewed current water conditions, noting that spring flows continue to decline and daily water use is exceeding spring production. He reported that Well No. 1 is being used to meet demand and that the City has seen significant conservation compared to the previous year. Staff reviewed proposed drought pricing, which would add a 25% increase to water usage tiers through October 1, 2026.

Public comments included concerns from Tyra Taylor, Kyle Parry, Bob Conder, and Bonnie Nielson regarding the impact of drought pricing, larger lots, water conservation, and how the rate structure would apply. Staff explained that any revenue collected through water rates must remain in the water enterprise fund.

After discussion, the Council chose to continue monitoring water usage and conservation efforts rather than implementing drought pricing at this time.

Councilmember Powell moved to take no action on Resolution ECR 26-15. The motion was seconded by Councilmember Steck. Councilmember Dalene opposed. The motion carried.

COUNCIL REPORTS AND APPOINTMENTS

Planning Commission Appointments –Appointment of Tyra Taylor, Eddy Christensen, and Anna Johnson Pettit to Three-Year Terms Beginning July 1, 2026

Planning Commission Re-Appointments – Re-Appointment of Desiree Funk and Larry Smith to Three-Year Terms.

Library Board Appointments –Appointment of Kelli May, Brooke Frazier and the Re-appointment of Audrey Thompson to three-year terms.

Councilmember Nordfelt moved to appoint those listed to respective boards. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

Dennis Nordfelt

- **Recreation Board:** The grand opening of the pickleball courts was held the previous Friday. Councilmember Nordfelt thanked Jordan Howe, the RAP Tax Board, and the Recreation Board for their efforts in completing the project.
- **Scandinavian Festival:** Preparations for the festival are ongoing.

Jack Dalene

- **RAP Tax:** The RAP Tax Board met, and its funding recommendations were approved by the Council earlier in the meeting

Loren Steck

- **Historic Board:** The Historic Preservation Board is scheduled to meet in early July.

Bud Powell

- **Cemetery Board:** The Board is working on revisions to the cemetery ordinance and cemetery signage.
- **Utilities Board:** The Utilities Board is scheduled to meet on July 9.

CITY MANAGER REPORT

City Manager Katie Witt reported on the following:

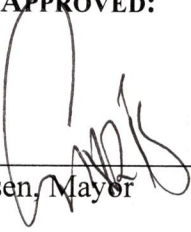
- Recent road improvement projects have been completed.
- Adoption of the Wildland Urban Interface (WUI) Ordinance has resulted in the State assuming responsibility for the wildfire suppression costs of the Mill Hill fire.
- Residents were encouraged to avoid the use of fireworks due to current drought conditions and elevated fire danger.
- A Community Development Open House will be held on July 7th from 6:00 p.m. to 8:00 p.m.
- Staff is developing a community survey as part of ongoing planning and public engagement efforts.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Nordfelt moved the Regular Council Meeting adjourn at 8:51 p.m. The motion was seconded by Councilmember Powell. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, July 1, 2026, starting at 7:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:



Chris Larsen, Mayor

7/1/24
Date

ATTEST:



Candice Maudsley, City Recorder

7/1/24
Date



PLEASE SIGN THE ROLL

City Council Meeting 6/17/2024

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