



**EPHRAIM CITY COUNCIL
WORK MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, December 18, 2019
5:30 PM**

CALL TO ORDER

ROLL CALL

I. AGENDA REVIEW

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

The undersigned, duly appointed City Recorder / Authorized Agent, does hereby certify that the above notice and agenda was posted this 17th day of December, 2019. A copy was also provided to the local media and posted on the Utah State website.

LEIGH ANN WARNOCK
EPHRAIM CITY RECORDER



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, December 4, 2019
6:00 PM**

CALL TO ORDER

OPENING CEREMONY

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

ROLL CALL

PUBLIC COMMENT

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

I. MOTION AGENDA

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A. Approval of Warrant Register

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B. Approval of the Minutes of the following City Council Meetings.

- | | |
|--|-----------|
| 1. November 20, 2019 Work Meeting and Regular Council Meeting Minutes. | 13 |
| 2. December 4, 2019 Work Meeting and Regular Council Meeting Minutes. | 20 |

C. Larson and Company Audit Report

Larson and Company will present the audit report for the 2018-2019 Fiscal Year for approval. (Steve Widmer)

D. Donation for Manti Trail Builders Association

Approval of donation to the Manti Trail Builders Association as requested in a previous meeting. (Shaun Kjar)

II. RESOLUTION AGENDA

The Council will go out of the regular meeting at this time and call to order a meeting of the Municipal Building Authority.

1. ECR 19-20**27**

Approval of ECR 19-20, a resolution of the Board of Trustees of the Municipal Building Authority of Ephraim authorizing and approving the execution of a lease agreement authorizing the issuance and sale of its lease revenue refunding bonds, authorizing the execution of related documents and authorizing the taking of all other actions necessary, providing for the publication of a notice of bonds to be issued providing for the running of a contest period; and related matters. (Steve Widmer)

The Council will adjourn the MBA meeting and reopen the regular Council meeting.

2. ECR 19-21**42**

Approval of ECR 19-21, a resolution of the Mayor and City Council authorizing and approving the execution of a lease agreement with the MBA authority authorizing the issuance and sale by the Authority of its lease revenue refunding bonds, authorizing the execution of a supplemental indenture of trust and other documents required, authorizing the taking of all other actions necessary related to this resolution, and related matters. (Steve Widmer)

III. ORDINANCE AGENDA**A. ECO 19-10: Amendment to Ephraim City Parking Ordinance****56**

ECO 19-10 addresses changes to the ordinance including illegal parking associated with snow removal and the definition of a vehicle. (Aaron Broomhead)

IV. APPOINTMENTS AND COUNCIL REPORTS

Discussion and possible action on the following items:

A. Appointments

B. Council Reports

1. City Council may report on meetings/events attended and issues discussed in meetings/events attended by a Councilmember in their official capacity as the City's representative.
2. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.
3. City Council report of upcoming meetings.
4. City Council request for agenda items to be placed on future Council Meeting agendas.

V. DEPARTMENT REPORTS

Department Heads and Administration have an opportunity to report.

VI. CITY MANAGER REPORT

This is the City Manager's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

VII. CLOSED SESSION

The Council may vote to discuss certain matters in Closed Session pursuant to Utah Code annotated 52-4-5. Action to be taken from items discussed during the Closed Session will be determined at that time.

VIII. ADJOURNMENT

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

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LEIGH ANN WARNOCK,
EPHRAIM CITY RECORDER

EPHRAIM CITY CORPORATION

Payment Approval Report
Report dates: 12/4/2019-12/16/2019Page: 1
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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ALSCO							
325	ALSCO	2285594	LIBRARY-MATS-DEC	12/09/2019	64.00	.00	
325	ALSCO	2288433	GEN GOVT-CITY HALL MATS	12/16/2019	60.93	.00	
325	ALSCO	2288433	LIBRARY-CLEANING CLOTHS	12/16/2019	13.95	.00	
Total ALSCO:					138.88	.00	
ALTEC INDUSTRIES, INC.							
12471	ALTEC INDUSTRIES, INC.	50502242	POWER-CAP OUTLAY-VEH REP	11/22/2019	872.64	.00	
12471	ALTEC INDUSTRIES, INC.	50504003	POWER-CAP OUTLAY-VEH REP	11/26/2019	1,040.15	.00	
12471	ALTEC INDUSTRIES, INC.	50506903	POWER-VEH REPAIR-VIN 10514	12/03/2019	1,655.25	.00	
Total ALTEC INDUSTRIES, INC.:					3,568.04	.00	
ANIXTER, INC							
11488	ANIXTER, INC	4407428-02	POWER-CAP OUTLAY-STREET	12/04/2019	1,685.00	.00	
Total ANIXTER, INC:					1,685.00	.00	
BAKER & TAYLOR							
14658	BAKER & TAYLOR	2034928149	LIBRARY-BOOKS, MAGAZINES,	11/06/2019	16.96	.00	
14658	BAKER & TAYLOR	2034943246	LIBRARY-BOOKS, MAGAZINES,	11/13/2019	116.56	.00	
14658	BAKER & TAYLOR	2034949792	LIBRARY-BOOKS, MAGAZINES,	11/16/2019	295.05	.00	
14658	BAKER & TAYLOR	2034964160	LIBRARY-BOOKS, MAGAZINES,	11/23/2019	25.37	.00	
14658	BAKER & TAYLOR	2034977018	LIBRARY-BOOKS, MAGAZINES,	11/29/2019	54.25	.00	
14658	BAKER & TAYLOR	2034988085	LIBRARY-BOOKS, MAGAZINES,	12/07/2019	42.54	.00	
14658	BAKER & TAYLOR	H39617240	LIBRARY-BOOKS, MAGAZINES,	09/24/2019	22.90	.00	
14658	BAKER & TAYLOR	H41430910	LIBRARY-BOOKS, MAGAZINES,	11/15/2019	104.89	.00	
Total BAKER & TAYLOR:					678.52	.00	
BENCH, KARLA							
14893	BENCH, KARLA	8074-5	NON-DEPT-ANNUAL MTG-CHRI	12/16/2019	120.00	.00	
Total BENCH, KARLA:					120.00	.00	
CASELLE, INC							
1365	CASELLE, INC	98745	GEN GOVT-SOFT SUPP-JAN	12/01/2019	1,691.00	.00	
Total CASELLE, INC:					1,691.00	.00	
CENTRAL UTAH PUBLIC HEALTH DEPT							
13509	CENTRAL UTAH PUBLIC HEALT	1911	WATER-WATER QUALITY TEST	11/30/2019	140.00	.00	
Total CENTRAL UTAH PUBLIC HEALTH DEPT:					140.00	.00	
CHAD WOOLLEY, ATTORNEY AT LAW							
1495	CHAD WOOLLEY, ATTORNEY AT	152443A	POLICE-LEGAL-HICKEN/LUNT	12/02/2019	210.00	.00	
Total CHAD WOOLLEY, ATTORNEY AT LAW:					210.00	.00	
CHRISTENSEN BROS.							
1580	CHRISTENSEN BROS.	118038	STREETS-DEPT SUPP-SAND	11/22/2019	31.92	.00	

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CHRISTENSEN BROS.:					31.92	.00	
CINCINNATI INSURANCE COMPANY							
14100	CINCINNATI INSURANCE COMP	1912	LEG-INSUR-J SCOTT-2020-2024	12/10/2019	306.00	.00	
Total CINCINNATI INSURANCE COMPANY:					306.00	.00	
CODALE ELECTRIC SUPPLY, INC							
1715	CODALE ELECTRIC SUPPLY, IN	S6907907.001	POWER-DEPT SUPP-TRANSFO	12/05/2019	6,180.00	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6917823.001	POWER-DEPT SUPP-STOCK	12/05/2019	675.25	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6919635.001	POWER-DEPT SUPP-STOCK	12/05/2019	1,410.00	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6922208.001	GEN GOVT BLDG-CITY HALL LI	12/05/2019	80.48	.00	
Total CODALE ELECTRIC SUPPLY, INC:					8,345.73	.00	
CREATIVE PRODUCT SOURCING, INC							
11622	CREATIVE PRODUCT SOURCIN	130025	POLICE-DARE SUPPLIES-SHIRT	11/22/2019	788.58	.00	
Total CREATIVE PRODUCT SOURCING, INC:					788.58	.00	
DATA CENTER LLC, THE							
12498	DATA CENTER LLC, THE	1912	ADMIN-POSTAGE-DEC	12/12/2019	700.00	.00	
12498	DATA CENTER LLC, THE	48600	FINANCE-PRINTING-NOV	11/29/2019	636.02	.00	
Total DATA CENTER LLC, THE:					1,336.02	.00	
DAVID J. ANGERHOFER, P.C.							
14523	DAVID J. ANGERHOFER, P.C.	1911	COURT-PROF SERV-PUB DEF-N	11/30/2019	700.00	.00	
Total DAVID J. ANGERHOFER, P.C.:					700.00	.00	
DESERET BOOK							
11963	DESERET BOOK	4637709	LIBRARY-BOOKS, ETC.	12/06/2019	278.24	.00	
Total DESERET BOOK:					278.24	.00	
ELM USA, INC.							
14653	ELM USA, INC.	26771	LIBRARY-EQUIP SUPP & MAINT-	12/11/2019	136.50	.00	
Total ELM USA, INC.:					136.50	.00	
EPHRAIM AUTO PARTS-NAPA							
2660	EPHRAIM AUTO PARTS-NAPA	1912A	STREETS-AUTO PARTS	12/16/2019	77.58	.00	
2660	EPHRAIM AUTO PARTS-NAPA	1912A	WATER-AUTO PARTS	12/16/2019	77.58	.00	
2660	EPHRAIM AUTO PARTS-NAPA	1912A	SEWER-AUTO PARTS	12/16/2019	77.58	.00	
2660	EPHRAIM AUTO PARTS-NAPA	1912A	POWER-AUTO PARTS	12/16/2019	116.37	.00	
2660	EPHRAIM AUTO PARTS-NAPA	1912A	POLICE-AUTO PARTS	12/16/2019	38.79	.00	
Total EPHRAIM AUTO PARTS-NAPA:					387.90	.00	
EPHRAIM CITY CORP.							
2670	EPHRAIM CITY CORP.	1911A	UTIL-AIRPORT-AWOS-6312001	12/05/2019	8.45	8.45	12/06/2019
2670	EPHRAIM CITY CORP.	1911B	UTIL-AIRPORT-N HANGAR-5228	12/05/2019	30.21	30.21	12/06/2019
2670	EPHRAIM CITY CORP.	1911C	UTIL-AIRPORT-SO-5226001	12/05/2019	124.87	124.87	12/06/2019
2670	EPHRAIM CITY CORP.	1911D	UTIL-AIRPORT-LOUNGE-522400	12/05/2019	66.90	66.90	12/06/2019
2670	EPHRAIM CITY CORP.	1911E	ECHA-HC#1 UTILITIES	12/05/2019	14.64	14.64	12/06/2019
2670	EPHRAIM CITY CORP.	1911F	ECHA-HC#2 UTILITIES	12/05/2019	14.63	14.63	12/06/2019

EPHRAIM CITY CORPORATION

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Total EPHRAIM CITY CORP.:					259.70	259.70	
FERGUSON GROUP, THE							
14298	FERGUSON GROUP, THE	0120152	WATER-PROF SERV-JAN 2020	12/01/2019	5,000.00	.00	
14298	FERGUSON GROUP, THE	1119531	WATER-PROF SERV	11/30/2019	58.15	.00	
14298	FERGUSON GROUP, THE	1219153	WATER-PROF SERV	12/01/2019	5,000.00	.00	
Total FERGUSON GROUP, THE:					10,058.15	.00	
FONVILLE, ELIZABETH (ANNE)							
12103	FONVILLE, ELIZABETH (ANNE)	1912	GEN GOVT-LIGHT PARADE-CAN	12/10/2019	49.44	49.44	12/10/2019
Total FONVILLE, ELIZABETH (ANNE):					49.44	49.44	
FRANSON CIVIL ENGINEERS INC.							
13649	FRANSON CIVIL ENGINEERS IN	06624	WATER-TUNNEL-CULINARY PIP	12/04/2019	350.50	.00	
13649	FRANSON CIVIL ENGINEERS IN	06624	POWER-CAP OUTLAY-TUNNEL	12/04/2019	350.50	.00	
13649	FRANSON CIVIL ENGINEERS IN	06625	WATER-NEW CITY WELL	12/04/2019	3,736.67	.00	
Total FRANSON CIVIL ENGINEERS INC.:					4,437.67	.00	
GARDNER MEDIA, LLC							
3065	GARDNER MEDIA, LLC	10-3345	LIBRARY-BOOKS	10/31/2019	213.14	.00	
Total GARDNER MEDIA, LLC:					213.14	.00	
HART, BRITTANY							
15299	HART, BRITTANY	1912	ELECTRIC-UTIL DEP REFUND	12/16/2019	40.24	.00	
Total HART, BRITTANY:					40.24	.00	
HATCH, KENT D							
15051	HATCH, KENT D	1912	POLICE-UNIFORM-REIMB-COLD	12/05/2019	391.75	391.75	12/06/2019
Total HATCH, KENT D:					391.75	391.75	
HATHAWAY, CAMILLE C.							
15278	HATHAWAY, CAMILLE C.	1912	REC-TRAINING-CPR-3 EMPLOY	12/06/2019	120.00	120.00	12/09/2019
Total HATHAWAY, CAMILLE C.:					120.00	120.00	
HERBERT, STEPHEN & SUSAN							
15296	HERBERT, STEPHEN & SUSAN	1912	ELECTRIC-UTIL DEP REFUND	12/13/2019	8.40	.00	
Total HERBERT, STEPHEN & SUSAN:					8.40	.00	
HERMANSEN'S COMPANY INC.							
3550	HERMANSEN'S COMPANY INC.	1911	STREETS-EQUIP SUPP & MAIN	12/05/2019	265.56	.00	
3550	HERMANSEN'S COMPANY INC.	1911	WATER-EQUIP SUPPLIES	12/05/2019	265.56	.00	
3550	HERMANSEN'S COMPANY INC.	1911	SEWER-EQUIP SUPP & MAINT	12/05/2019	265.57	.00	
3550	HERMANSEN'S COMPANY INC.	1911	POWER-EQUIP SUPPLIES	12/05/2019	335.15	.00	
3550	HERMANSEN'S COMPANY INC.	1911	FIRE-EQUIP SUPP & MAINT	12/05/2019	96.47	.00	
3550	HERMANSEN'S COMPANY INC.	1911	CEMETERY-EQUIP SUPP & MAI	12/05/2019	145.47	.00	
3550	HERMANSEN'S COMPANY INC.	1911	ANIMAL CONTROL-EQUIP SUPP	12/05/2019	130.80	.00	
Total HERMANSEN'S COMPANY INC.:					1,504.58	.00	

EPHRAIM CITY CORPORATION

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HERMANSEN'S EQUIPMENT, INC.							
3545	HERMANSEN'S EQUIPMENT, IN	35216	CEMETERY-EQUIP RENTAL-TR	11/05/2019	96.00	.00	
3545	HERMANSEN'S EQUIPMENT, IN	35257	POWER-EQUIP RENTAL-TRENC	11/13/2019	96.00	.00	
3545	HERMANSEN'S EQUIPMENT, IN	IH03253	CEMETERY-EQUIP SUPP & MAI	12/04/2019	30.76	.00	
Total HERMANSEN'S EQUIPMENT, INC.:					222.76	.00	
HOUGHTON, ROBERT							
14582	HOUGHTON, ROBERT	1912	PARTIAL RETAINAGE RELEASE-	12/05/2019	462.00	462.00	12/06/2019
Total HOUGHTON, ROBERT:					462.00	462.00	
IBS, INC.							
12072	IBS, INC.	716956-1	POWER-EQUIP SUPP & MAINT-	12/04/2019	665.29	.00	
Total IBS, INC.:					665.29	.00	
INTERMOUNTAIN FARMERS ASSOC							
3910	INTERMOUNTAIN FARMERS AS	1012661945	POLICE-ANIMAL CONTROL-DO	12/14/2019	31.48	.00	
3910	INTERMOUNTAIN FARMERS AS	1012661972	POLICE-ANIMAL CONTROL-DO	12/14/2019	12.49	.00	
Total INTERMOUNTAIN FARMERS ASSOC:					43.97	.00	
INTERMOUNTAIN MEDICAL GROUP							
12968	INTERMOUNTAIN MEDICAL GR	1225577062	STREETS- PHYSICAL-E CASTR	10/08/2019	193.00	193.00	12/06/2019
Total INTERMOUNTAIN MEDICAL GROUP:					193.00	193.00	
JOHNSON CONTROLS FIRE PROTECTION LP							
7695	JOHNSON CONTROLS FIRE PR	21361162	ALARM SYST MAINT-CITY BLDG	12/03/2019	49.06	.00	
7695	JOHNSON CONTROLS FIRE PR	21361475	ALARM SYS-PUB SFTY BLDG-J	12/03/2019	49.06	.00	
Total JOHNSON CONTROLS FIRE PROTECTION LP:					98.12	.00	
JORGENSEN GMC EPHRAIM							
11906	JORGENSEN GMC EPHRAIM	CHAIR2019	COMMUNITY EVENTS-FOLDING	11/08/2019	500.00	.00	
Total JORGENSEN GMC EPHRAIM:					500.00	.00	
L N CURTIS & SONS							
4560	L N CURTIS & SONS	INV341261	FIRE-DEPT SUPP	12/04/2019	140.00	.00	
4560	L N CURTIS & SONS	INV342139	FIRE-EQUIP SUPP & MAINT	12/06/2019	83.00	.00	
Total L N CURTIS & SONS:					223.00	.00	
LANDIS+GYR TECHNOLOGIES LLC							
3735	LANDIS+GYR TECHNOLOGIES	90306637	POWER-SAAS MONTHLY FLAT	12/15/2019	750.00	.00	
Total LANDIS+GYR TECHNOLOGIES LLC:					750.00	.00	
MICROMARKETING LLC							
5450	MICROMARKETING LLC	795887	LIBRARY-BOOKS	12/05/2019	21.59	.00	
5450	MICROMARKETING LLC	795922	LIBRARY-BOOKS	12/05/2019	131.15	.00	
5450	MICROMARKETING LLC	796363	LIBRARY-BOOKS	12/10/2019	42.39	.00	
5450	MICROMARKETING LLC	796629	LIBRARY-BOOKS	12/12/2019	19.99	.00	
5450	MICROMARKETING LLC	796703	LIBRARY-BOOKS	12/12/2019	240.58	.00	
5450	MICROMARKETING LLC	796725	LIBRARY-BOOKS	12/12/2019	21.59	.00	
5450	MICROMARKETING LLC	796942	LIBRARY-BOOKS	12/12/2019	63.99	.00	

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5450	MICROMARKETING LLC	797051	LIBRARY-BOOKS	12/17/2019	15.96	.00	
5450	MICROMARKETING LLC	797115	LIBRARY-BOOKS	12/17/2019	293.45	.00	
Total MICROMARKETING LLC:					850.69	.00	
NAVA-CASTORENA, DIANA							
15293	NAVA-CASTORENA, DIANA	1912	COURT-CASH BAIL REFUND	12/11/2019	1,220.00	.00	
Total NAVA-CASTORENA, DIANA:					1,220.00	.00	
NLE							
15294	NLE	39807	GEN GOVT-HARDWARE-FIREW	07/29/2019	9,300.00	.00	
Total NLE:					9,300.00	.00	
NORTH SANPETE DISPOSAL							
5945	NORTH SANPETE DISPOSAL	69617	CITY HALL DUMPST SERV-NOV	12/04/2019	60.19	.00	
5945	NORTH SANPETE DISPOSAL	69617	STREETS-DUMPSTER-NOV	12/04/2019	30.10	.00	
5945	NORTH SANPETE DISPOSAL	69617	POWER-DUMPSTER-NOV	12/04/2019	30.10	.00	
Total NORTH SANPETE DISPOSAL:					120.39	.00	
OFFICE DEPOT							
5990	OFFICE DEPOT	411299488001	ADMIN-FOLDERS	12/04/2019	26.88	.00	
5990	OFFICE DEPOT	411299488001	FINANCE-FOLDERS	12/04/2019	13.44	.00	
5990	OFFICE DEPOT	411299488001	REC-FOLDERS	12/04/2019	13.44	.00	
Total OFFICE DEPOT:					53.76	.00	
OPTIMAL FITNESS & TRAINING							
15295	OPTIMAL FITNESS & TRAINING	1912	ELECTRIC-UTIL DEPOSIT REFU	12/11/2019	152.89	.00	
Total OPTIMAL FITNESS & TRAINING:					152.89	.00	
PATTON, MICHAEL							
15298	PATTON, MICHAEL	1912	REC-RELOCATION EXP-REIMB	12/13/2019	627.97	627.97	12/13/2019
Total PATTON, MICHAEL:					627.97	627.97	
PITNEY BOWES-PURCHASE POWER							
6495	PITNEY BOWES-PURCHASE PO	1912	ADMIN-POSTAGE	12/08/2019	2,015.00	.00	
Total PITNEY BOWES-PURCHASE POWER:					2,015.00	.00	
REDMOND MINERALS, INC.							
6915	REDMOND MINERALS, INC.	289171	STREETS-DEPT SUPP-BULK IC	12/02/2019	540.72	.00	
6915	REDMOND MINERALS, INC.	289253	STREETS-DEPT SUPP-BULK IC	12/03/2019	912.00	.00	
Total REDMOND MINERALS, INC.:					1,452.72	.00	
RELIABLENETWORKS							
15162	RELIABLENETWORKS	15834	GEN GOVT-BACKUP SYSTEM-D	12/10/2019	128.00	.00	
Total RELIABLENETWORKS:					128.00	.00	
ROCKY MTN VALVES & AUTOMATION, INC.							
15292	ROCKY MTN VALVES & AUTOM	8702-10123	POWER-HYDRO MAINT	12/04/2019	30,707.19	.00	

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Total ROCKY MTN VALVES & AUTOMATION, INC.:					30,707.19	.00	
SANPETE COUNTY CLERK							
11656	SANPETE COUNTY CLERK	1912	NON DEPT- ELECTION-BALLOT	10/15/2019	2,596.39	.00	
Total SANPETE COUNTY CLERK:					2,596.39	.00	
SANPETE MESSENGER							
7415	SANPETE MESSENGER	43459	ADMIN-HOLIDAY 2019 AD	12/03/2019	200.00	.00	
Total SANPETE MESSENGER:					200.00	.00	
SCHOLZEN PRODUCTS CO INC							
7505	SCHOLZEN PRODUCTS CO INC	1015954-00	WATER-CHLORINE	12/06/2019	225.67	.00	
7505	SCHOLZEN PRODUCTS CO INC	6433287-00	WATER-DEPT SUPP-UTIL RING,	12/09/2019	255.00	.00	
7505	SCHOLZEN PRODUCTS CO INC	6433301-00	WATER-CAP OUTLAY-METER E	12/09/2019	124.20-	.00	
Total SCHOLZEN PRODUCTS CO INC:					356.47	.00	
SNOW CHRISTENSEN & MARTINEAU							
15052	SNOW CHRISTENSEN & MARTI	462766	WATER-TUNNEL-LEGAL REVIE	12/05/2019	9,484.43	.00	
Total SNOW CHRISTENSEN & MARTINEAU:					9,484.43	.00	
SNOW COLLEGE DINING SERVICES							
12235	SNOW COLLEGE DINING SERVI	2020283	NON DEPT-2019 LIGHT PARADE	12/07/2019	663.75	.00	
Total SNOW COLLEGE DINING SERVICES:					663.75	.00	
STALLINGS SHEET METAL							
8105	STALLINGS SHEET METAL	12946	GEN GOVT-HIST BLDG MAINT-C	12/06/2019	123.08	.00	
8105	STALLINGS SHEET METAL	12946	GEN GOV BLDG-CITY HALL-FIL	12/06/2019	61.54	.00	
Total STALLINGS SHEET METAL:					184.62	.00	
STATE OF UTAH GASCARD							
3080	STATE OF UTAH GASCARD	NP57358821	POLICE-FUEL	12/02/2019	1,926.02	.00	
3080	STATE OF UTAH GASCARD	NP57358821	FIRE-FUEL	12/02/2019	106.44	.00	
3080	STATE OF UTAH GASCARD	NP57358821	POWER-FUEL	12/02/2019	821.40	.00	
3080	STATE OF UTAH GASCARD	NP57358821	STREETS-FUEL	12/02/2019	399.73	.00	
3080	STATE OF UTAH GASCARD	NP57358821	WATER-FUEL	12/02/2019	399.73	.00	
3080	STATE OF UTAH GASCARD	NP57358821	SEWER-FUEL	12/02/2019	399.74	.00	
3080	STATE OF UTAH GASCARD	NP57358821	REC-FUEL	12/02/2019	125.71	.00	
3080	STATE OF UTAH GASCARD	NP57358821	ADMIN-FUEL	12/02/2019	174.72	.00	
Total STATE OF UTAH GASCARD:					4,353.49	.00	
SUNRISE ENVIRONMENTAL							
8361	SUNRISE ENVIRONMENTAL	104207	STREETS-EQUIP SUPP & MAIN	12/03/2019	233.40	.00	
Total SUNRISE ENVIRONMENTAL:					233.40	.00	
TASTE OF HOME-TRUSTED MEDIA BRANDS							
8470	TASTE OF HOME-TRUSTED ME	01000A	LIBRARY- BOOKS-TOH HANDM	11/24/2019	34.96	.00	
Total TASTE OF HOME-TRUSTED MEDIA BRANDS:					34.96	.00	

EPHRAIM CITY CORPORATION

Payment Approval Report
Report dates: 12/4/2019-12/16/2019

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
THOMPSON SINCLAIR							
8695	THOMPSON SINCLAIR	5090544	FINANCE-FUEL-XPRESSBILLPA	11/06/2019	34.60	.00	
Total THOMPSON SINCLAIR:					34.60	.00	
T-MOBILE							
15297	T-MOBILE	1911	LIBRARY-OFF SUPP-MOBILE H	11/02/2019	22.32	22.32	12/13/2019
Total T-MOBILE:					22.32	22.32	
TODD ALDER CONSTRUCTION L.L.C.							
8760	TODD ALDER CONSTRUCTION	219225	ECHA-DRAW-LOT #12	12/13/2019	110,418.75	.00	
Total TODD ALDER CONSTRUCTION L.L.C.:					110,418.75	.00	
TRACTOR SUPPLY CREDIT PLAN							
14414	TRACTOR SUPPLY CREDIT PLA	1911	FIRE-DEPT SUPP	11/29/2019	91.21	.00	
14414	TRACTOR SUPPLY CREDIT PLA	1911	FIRE-DEPT SUPP-CREDIT	11/29/2019	10.00	.00	
Total TRACTOR SUPPLY CREDIT PLAN:					81.21	.00	
ULINE							
15300	ULINE	115037070	REC-DEPT SUPP-FIRST AID KIT	12/06/2019	144.92	.00	
Total ULINE:					144.92	.00	
USDA FOREST SERVICE							
9050	USDA FOREST SERVICE	BF041001AA0	POWER-SPECIAL USE POWER	11/29/2019	223.96	.00	
9050	USDA FOREST SERVICE	BF041001AA0	SPECIAL USE PERMITS FOR W	12/03/2019	2,249.93	.00	
Total USDA FOREST SERVICE:					2,473.89	.00	
UTAH DEPT OF WORKFORCE SERVICES							
9167	UTAH DEPT OF WORKFORCE S	1912	REC-UNEMPLMT CHGS-D WOO	11/30/2019	278.00	278.00	12/04/2019
9167	UTAH DEPT OF WORKFORCE S	1912	STREETS-UNEMPLMT CHGS-T	11/30/2019	36.23	36.23	12/04/2019
Total UTAH DEPT OF WORKFORCE SERVICES:					314.23	314.23	
UTAH STATE DIVISION OF FINANCE							
8175	UTAH STATE DIVISION OF FINA	1912A	LOAN #: 3S251-WATER-NEW LO	12/10/2019	3,916.25	.00	
8175	UTAH STATE DIVISION OF FINA	1912B	LOAN #M0509-AMBULANCE BL	12/10/2019	6,000.00	.00	
8175	UTAH STATE DIVISION OF FINA	1912C	LOAN #:B0705B, SERIES 2007,	12/10/2019	12,000.00	.00	
8175	UTAH STATE DIVISION OF FINA	1912D	LOAN #:B0705B, SERIES 2007, I	12/10/2019	4,775.00	.00	
Total UTAH STATE DIVISION OF FINANCE:					26,691.25	.00	
VERIZON WIRELESS							
9480	VERIZON WIRELESS	9843730277	STREETS-PHONES	12/07/2019	143.93	.00	
9480	VERIZON WIRELESS	9843730277	WATER-PHONES	12/07/2019	143.93	.00	
9480	VERIZON WIRELESS	9843730277	SEWER-PHONES	12/07/2019	143.94	.00	
9480	VERIZON WIRELESS	9843730277	ADMIN-PHONES	12/07/2019	55.97	.00	
9480	VERIZON WIRELESS	9843730277	COMM DEVT-PHONES	12/07/2019	95.98	.00	
9480	VERIZON WIRELESS	9843730277	POLICE-PHONES	12/07/2019	360.19	.00	
9480	VERIZON WIRELESS	9843730277	FIRE-PHONES	12/07/2019	40.01	.00	
9480	VERIZON WIRELESS	9843730277	REC- PHONES	12/07/2019	83.16	.00	
9480	VERIZON WIRELESS	9843730277	POWER- PHONE	12/07/2019	151.95	.00	

EPHRAIM CITY CORPORATION

Payment Approval Report
Report dates: 12/4/2019-12/16/2019

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total VERIZON WIRELESS:					1,219.06	.00	
WALMART-SHOP W/A COP							
12096	WALMART-SHOP W/A COP	1912	POL-SHOP WITH A COP-HAMS/	12/04/2019	8,624.00	8,624.00	12/04/2019
Total WALMART-SHOP W/A COP:					8,624.00	8,624.00	
ZEEMAN, COLBY R							
14814	ZEEMAN, COLBY R	1912	POLICE-GAS-REIMBURSE-DON	12/05/2019	118.16	118.16	12/06/2019
Total ZEEMAN, COLBY R:					118.16	118.16	
ZEEMAN, LYNSEY R.							
14190	ZEEMAN, LYNSEY R.	1912A	POLICE-KITCHEN SUPP-REIMB	12/04/2019	124.99	124.99	12/06/2019
14190	ZEEMAN, LYNSEY R.	1912B	POLICE-OFF SUPP-REIMB CHRI	12/04/2019	21.36	21.36	12/06/2019
Total ZEEMAN, LYNSEY R.:					146.35	146.35	
ZIONS FIRST NATIONAL BANK							
12089	ZIONS FIRST NATIONAL BANK	1912	TRUST # 2445909-CITY HALL- A	12/10/2019	2,250.00	.00	
Total ZIONS FIRST NATIONAL BANK:					2,250.00	.00	
Grand Totals:					258,058.40	11,328.92	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.


216,729.48

WORK MEETING MINUTES
CITY COUNCIL
 CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
 5 SOUTH MAIN, EPHRAIM, UTAH
 NOVEMBER 20, 2019
 5 30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, November 20, 2019, in the City Council Room. Mayor Scott called the meeting to order at 5:30 p.m.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
 Margie Anderson, Mayor Pro Tem
 Tyler Alder
 Greg Boothe
 Richard Wheeler

STAFF PRESENT

Shaun Kjar, City Manager
 Leigh Ann Warnock, City Recorder
 Bryan Kimball, Community Dev.
 Devan Fowles, City Planner
 Steve Widmer, Financial Director
 Chad Parry, Public Works Director

MEMBERS EXCUSED

Rob Nielson

ECR 19 19 BOND REFINANCE

One of the three bonds for this building has a high interest rate and the bank can give a 2.25% interest rate if refinanced now. There are 14 years left on the note for the payoff. \$40,000 closing fees. \$100,000 savings over the remaining life of the loan.

ANDY ADAMSON

Manti Mountain Bike team has about 60 kids participating, which is huge growth from the original 12. They quickly realized they don't have many places for the kids to ride and are talking about building new trails. They have been busy finding out what other cities are doing. They established their own trail building association and with the Utah League, the Mountain Bike racers deal with, would like to have a race in the Manti area. The biggest hurdle was the NEPA study required by the BLM in the amount of \$10,000 that we just didn't have. They will be asking for a donation to help with the cost of that study.

The Jones and DeMille quote was just for phase I of the trail. The BLM will provide road base and other materials. The County has volunteered to haul the road base. There is an estimated 300 hours of trail maintenance and service a year. They are not looking for ongoing monetary commitment from the City.

ADJOURN

There being no further discussion, Councilmember Alder moved the work meeting adjourn. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

MINUTES APPROVED

John Scott, Mayor

Date**ATTEST**

Leigh Ann Warnock, City Recorder

Date

DRAFT

MINUTES
REGULAR CITY COUNCIL MEETING
 CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
 5 SOUTH MAIN, EPHRAIM, UTAH
 NOVEMBER 20, 2019
 6 00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, November 20, 2019, in the City Council Room. Mayor Scott called the meeting to order at 6:10 p.m.

OPENING CEREMONY

John VanOrman offered an invocation. Alma Lund led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
 Margie Anderson, Mayor Pro Tem
 Tyler Alder
 Greg Boothe
 Richard Wheeler

MEMBERS EXCUSED

Rob Nielson

STAFF PRESENT

Shaun Kjar, City Manager
 Leigh Ann Warnock, City Recorder
 Bryan Kimball, Community Dev.
 Steve Widmer, Financial Director
 Chad Parry, Public Works Director
 Aaron Broomhead, Police Chief

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of November 19, 2019.

Councilmember Anderson moved to approve the November 19, 2019 Warrant Register as presented. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the November 6, 2019 Work Meeting and Regular City Council Meetings and the November 13, 2019 Special Meeting Canvass Minutes.

Councilmember Wheeler moved to approve the November 6, 2019 Council Work Meeting and Regular City Council Meeting Minutes and the Special Meeting Canvass Minutes as

presented. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

MANTI TRAIL BUILDERS

Andy Adamson and cohorts had not much to add from the Work Meeting conversation. They would appreciate a donation towards the NEPA Study as requested. Councilmember Boothe thanked them for a great organization.

Andy brought to the Council's attention the cost of these trails. Design work is \$1.00 to \$1.50 per linear foot just for a plan. The designer is volunteering that time. They will be going to the County, Sterling, Mt. Pleasant and larger businesses to ask for donations. Steve said extra money would need to be placed into the budget for that, but there is no problem with it.

Councilmember Wheeler moved to donate a dollar amount to be determined after review of the budget. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

BOND REFINANCE FOR CITY HALL

One of the three bonds for this building has a high interest rate and the bank can give a 2.25% interest rate if refinanced now. There are 14 years left on the note for the payoff. \$40,000 closing fees. \$100,000 savings over the remaining life of the loan.

Councilmember Wheeler moved to proceed with the bond refinance for City Hall. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

RESOLUTION ECR 19 19

ECR 19-19: the Police Department would like to donate previously surplussed bikes and bike pieces to Bikes 4 Kidz who rebuild and donate bikes to kids.

Councilmember Wheeler moved to approve ECR 19-19, a resolution amending 19-03 to include donation in the designation of the surplus bikes. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Recreation Board – Jr. Jazz vs. Jr. Badgers. The Rec Department went to Jazz rather than Badger because all the other cities in the county do Jr. Jazz and we wanted some competition rather than playing ourselves.

Margie Anderson

Youth City Council – They work so hard. They are the kind of students who are very good in school. Friday they will decorate the tree in the lobby of City Hall. On the 2nd they will put out the mailbox for letters for Santa. They are also doing a float for the light parade. On the 7th there is a Day of Service at Snow College that they will be involved in.

Richard Wheeler

Utilities Board – small nuclear reactor licensing from 2023 to 2025 has been moving forward in leaps and bounds and expect licensing to be complete by September of 2020, three years ahead of schedule. Hope to have a working model in Idaho soon after that. Because we are involved in Red Mesa Solar Power, we can buy from them at 2.3kWh. The present solar power agreement with residents is to pay more than that. We will be amending that down to the 2.3 because we can buy if from Red Mesa at that price. Solar Power is going to be changing. If we can't do it within the next 90 days, the Board may consider a moratorium until it can happen.

Mayor

Mayor's and Commissioner's Meeting – Mike Lee's office wasn't present at the meeting. They approved the budget for the landfill for the next year. Spoke with at least one other mayor and would like to begin in January constructing this commissioner/mayor's meeting to also include a pre-meeting of the mayors in Sanpete County to discuss common interests and common goals.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Well – preliminary results have been inconsistent as far as the curve, again more disappointing than hoped.

Application: a 48-unit apartment complex, 13 lot subdivision, concept drawing of another 13 units of family housing are all in the works. Have some interest in town and plans in due process.

Devan Fowles, City Planner

Scooters – Plan application has been submitted for a scooter business. Within the plan, there are some concerns that he is addressing. Asked him to expound on some of the sections of the application including complaints and lawsuits. Our ordinance is silent in this area because it is such a new business idea. We want to make sure we get it right before anything moves forward with the application. Will continue getting feedback and will bring the issue back to Council Meeting in the future. Looking at giving them a trial time to see how it goes. Mayor would like to see an ordinance implemented before that time.

Chad Parry, Public Works Director

North Main Sidewalk – The contractor knows what is expected and they are keeping in contact about the work as it moves along. We will try to push it as far west as we can to get around those roots.

Well – looking at different options. We will change some of the priorities and may switch over towards Rex's well for upgrades.

Steve Widmer, Finance Director

ECHA – Sold lot 2. One house is currently being constructed on Lot 3. They have two other lots.

Audit – they have wrapped up and are getting ready to present to the Council on December 4th.

CITY MANAGER REPORT

Deer Abatement Program - we are currently investigating the process. We are fortunate because we can see what has been happening with Manti's program and that will help us through that investigation process. We will get to a public hearing. We are thinking about how to do a survey that will keep response to residents, and one per resident. We have heard from both sides of the controversy. There is more information to take in and we are not ready to make a decision at this time.

Recreation – the Rec Department is planning a New Year's Eve event for youth. We have selected a new director for the Department. The director will be Michael Patton from SE Idaho. He has experience in small communities doing grant writing and working with recreation grants for smaller communities. Reece has been our recreation assistant and we have been very happy with his work as interim Director coordinating the sports and tournaments. He will continue to do youth sports as our Assistant Director. Michael will be doing other recreation items, trails, activities, and programs beyond youth sports. He may also coordinate the

ies. Scandinavian Festival and Christmas activit

Pipeline –work is happening on the pipeline. They were able to beat the season and finished that work and are in town hoping to be finished very soon.

MyRec – we were hoping to switch to MyRec for sports payments. It is not happening quickly enough, so we are discontinuing that and improving Sport Sites.

Census – Steve is the point of contact for the Census 2020. We will be putting together a committee for this area from the college to get a solid count of full-time residents of Ephraim.

DRAFT

CLOSED SESSION

Councilmember Anderson moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205(a), for the purpose of discussing the character, professional competence, or physical or mental health of an individual. (c) Pending or reasonably imminent litigation. (d) purchase, exchange, or lease of real property. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

Closed Meeting began at 7:19 after a break.

At 8:23 p.m. Councilmember Boothe moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

Motion on legal matter discussed in Closed Meeting.

Councilmember Wheeler moved to direct staff to approve mediation with Fowler contractors and inform that Ephraim Irrigation Company is to proceed to mediation. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Wheeler moved the Regular Council Meeting adjourn at 8:25 p.m. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, December 4, 2019, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED

John Scott, Mayor

Date

ATTEST

Leigh Ann Warnock, City Recorder

Date

WORK MEETING MINUTES CITY COUNCIL

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
DECEMBER 4, 2019
5 30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, December 4, 2019, in the City Council Room. Mayor Scott called the meeting to order at 5:31 p.m.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
Margie Anderson, Mayor Pro Tem
Richard Wheeler

MEMBERS EXCUSED

Tyler Alder
Rob Nielson
Greg Boothe

STAFF PRESENT

Shaun Kjar, City Manager
Candice Maudsley, Deputy Recorder
Bryan Kimball, Community Dev.
Steve Widmer, Financial Director
Chad Parry, Public Works Director
Cory Daniels, Power Director
Aaron Broomhead, Police Chief

TUNNEL

Discussion was had about the amount of water currently flowing through the tunnel.

CITY CREEK

Discussion was had concerning the water flowing down City Creek. There is a question concerning diverting water to flow down City Creek and what it would take.

CHANGE ORDER LEON ROSS WELL DRILLING

Approval of change order #1 for the new well by Leon Ross. There is a dispute concerning the billing for pumping time. Meal tickets and gas receipts were submitted to prove the work time spent. The offered proof has not been adequate. The City has two options. The first is to split the billed amount for pumping and the City will only pay half. The second option is pay everything but the disputed pumping line item and continue to dispute. Staff and engineering recommendation is to go with option one and close the contract.

CONDITIONAL USE PERMIT AMY ORGENSEN – 3 UNITS, 97 E 100 S

Approval of Conditional Use Permit for Amy Jorgensen amending previously approved CUP in order to adjust 3 units to different structures on the property. A shed is allowed if it is less than 200 square feet.

AMENDMENT TO THE ZONING MAP

Discussion concerning the proposed rezone by Kathryn Anderson at approximately 870 S 100 E from Residential Agricultural (RA) Zone to Single-Family Residential (R1) zone. This will allow 1/6 acre lots and a higher density than 1/3 acre lots. The zone change will also allow for a larger road.

WARRANT REGISTER INQUIRIES

General Government Building - CO Building is doing the contracting for a car wash.

James W. Fowler - Payment is the last ten percent of the amount owed.

Water Tunnel - The first two lines that say water are the Water Department's charge. The Irrigation Company pays fifty percent and the City pays fifty percent, which is split between the Water and Power Departments

ADJOURN

There being no further discussion, the meeting was adjourned.

MINUTES APPROVED

John Scott, Mayor

Date

ATTEST

Leigh Ann Warnock, City Recorder

Date

MINUTES
REGULAR CITY COUNCIL MEETING
 CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
 5 SOUTH MAIN, EPHRAIM, UTAH
DECEMBER 4, 2019
6 00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, December 4, 2019, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

Jean Bradley offered an invocation. Collin Glather led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

John Scott, Mayor
 Margie Anderson, Mayor Pro Tem
 Greg Boothe
 Richard Wheeler

MEMBERS EXCUSED

Tyler Alder
 Rob Nielson

STAFF PRESENT

Shaun Kjar, City Manager
 Candice Maudsley, Deputy Recorder
 Bryan Kimball, Community Dev.
 Steve Widmer, Financial Director
 Chad Parry, Public Works Director
 Cory Daniels, Power Director
 Aaron Broomhead, Police Chief

PRESENTATIONS

Legislative Report: Derrin Owens

Thursday, December 12, a special session will be held for tax reform. The 2020 session will begin January 7th. The invitation was extended to the Mayor and City Council to attend any of the sessions. Public input was encouraged concerning legislation. One bill of interest is concerning emergency medical assistance in rural areas. There is a possibility the emergency medical assistance could be moved under the Department of Public Safety. The Utah Promise Bill will be considered this year. Utah ranks number 49th of 50 in helping students with financial aid. This bill will offer more financial aid after the Pell Grant has been applied for. It is hoped that this Bill will make it through this legislative session. There is a need for audiology and speech therapy in the State of Utah. A Bill supporting these specialties in Utah will be presented.

Derrin expressed his appreciation for the City of Ephraim and the partnership with Snow College. The Mayor questioned Derrin concerning the Olean Walker Fund and continued funding. There will be a low-income housing bill going through the legislature in the 2020 session. The Mayor also asked concerning tax increases. There is a concern regarding senior citizens on fixed incomes. Shaun Kjar asked how the common citizen can get educated and involved in the legislative process. Derrin suggested all citizens find the Bills that are of interest to them and learn about those Bills. They can write to their representatives and support or suggest changes. It was reiterated that every voice makes a difference.

Five Minute Break

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of December 3, 2019.

Councilmember Anderson moved to approve the December 3, 2019 Warrant Register as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

CHANGE ORDER LEON ROSS WELL DRILLING

An approval of change order #1 for the new well by Leon Ross was discussed. There is a dispute concerning the billing for pumping time. Meal tickets and gas receipts were submitted to prove the work time spent. The offered proof has not been adequate. The time spent pumping has been called into question. The City has two options. The first is to split the billed amount for pumping and the City would pay half. The second option is pay everything but the disputed pumping line item and continue to dispute. Option two would not allow the contract to be closed. The staff and engineering recommendation is to go with option one and close the contract. Choosing option one will close the contract within the budget. Option two would have to be researched

Councilmember Wheeler moved to approve the change order for well drilling. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT AMY ORGENSEN 3 UNITS, 97 E 100 S

Approval of Conditional Use Permit for Amy Jorgensen amending previously approved CUP in order to adjust 3 units to different structures on the property.

Councilmember Anderson moved to approve the Conditional Use Permit for Amy Jorgensen. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

ORDINANCE ECO 19 08

ECO 19-08, an ordinance amendment to the General Plan Land Use Map for Katheryn Anderson's property at approximately 870 S 100 E from rural Residential/Agricultural (RR/A) to Low Density Residential (LDR). This will allow 1/6 acre lots and a higher density rather than 1/3 acre lots. The zone change will also allow for a larger road. There was a public hearing

held in Planning Commission and the amendment is recommended to City Council by the Planning Commission.

Councilmember Boothe moved to approve ECO 19-08, an ordinance amending the General Plan Land Use Map. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.

ORDINANCE ECO 19 09

ECO 19-09, an ordinance to rezone by Kathryn Anderson's property at approximately 870 S 100 E from Residential Agricultural (RA) Zone to Single-Family Residential (R1) zone. The large animals were not allowed in the RA zone based on lot size. The rezone to R1 will not change animals allowed.

Councilmember Wheeler moved to approve ECO 19-09, an ordinance to rezone from an RA to a R1 zone. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Margie Anderson

ECHA – appreciation was expressed for Representative Owens for support in low income housing.

Richard Wheeler

Fire Department - Councilmember Wheeler attended a demonstration and training with the Jaws of Life. The new fire engine was there.

Senior Board – The roof on the Senior Center has been replaced.

Mayor Scott in behalf of Tyler Alder

Recreation Board – Lisle Dewey and Sandra Summers have been recommended for appointment to the Recreation Board.

Councilmember Anderson moved to appoint Lisle Dewey and Sandra Summers as members of the Recreation Board. The motion was seconded by Councilmember Wheeler. The motion was unanimous. The motion carried.

DEPARTMENT REPORTS

Cory Daniels, Power Director

HYDRO – A new valve has been purchased for the large HYDRO. Approximately 5000 kWh per day are generated by the HYDRO in the winter months. That averages approximately \$200 a day saved. There will need to be money budgeted for upgrades in the next fiscal year.

Rocky Mountain Power – The outage two days ago was caused by a faulty breaker at the Jerusalem Substation near Moroni. There is now better communication with Rocky Mountain Power as a direct outage line has been provided to the Ephraim City Power Department.

Christmas Lights – The next budget year more large snowflakes will be considered for Main Street.

Chad Parry, Public Works Director

Snow Removal – The snow removal from the previous storm went well. The State has changed from road sand to salt for environmental purposes.

Water – The Irrigation Company will be consulted concerning routing water to a settling pond. The pond may provide the option of ice skating this winter.

Aaron Broomhead, Chief of Police

Shop With a Cop – This event will take place Saturday, December 7th.

Black Friday – Appreciation was expressed by City Council for the presence and professionalism of the Police Department.

Safe Place Meeting - This is a program that will allow people to meet in a safe place monitored by cameras to sell and purchase.

Parking – The Ordinance Enforcement Officer will be warning people concerning parking on the street during snow removal.

Rec Director

Welcome to the New Rec Director, Michael Patton

He and Reece Reynolds have discussed long- and short-term goals for the department. A recreation center is being investigated as Michael has grant writing experience. An emergency management training program is being considered for recreation employees.

CITY MANAGER REPORT

Six County - Pre-disaster Hazard Mitigation is being considered.

CDBG Grant – If there are any projects the Council or department heads would like considered, the deadline for application is September 15, 2020.

City Council Meeting - Discussion was had whether a City Council meeting will be held December 18th. It was decided that the meeting will be held.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Boothe moved the Regular Council Meeting adjourn at 7:22 p.m. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, December 18, 2019, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED

John Scott, Mayor

Date

ATTEST

Leigh Ann Warnock, City Recorder

Date

Ephraim, Utah

December 18, 2019

The Board of Trustees (the "Board") of the Municipal Building Authority of Ephraim City (the "Authority") pursuant to due notice met in regular public session at its regular meeting place, the City Office, 5 South Main Street, Ephraim, Utah, at 7:00 o'clock p.m. on Wednesday, the 18th day of December, 2019, with the following members of the Board being present, constituting a quorum of the Board:

<u>Name</u>	<u>Title</u>
John Scott	President
Greg Boothe	Trustee
Rob Nielson	Trustee
Margie Anderson	Trustee
Richard Wheeler	Trustee
Tyler Alder	Trustee

Also Present:

Leigh Ann Warnock	Secretary
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Absent:

The Secretary presented to the Board an affidavit evidencing the giving of not less than 24 hours public notice of the agenda, date, time and place of the December 18, 2019, regular meeting of the Board in compliance with the requirements of Section 52-4-101, et. seq., Utah Code Annotated, 1953, the Utah Open Meeting Act, by (1) posting written notice of the meeting at the principal office of the Board; (2) providing notice to at least one (1) newspaper of general circulation within the geographic jurisdiction of the Authority, or to a local media correspondent; and (3) posting notice on the Utah Public Notice Website (<http://pmn.utah.gov>). The affidavit was ordered recorded in the minutes of the meeting and is as follows:

STATE OF UTAH)
 : SS.
 COUNTY OF SANPETE)

I, LEIGH ANN WARNOCK, the undersigned, the duly appointed, qualified and acting Secretary of the Municipal Building Authority of Ephraim City (the "Authority") do hereby certify, according to the records of the Authority in my official possession and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202(1), Utah Code Annotated, 1953, as amended, I gave not less than 24 hours public notice of the agenda, date, time and place of the December 18, 2019, regular public meeting held by the Board of the Authority, by:

(a) causing a Notice of Regular Meeting to be posted at the principal office of the Board at the City Offices in Ephraim, Utah, on December 17, 2019, at least 24 hours before the convening of the meeting, in the form attached hereto as Exhibit A; said Notice of Regular Meeting having continuously remained so posted and available for public inspection during the regular office hours of the Board until the convening of the meeting;

(b) causing a copy of the Notice of Regular Meeting in the form attached hereto as Exhibit A to be provided on December 17, 2019, at least 24 hours before the convening of the meeting to the Sanpete News, Manti, Utah, a newspaper of general circulation within the geographic jurisdiction of Ephraim City and to each local media correspondent, newspaper, radio station or television station which has requested notification of meetings of the Board; and

(c) causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2019 Annual Meeting Schedule for the Authority (attached hereto as Exhibit B) was given specifying the date, time and place of the regular meetings of the Board to be held during the year, by causing said Notice to be (i) posted on December __, 2018, at the principal office of the Board, (ii) provided to at least one newspaper of general circulation within the Authority on December __, 2018, and (iii) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed or imprinted hereon the official seal of the Authority, this 18th day of December, 2019.

MUNICIPAL BUILDING AUTHORITY
 OF EPHRAIM CITY

By _____
 Secretary

[SEAL]

EXHIBIT A

[Attach Notice of Public Meeting]

DRAFT

EXHIBIT B

[Attach 2019 Annual Meeting Schedule]

DRAFT

NOTICE AND AGENDA OF REGULAR MEETING

* * * * *

PLEASE TAKE NOTICE that the Board of Trustees of the Municipal Building Authority of Ephraim City, will hold a regular meeting on Wednesday, the 18th day of December, 2019, at its regular meeting place, the City Office, 5 South Main Street, Ephraim, Utah, at the hour of 7:00 o'clock p.m.

The Agenda for the meeting consists, in part, of the following:

- (1) Consideration and adoption of a Resolution authorizing the issuance and sale by the Authority of Lease Revenue Refunding Bonds, approving forms of certain documents relating to the issuance of the Bonds; providing for the publication of a Notice of Bonds to be Issued; and related matters; and
- (2) Any other business that may come before said meeting.

DATED this 17th day of December, 2019.

MUNICIPAL BUILDING AUTHORITY
OF EPHRAIM CITY

By _____
Secretary

Thereupon, after the conduct of other business not pertinent to the following, the following Resolution was introduced, in written form by the President and, pursuant to motion duly made by _____ and seconded by _____, was adopted by the following vote:

Aye: Greg Boothe
 Rob Nielson
 Margie Anderson
 Richard Wheeler
 Tyler Alder

Nay: None.

This Resolution was thereupon signed by the President, was attested and countersigned by the Secretary and was ordered recorded in the official record of the Authority.

The Resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE MUNICIPAL BUILDING AUTHORITY OF EPHRAIM CITY AUTHORIZING AND APPROVING THE EXECUTION BY THE AUTHORITY OF AN ANNUALLY RENEWABLE LEASE AGREEMENT, BY AND BETWEEN THE AUTHORITY AND EPHRAIM CITY, UTAH (THE "CITY"); AUTHORIZING THE ISSUANCE AND SALE OF ITS LEASE REVENUE REFUNDING BONDS, SERIES 2020 (THE "SERIES 2020 BONDS"); AUTHORIZING THE EXECUTION BY THE AUTHORITY OF A SUPPLEMENTAL INDENTURE OF TRUST AND OTHER RELATED DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED WITH RESPECT TO THE SERIES 2020 BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS pursuant to the provisions of the Utah Local Building Authority Act, Chapter 2, Title 17D and the Utah Refunding Bond Act, Chapter 27, Title 11, Utah Code Annotated 1953, as amended (collectively, the "Acts"), the Municipal Building Authority of Ephraim City (the "Authority") has the authority to refund the now outstanding Series 2001B Lease Revenue Bonds of the Authority in the original principal amounts of \$1,200,000 (the "Refunded Bonds") pursuant to call for redemption, and, in order to benefit the Authority and the inhabitants within the City by

restructuring the principal maturities of the lease revenue debt and by reducing the interest thereon of the Authority and thereby, among other things, increase the amounts available for capital outlays of the Authority after meeting debt service requirements and thereby achieve a savings, it is desired to issue not to exceed \$820,000 in Lease Revenue Refunding Bonds, Series 2020 for the purpose of refunding the Refunded Bonds subject to call for refunding; and

WHEREAS it is the finding and determination of the Authority that the refunding of such outstanding lease revenue bonds of the Authority is beneficial to the Authority and to the inhabitants of the City; and

WHEREAS Sections 11-14-316 and 11-27-4 of the Utah Code provide for the publication of a Notice of Bonds to Be Issued, and the Authority desires to cause the publication of such a Notice at this time in compliance with said Sections with respect to such lease revenue refunding bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MUNICIPAL BUILDING AUTHORITY OF EPHRAIM CITY AS FOLLOWS:

Section 1. All action heretofore taken (not inconsistent with the provisions of this Resolution, the City resolution or the resolution creating the Authority) by the Board of Trustees (the "Board") of the Authority and by the officers of the Authority directed toward the issuance of the Series 2020 Bonds are hereby ratified, approved and confirmed.

Section 2. The Board of the Authority hereby finds and determines that it is in the best interests of the residents of the City for the Authority to issue its Lease Revenue Refunding Bonds, Series 2020 (the "Series 2020 Bonds") in the aggregate principal amount of not to exceed \$820,000 (the "Refunding Bonds") pursuant to a resolution to be adopted by the Authority authorizing and confirming the issuance and sale of the Refunding Bonds. Therefore, the Authority hereby declares its intention to issue the Refunding Bonds according to the provisions of this Section. The Refunding Bonds are to be issued for the purpose of redeeming the Refunded Bonds pursuant to call for redemption in order to benefit the Authority and the inhabitants within the City by restructuring the principal maturities of the outstanding lease revenue debt and by reducing the interest thereon and thereby increasing the amounts available for capital outlays of the Authority after meeting debt service requirements and thereby achieving a savings.

Section 3. The Refunding Bonds shall be issued and shall bear interest at a rate or rates of not to exceed 3.5% per annum, shall mature in not more than fifteen (15) years from their date or dates and shall be sold at a discount from par, expressed as a percentage of principal amount, of not to exceed two (2.0%) per cent for the purpose of redeeming the Refunded Bonds pursuant to call for redemption in order to benefit the Authority and the inhabitants within the City by restructuring the principal maturities of the outstanding lease revenue debt and by reducing the interest thereon and thereby increasing the amounts available for capital outlays of the Authority after meeting debt service requirements and thereby achieving a savings.

Section 4. The Authority hereby authorizes, approves and confirms the issuance and sale

of the Refunding Bonds, pursuant to the provisions of this resolution and an Indenture of Trust, Mortgage, Assignment of Lease Agreement and Security Agreement (ñIndentureò) as shall be approved by the Authority upon the adoption hereof, provided that the principal amount of the Refunding Bonds shall not exceed the maximum principal amount set forth in Section 2 hereof and the interest rate, maturity and discount for each Series of Series 2020 Bonds shall not exceed the respective maximums set forth in Section 3 hereof.

Section 5. The Board hereby authorizes, approves and directs the leasing of the City Complex Facilities (as defined in the Indenture) to the City by the Authority in the manner provided in the Master Lease Agreement (ñLeaseò).

Section 6. The Lease, in the form presented to this meeting and attached hereto as Exhibit ñAò, is in all respects approved, authorized and confirmed and the President of the Authority is authorized to approve the final terms thereof and to execute and deliver the Lease in the form and with substantially the same content as set forth in Exhibit ñAò for and on behalf of the Authority.

Section 7. The Indenture in substantially the form presented to this meeting and attached hereby as Exhibit ñBò is in all respects authorized, approved and confirmed. The President of the Authority is hereby authorized to execute and deliver the Indenture in the form and with substantially the same content as set forth in Exhibit ñBò for and on behalf of the Authority.

Section 8. For purposes of providing funds to refund and retire the Refunded Bonds and for such other purposes as may be authorized under the Indenture, the Authority shall issue the Series 2020 Bonds which shall be designated the ñMunicipal Building Authority of Ephraim City Lease Revenue Refunding Bonds, Series 2020.ò

Section 9. The Authority hereby authorizes the issuance of the Series 2020 Bonds in the aggregate principal amount of \$_____ to ZB, N.A. (the ñSeries 2020 Purchaserò) in consideration of the refinancing of the Series 2008B Bond. The Series 2020 Bonds shall be dated, shall be issued as fully registered bonds, and shall mature as provided in the Indenture.

The forms, terms and provisions of the Series 2020 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Indenture in the form to be executed by the Authority. The Series 2020 Bonds shall mature prior to the expiration of the estimated useful life of the City Complex Facilities.

The President of the Authority is hereby authorized to execute the Series 2020 Bonds, to place thereon the seal of the Authority and to deliver the Series 2020 Bonds to the Series 2020 Purchaser. The Secretary of the Board of the Authority is authorized to attest to the signature of the President and affix the seal of the Authority to the Series 2020 Bonds and to authenticate the Series 2020 Bonds. The signatures of the President and the Secretary of the Board of the Authority may be by facsimile or manual execution.

Section 10. The President and Secretary of the Authority are authorized to take all action

necessary or reasonably required to carry out, give effect to and consummate the transaction as contemplated hereby and are authorized to take all action necessary in conformity with the Acts to lease the City Complex Facilities to the City pursuant to the Lease, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the sale and delivery of the Series 2020 Bonds.

Section 11. Upon their issuance, the Series 2020 Bonds will constitute special limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2020 Bonds and the Indenture. No provision of this resolution or of the Lease, the Indenture, the Series 2020 Bonds, or any other instrument, shall be construed as creating a general obligation of the City, or as incurring or creating a charge upon the general credit of the City or its taxing powers. As specified by the City in the City Resolution adopted contemporaneously herewith (the "City Resolution"), the City shall have no power to pay out of its funds, revenues, or accounts, or otherwise contribute any part of the cost of making any payment in respect of the Series 2020 Bonds, except in connection with the payment of the Base Rentals, Additional Rentals, and Purchase Option Price, pursuant to the Lease (as those terms are defined in the Lease), which may be terminated by the City on any annual renewal date thereof in accordance with the provisions of such Lease.

Section 12. The President and Secretary of the Authority are authorized to make any alterations, changes or additions in the Lease and the Indenture herein authorized and approved which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to conform the same to other provisions of said instruments, to the provisions of this Resolution, the City Resolution, the Creating Resolution or any resolution adopted by the City or the Authority, or the provisions of the laws of the State of Utah or the United States.

Section 13. If any provisions of this Resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this Resolution or the exhibits.

Section 14. The Secretary of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and to place the seal of the Authority on the Lease, the Indenture, the Series 2020 Bonds, and any other documents authorized, necessary or proper pursuant to this Resolution or any resolution of the City or the Authority. The President and Secretary of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any and all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and any resolution of the Authority.

Section 15. In consideration of the purchase of the Series 2020 Bonds by the holders thereof from time to time, the obligations and undertakings of the City under the Lease, and in accordance with the provisions of the Act, the Authority does hereby pledge to and agree with the holders of the Series 2020 Bonds and the City that the Authority, to the extent of its powers under the Articles of Incorporation creating the Authority and under the Constitution and laws of the State of Utah, including the Act, will not alter, impair or limit the rights vested in the holders of the

Series 2020 Bonds or the City until the Series 2020 Bonds are deemed to have been discharged in accordance with the terms and provisions of the Indenture and the Lease.

Section 16. After the Series 2020 Bonds are delivered to the Purchasers and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the Series 2020 Bonds are deemed to have been fully discharged in accordance with the terms and provisions of the Indenture.

Section 17. In accordance with the provisions of Section 11-14-316, Utah Code Annotated, 1953, as amended, the Secretary of the Authority shall cause a "Notice of Bonds to be Issued" to be (a) published one (1) time in the Sanpete News, a newspaper having general circulation in the City, (b) posted on the Utah Public Notice Website (<http://pmn.utah.gov>), and (c) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution to be kept on file in her office for public examination during the regular business hours until at least thirty (30) days from and after the date of publication thereof. The "Notice of Bonds to be Issued" shall be in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended, that on December 18, 2019, the Board of Trustees of the Municipal Building Authority of Ephraim City (the "Authority"), adopted a resolution in which it authorized and approved issuance of its Municipal Building Authority of Ephraim City Lease Revenue Bonds, Series 2020, in an aggregate principal amount not to exceed \$820,000 (the "Refunding Bonds"), the Bonds to bear interest at a rate or rates of three and one-half (3.5%) percent per annum, to mature in not more than fifteen (15) years from their date or dates and to be sold at a discount from par, expressed as a percentage of principal amount, of not to exceed two (2.0%) percent.

Pursuant to the Resolution, the Refunding Bonds are to be issued for the purpose of redeeming the now outstanding Lease Revenue Bonds, Series 2001B (the "Refunded Bonds") pursuant to call for redemption in order to benefit the Authority and the inhabitants within the City by restructuring the principal maturities of the outstanding lease revenue bond debt and by reducing the interest thereon and thereby increasing the amounts available for capital outlays of the Authority after meeting debt service requirements and thereby achieving a savings.

The Refunding Bonds are to be issued and sold by the Authority pursuant to the Resolution with such changes thereto as the Board shall approve, provided that the principal amount, interest rate or rates, maturity and discount will not exceed the respective maximums described above.

A copy of said Resolution is on file in the office of the Secretary of the Authority, City Recorder's Office, Ephraim, Utah, where said Resolution may be examined during regular business hours of the Authority on Monday through Friday from 8:00 a.m. to 5:00 p.m. Said Resolution shall be so available for inspection for a period of at least thirty (30) days from and after

date of the publication of this notice.

NOTICE IS FURTHER GIVEN that pursuant to law for a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the above-described Resolution of the Board of Trustees of the Authority adopted on December 18, 2019, or the Municipal Building Authority of Ephraim City Lease Revenue Refunding Bonds authorized thereby and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever.

DATED this 18th day of December, 2019.

/s/ Leigh Ann Warnock
Secretary, Municipal Building Authority
of Ephraim City

* * * * *

Section 18. For a period of thirty (30) days from and after publication of the Notice of Bonds to be Issued, any person in interest shall have the right to contest the legality of this Resolution or the Series 2020 Bonds hereby authorized. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution or the Series 2020 Bonds for any cause whatsoever.

Section 19. All bylaws, orders and resolutions of the Authority or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution, or ordinance or part thereof.

Section 20. This Resolution shall become effective immediately upon adoption by the Board of the Authority.

ADOPTED AND APPROVED by the Board of Trustees of the Municipal Building Authority of Ephraim City, this 18th day of December, 2019.

MUNICIPAL BUILDING AUTHORITY
OF EPHRAIM CITY

By _____
President

ATTEST:

Secretary

[SEAL]

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business of the Agenda, the meeting was adjourned.

MUNICIPAL BUILDING AUTHORITY
OF EPHRAIM CITY

By _____
President

ATTEST:

Secretary

[SEAL]

DRAFT

STATE OF UTAH)
 : SS.
 COUNTY OF SANPETE)

I, LEIGH ANN WARNOCK, hereby certify that I am the duly appointed, qualified and acting Secretary of the Municipal Building Authority of Ephraim City.

I further certify that the above and foregoing instruments constitutes a true and correct copy of the minutes of a regular meeting of the Board of Trustees of said Authority, including a Resolution adopted at said meeting held on December 18, 2019, as said minutes and Resolution are officially of record in my possession, and that a copy of the said Resolution was deposited in my office on December 18, 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Authority this 18th day of December, 2019.

 Secretary

(SEAL)

EXHIBIT "A"

LEASE

DRAFT

EXHIBIT "B"

INDENTURE OF TRUST, MORTGAGE,
ASSIGNMENT OF LEASE AGREEMENT AND SECURITY AGREEMENT

DRAFT

Ephraim, Utah

December 18, 2019

The Mayor and City Council of Ephraim City, Sanpete County, Utah (the "Governing Body"), met in regular session at its regular meeting place, the City Office, 5 South Main Street, Ephraim, Utah, on Wednesday, the 18th day of December, 2019, at the hour of 7:00 o'clock p.m., due, legal and timely notice of the meeting having been given to all members as required by law and the rules of the Governing Body. The meeting was called to order by the Mayor. On roll call, the following members, constituting a quorum, were present:

John Scott	Mayor
Greg Boothe	Councilmember
Rob Nielson	Councilmember
Margie Anderson	Councilmember
Richard Wheeler	Councilmember
Tyler Alder	Councilmember

Also present:

Leigh Ann Warnock	City Recorder
_____	_____

Absent:

_____	_____
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After the minutes of the preceding meeting had been duly read and approved, the City Recorder presented to the Board an affidavit evidencing the giving of not less than 24 hours public notice of the agenda, date, time and place of the December 18, 2019, regular meeting of the Governing Body in compliance with the requirements of §52-4-101, et. seq., Utah Code Annotated, 1953, the Utah Open Meeting Act, by (1) posting written notice of the meeting at the principal office of the Governing Body; (2) providing notice to at least one (1) newspaper of general circulation within the geographic jurisdiction of the City, or to a local media correspondent; and (3) posting notice on the Utah Public Notice Website (<http://pmn.utah.gov>). The affidavit was ordered recorded in the minutes of the meeting and is as follows:

STATE OF UTAH)
 : SS.
 COUNTY OF SANPETE)

I, the undersigned, the duly appointed, qualified and acting City Recorder of the Governing Body of Ephraim City, Sanpete County, Utah (the "City"), do hereby certify, according to the records of the City in my official possession and upon my own knowledge and belief, that in accordance with the requirements of §52-4-202(1), Utah Code Annotated, 1953, as amended, I gave not less than 24 hours public notice of the agenda, date, time and place of the December 18, 2019, regular meeting held by the Governing Body, by:

(a) causing a Notice of Regular Meeting to be posted at the principal office of the Mayor and City Council of Ephraim City at the City Office, 5 South Main Street, Ephraim, Utah, on December 17, 2019, at least 24 hours before the convening of the meeting, in the form attached hereto as Exhibit A; said Notice of Meeting having continuously remained so posted and available for public inspection during the regular office hours of the City until the convening of the meeting;

(b) causing a copy of the Notice of Regular Meeting in the form attached hereto as Exhibit A to be provided on December 17, 2019, at least 24 hours before the convening of the meeting to the Sanpete News, Manti, Utah, a newspaper of general circulation within the geographic jurisdiction of the City and to each local media correspondent, newspaper, radio station or television station which has requested notification of meetings of the Governing Body; and

(c) causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2019 Annual Meeting Schedule for the City (attached hereto as Exhibit B) was given specifying the date, time and place of the regular meetings of the Governing Body to be held during the year, by causing said Notice to be (i) posted on December __, 2018, at the principal office of the Governing Body, (ii) provided to at least one newspaper of general circulation within the City on December __, 2018, and (iii) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed or imprinted hereon the official seal of the City, this 18th day of December, 2019.

City Recorder

[SEAL]

EXHIBIT A

[Attach Notice of Public Meeting]

DRAFT

EXHIBIT B

[Attach Notice of 2019 Annual Meeting Schedule]

DRAFT

NOTICE OF AGENDA OF REGULAR MEETING

* * * * *

PLEASE TAKE NOTICE that the Mayor and City Council of Ephraim City, Sanpete County, State of Utah, will hold a regular meeting on Wednesday, the 18th day of December, 2019, at its regular meeting place, the City Office, 5 South Main Street, Ephraim, Utah, at the hour of 7:00 o'clock p.m.

The Agenda for the meeting consists, in part, of the following:

- (1) Consideration for adoption of a Resolution authorizing the issuance and sale by the Municipal Building Authority of Ephraim City of Lease Revenue Refunding Bonds to satisfy and retire its \$1,200,000 Lease Revenue Bond, Series 2001B; approving forms of certain documents relating to the issuance of such Bonds; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated; and
- (2) Any other business that may come before said meeting.

DATED this 17th day of December, 2019.

City Recorder

After the conduct of other business, the following resolution was introduced in written form by the Mayor, was read in full and, pursuant to motion made by Councilmember _____ and seconded by Councilmember _____ was adopted by the following vote:

Yea: Greg Boothe
 Rob Nielson
 Margie Anderson
 Richard Wheeler
 Tyler Alder

Nay: None.

This Resolution was thereupon signed by the Mayor, was attested and countersigned by the City Recorder and was ordered recorded in the official record of the City.

The Resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF EPHRAIM CITY, SANPETE COUNTY, UTAH AUTHORIZING AND APPROVING THE EXECUTION OF AN ANNUALLY RENEWABLE LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF EPHRAIM CITY (THE "AUTHORITY"); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE REFUNDING BONDS, SERIES 2020 (THE "SERIES 2020 BONDS"); AUTHORIZING THE EXECUTION OF A SUPPLEMENTAL INDENTURE OF TRUST AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, Ephraim City, Sanpete County, Utah (the "City") is a political subdivision and politic duly and regularly created, established, organized and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the City has previously authorized and directed the creation of the Municipal Building Authority of Ephraim City (the "Authority") pursuant to the provisions of a Resolution adopted on March 3, 1993 (the "Creating Resolution"); and

WHEREAS, pursuant to the direction of the Mayor and City Council contained in the Creating Resolution, the Authority has been duly and regularly created, established, and is

organized and existing as a nonprofit corporation under and by virtue of the provisions of the Constitution and laws of the State of Utah, including, in particular, the provisions of the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively, the "Act"); and

WHEREAS, under the Articles of Incorporation of the Authority (the "Articles"), the objects and purposes for which the Authority has been founded and incorporated are to acquire, improve or extend one or more projects and to finance their costs on behalf of the City in accordance with the procedures and subject to the limitations of the Act in order to accomplish the public purpose for which the City exists; and

WHEREAS, the City has leased, as lessee on an annually renewable basis, the city complex and related facilities (the "Facility") to be used by the City in the performance of its public purposes and refund and satisfy the Series 2001B Bonds; and

WHEREAS, pursuant to the provisions of the Utah Refunding Bond Act, Chapter 27 of Title 11 of the Utah Code (the "Utah Refunding Bond Act"), the Authority has authority to refund all or a portion of the now outstanding Series 2001B Lease Revenue Bond in the original principal amount of \$1,200,000 (the "Series 2001B Bond") (the "Refunded Bonds") in advance of their maturities pursuant to call for redemption, and, in order to benefit the residents of Ephraim City, Sanpete County, Utah (the "City") by restructuring the principal maturities of the lease revenue debt and by reducing the interest thereon of the Bonds and thereby achieve a savings, it is desired to issue not to exceed \$820,000 Lease Revenue Refunding Bonds for the purpose of refunding the Refunded Bonds subject to call for refunding; and

WHEREAS, the Authority proposes to issue the Series 2020 Bonds pursuant to a resolution and to secure its payment obligations under the Series 2020 Bonds by executing a Supplemental Indenture of Trust (the "Supplemental Indenture"), with respect to the Facility in substantially the form presented to this meeting and attached hereto as Exhibit "C" for the benefit of the holders of the Series 2020 Bonds; and

WHEREAS, the Series 2020 Bonds shall be payable solely from the rents, revenues and other income derived by the Authority from the leasing of the Facility to the City on an annually renewable basis, and shall not constitute or give rise to an obligation or liability of the City or constitute a charge against its general credit or taxing power; and

WHEREAS, the City desires to improve and promote the local health and general welfare of the citizens of the City by entering into the Amended Master Lease Agreement (the "Amended Lease"); and

WHEREAS, ZB, N.A. (the "ZB Purchaser") has offered to purchase the Series 2020 Bond and the Authority desires to sell the Series 2020 Bond to the ZB Purchaser; and

WHEREAS, under the Articles, the Authority may not exercise any of its powers without

prior authorization by the governing body of the City and, therefore, it is necessary that the City authorize certain actions by the Authority in connection with the transactions contemplated by the Amended Lease, the Supplemental Indenture and the Series 2020 Bonds; and

WHEREAS, the Mayor and other officials of the City have presented the Amended Lease and the Supplemental Indenture to the Governing Body for the purpose of obtaining the approval of the Governing Body of the terms and provisions thereof and for the purpose of confirming the execution thereof as the official act of the Governing Body.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EPHRAIM CITY, SANPETE COUNTY, UTAH AS FOLLOWS:

Section 1. All action heretofore taken (not inconsistent with the provisions of this Resolution or the Creating Resolution) by the Governing Body and by the officers of the City directed toward the creation and establishment of the Authority and the leasing of the Facility by the City are hereby ratified, approved and confirmed.

Section 2. The refunding of the Series 2001B Lease Revenue Bond in the original principal amount of \$1,200,000 (the "Refunded Bonds") is necessary, convenient and in furtherance of the governmental and proprietary purposes of the City and is in the best interest of the citizens of the City, the leasing of the Facility to the City by the Authority in the manner provided in the Amended Lease, and the delivery of the Supplemental Indenture.

Section 3. The Amended Lease, in the form presented to this meeting and attached hereto as Exhibit ñBò, is in all respects approved, authorized and confirmed and the Mayor is authorized to approve the final terms thereof and to execute and deliver the Amended Lease in the form and with substantially the same content as set forth in Exhibit ñBò for and on behalf of the City. The President and Secretary of the Authority are authorized to approve the final terms and to execute the Amended Lease on behalf of the Authority in the form and with substantially the same content as set forth in Exhibit ñBò for and on behalf of the Authority.

Section 4. The President and Secretary of the Authority are authorized to execute and deliver the Supplemental Indenture in the form and with substantially the same content as set forth in Exhibit ñCò, for and on behalf of the Authority.

Section 5. The Authority is authorized to issue the Series 2020 Bonds in the aggregate principal amount of not to exceed \$820,000. The Series 2020 Bonds shall be dated, shall bear interest, shall be issued as fully registered bonds, and shall mature as provided in the Supplemental Indenture.

The President and Secretary of the Authority are hereby authorized on behalf of the Authority, to award the sale of the Series 2020A Bonds to the ZB Purchaser.

The form, terms and provisions of the Series 2020 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall

be as set forth in the Supplemental Indenture in the form to be executed by the Authority. The Series 2020 Bonds shall mature prior to the expiration of the estimated useful life of the Facility. The President of the Authority is hereby authorized to execute the Series 2020 Bonds, to place thereon the seal of the Authority and to deliver the Series 2020 Bonds to the ZB Purchaser. The Secretary of the Authority is authorized to attest to the signature of the President and affix the seal of the Authority to the Series 2020 Bonds and to authenticate the Series 2020 Bonds. The signatures of the President and the Secretary of the Authority may be by facsimile or manual execution.

Section 6. The President and Secretary of the Authority are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the transaction as contemplated hereby, including, without limitation, the execution and delivery of any closing documents required to be delivered in connection with the sale and delivery of the Series 2020 Bonds.

Section 7. Upon their issuance, the Series 2020 Bonds will constitute special limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2020 Bonds and the Supplemental Indenture. No provision of this resolution, the Amended Lease, the Supplemental Indenture, the Series 2020 Bonds, or any other instrument, shall be construed as creating a general obligation of the City, or as incurring or creating a charge upon the general credit of the Authority or of creating a general obligation of the City or against its taxing powers. The City shall have no power to pay out of its funds, revenues, or accounts, or otherwise contribute any part of the cost of making any payment in respect of the Series 2020 Bonds, except in connection with the payment of the Base Rentals, Additional Rentals, and Purchase Option Price, pursuant to the Amended Lease (as those terms are defined in the Amended Lease), which may be terminated by the City on any annual renewal date thereof in accordance with the provisions of such Amended Lease.

Section 8. The Mayor is hereby authorized to make any alterations, changes or additions in the Amended Lease herein approved and authorized necessary to correct errors or omissions therein, to remove ambiguities therefrom, or to conform the same to other provisions of such instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

Section 9. The President and Secretary of the Authority are authorized to make any alterations, changes or additions in the Amended Lease and the Supplemental Indenture herein authorized and approved which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to conform the same to other provisions of said instruments, to the provisions of this Resolution, the Authority Resolution, the Creating Resolution or any resolution adopted by the City or the Authority, or the provisions of the laws of the State of Utah or the United States.

Section 10. If any provisions of this Resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this Resolution or the exhibits.

Section 11. The City Recorder of the City is hereby authorized to attest to all signatures and acts of any proper official of the City, and to place the seal of the City Recorder on the Amended Lease. The Mayor and other proper officials of the City and each of them are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized.

Section 12. The Secretary of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and to place the seal of the Authority on the Amended Lease, the Supplemental Indenture, the Series 2020 Bonds, and any other documents authorized, necessary or proper pursuant to this Resolution or any resolution of the Authority. The President and Secretary of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any and all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and any resolution of the Authority.

Section 13. All regulations, orders and resolutions of the City or parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any regulation, order, resolution or ordinance or part thereof.

Section 14. This Resolution shall become effective immediately upon adoption by the Governing Body.

PASSED AND APPROVED this 18th day of December, 2019.

EPHRAIM CITY

By _____
Mayor

ATTEST AND COUNTERSIGN:

By _____
City Recorder

[SEAL]

After the conduct of other business not pertinent to the foregoing, it was moved and carried that the Mayor and City Council adjourn.

EPHRAIM CITY

By _____
Mayor

ATTEST:

By _____
City Recorder

[SEAL]

DRAFT

STATE OF UTAH)
 : ss.
 COUNTY OF SANPETE)

I, LEIGH ANN WARNOCK, the undersigned, do hereby certify that I am the duly qualified and acting City Recorder of Ephraim City, Sanpete County, Utah (the "City"). I further certify that the above and foregoing constitutes a true and correct copy of the minutes of a regular public meeting of the Mayor and City Council of the City, held on December 18, 2019, including a Resolution adopted at such meeting, together with exhibits and appendices attached thereto, as said minutes, resolution and appendices are recorded in the regular official book of minutes of the proceedings of the Governing Body kept in the office of the City Recorder that said proceedings were duly had and taken as therein shown, that the meeting thereon shown was in all respects called, held and conducted in accordance with law, and that the persons therein named were present at said meeting, as therein shown.

I further certify and I caused a true and correct copy of the above-referenced resolution (including all exhibits and appendices attached thereto) to be filed in the office of the City Recorder for examination by any interested person during the regular business hours of the office of the City Recorder.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the City, this 18th day of December, 2019.

[SEAL]

 City Recorder

EXHIBIT B

AMENDED LEASE

DRAFT

EXHIBIT 5C

SUPPLEMENTAL INDENTURE OF TRUST

DRAFT

EPHRAIM CITY ORDINANCE ECO 19 10

AN ORDINANCE AMENDING THE EPHRAIM CITY UNIFORM TRAFFIC CODE

WHEREAS, WHEREAS, Sections 6-1-2 and 6-1-4-D of the Ephraim City Traffic Code are outdated and no longer cover the needs of the City; and,

WHEREAS, the City has determined a need to update these sections; and,

WHEREAS, the changes will further the lawfulness and safety of Ephraim residents,

NOW THEREFORE, BE IT ORDAINED by the Ephraim City Council as follows:

Section 6 1 2, Definitions, shall add a definition of vehicle:

E. Vehicle shall mean every device in, on, or by which any person or property is or may be transported or drawn upon any road, street, highway or body of water.

Section 6-1-4-D8 shall be amended to change the penalty from a Class B Misdemeanor to an infraction, clarifies the process in which a registered owner of a vehicle would take to recover their vehicle if impounded, and adds the option of citation rather than impoundment. The new language is as follows:

Snow Removal: It shall be an Infraction, subject to the penalties of this Code, for any person to park or leave standing a vehicle on any public road, street, or highway from November 15 through March 15 between the hours of one o'clock (1:00) A.M. to seven o'clock (7:00) A.M., and any vehicle in violation of this section may be issued a citation and/or impounded by the police. Any officer who impounds a vehicle under this subsection shall cause the vehicle to be removed to the nearest accessible impound yard that meets the standards set by rule by the Utah State Division of Motor Vehicles. If no such impound yard is available, the impounding officer may cause the vehicle to be removed to a garage or some other reasonably safe place. The impounded vehicle shall be released after the registered owner or the owner's agent (1) makes a claim, in person, for the release of the vehicle; (2) furnishes satisfactory evidence of his/her identity and his/her ownership in the impounded vehicle; and (3) pays the towing fees, storage fees, and any other costs reasonably incurred from the date of impoundment. No liability may be imposed upon any officer, the City, or any agent of the City for impoundment of any vehicle in enforcement this subsection.

APPROVED, PASSED, AND ORDERED PUBLISHED this 18th day of December, 2019. This ordinance will become effective upon publication.

EPHRAIM CITY

 John Scott, Mayor
ATTEST

 Leigh Ann Warnock, City Recorder

(S E A L)

MAYOR'S APPROVAL

Passed with Mayor's approval _____

Passed over Mayor's disapproval _____

Mayor neither approved or disapproved _____

COUNCIL VOTE

Greg Boothe Aye ____ Nay ____

Richard Wheeler Aye ____ Nay ____

Margie Anderson Aye ____ Nay ____

Rob Nielson Aye ____ Nay ____

Tyler Alder Aye ____ Nay ____