



**EPHRAIM CITY COUNCIL
WORK MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, February 19, 2020
5:30 PM**

CALL TO ORDER

ROLL CALL

I. DISCUSSION AGENDA

A. Council Meeting 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 18th day of February, 2020. 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, February 19, 2020
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	PAGE
A. Approval of the February 18, 2020 Warrant Register	5
B. Approval of the Minutes of the following City Council Meetings.	13
1. February 5, 2020 Work Meeting and Regular Council Meeting Minutes	

C. Utilities Board Recommendation: Outside City Water Request **19-28**

Discussion and possible approval of water connection outside of City limits for Antonio Jimenez for a proposed house on a five-acre lot. (Chad Parry)

D. Utilities Board Recommendation: Solar Moratorium **20**

Discussion and possible approval of Solar Moratorium. (Cory Daniels)

E. Cemetery Board Recommendation: Award of Plots **29**

Discussion and possible approval of two cemetery plots awarded to a resident in order to correct an error on the part of the City. (Tyler Alder)

F. Request for RAP Tax Survey

Requested approval from the City to conduct a RAP Tax Survey if approved by the County. (Nate Johnson)

II. APPOINTMENTS AND COUNCIL REPORTS

Discussion and possible action on the following items:

A. Appointments

1. Utilities Board: Lorna Larsen

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.

III. DEPARTMENT REPORTS

Department Heads and Administration have an opportunity to report at the invitation of the Mayor.

IV. 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.

V. 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.

VI. 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: 2/5/2020-2/18/2020Page: 1
Feb 18, 2020 03:04PM

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	2307898	LIBRARY-MATS-FEB	02/03/2020	68.40	.00	
325	ALSCO	2310753	GEN GOVT-CITY HALL MATS	02/10/2020	61.20	.00	
325	ALSCO	2310753	LIBRARY-CLEANING CLOTHS	02/10/2020	13.68	.00	
Total ALSCO:					143.28	.00	
ANIXTER, INC							
11488	ANIXTER, INC	4407428-04	POWER-DEPT SUPP-MAIN STR	01/31/2020	2,440.00	.00	
Total ANIXTER, INC:					2,440.00	.00	
APPARATUS EQUIPMENT & SERVICES							
12282	APPARATUS EQUIPMENT & SE	20-IV-3407	FIRE-DEPT SUPP-HOODS	01/15/2020	630.00	.00	
Total APPARATUS EQUIPMENT & SERVICES:					630.00	.00	
AUTO ZONE							
13207	AUTO ZONE	0876093305	STREETS- EQUIP & SUPP & MAI	01/22/2020	15.16	.00	
13207	AUTO ZONE	0876095822	STREETS- EQUIP & SUPP & MAI	01/31/2020	6.93	.00	
Total AUTO ZONE:					22.09	.00	
BAKER & TAYLOR							
14658	BAKER & TAYLOR	2035079261	LIBRARY-BOOKS-DEVT GRANT	01/28/2020	8.47	.00	
14658	BAKER & TAYLOR	H43630000	LIBRARY-BOOKS-DEVT GRANT	01/29/2020	14.77	.00	
Total BAKER & TAYLOR:					23.24	.00	
BOWN, PRESTON							
15261	BOWN, PRESTON	2002A	SEWER-MEALS & MILES-RWAU	02/17/2020	279.40	.00	
Total BOWN, PRESTON:					279.40	.00	
BROOMHEAD, AARON							
14898	BROOMHEAD, AARON	2002	POLICE-SEC CAMERA-REIMB	02/17/2020	199.00	.00	
Total BROOMHEAD, AARON:					199.00	.00	
CASELLE, INC							
1365	CASELLE, INC	100030	GEN GOVT-SOFT SUPP-MAR	02/01/2020	1,691.00	.00	
Total CASELLE, INC:					1,691.00	.00	
CENTRAL UTAH PUBLIC HEALTH DEPT							
13509	CENTRAL UTAH PUBLIC HEALT	2001	WATER-WATER QUALITY TEST	01/31/2020	140.00	.00	
Total CENTRAL UTAH PUBLIC HEALTH DEPT:					140.00	.00	
CHAMBERLAIN, NATALIE							
15330	CHAMBERLAIN, NATALIE	2002	REC-VOLLEYBALL-NON-PARTIC	02/07/2020	40.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CHAMBERLAIN, NATALIE:					40.00	.00	
CLAWSON, CHANCE							
15333	CLAWSON, CHANCE	2002	ELECTRIC-UTIL DEP REFUND	02/13/2020	82.27	.00	
Total CLAWSON, CHANCE:					82.27	.00	
CODALE ELECTRIC SUPPLY, INC							
1715	CODALE ELECTRIC SUPPLY, IN	S6961748.001	POWER-DEPT SUPP-RELIAGUA	01/30/2020	618.00	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6967972.001	POWER-DEPT SUPP-RELIAGUA	02/04/2020	288.00	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6971395.001	POWER-DEPT SUPP-METERIN	01/30/2020	35.76	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6974724.001	POWER-DEPT SUPP-STOCK	02/11/2020	326.37	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6976746.001	POWER-HYDRO	02/11/2020	268.00	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6979789.001	POWER-DEPT SUPP-STOCK	02/11/2020	216.50	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S6980896.002	POWER-DEPT SUPP-STOCK	02/11/2020	535.75	.00	
Total CODALE ELECTRIC SUPPLY, INC:					2,288.38	.00	
DATA CENTER LLC, THE							
12498	DATA CENTER LLC, THE	2002	ADMIN-POSTAGE-FEB	02/11/2020	700.00	.00	
12498	DATA CENTER LLC, THE	49376	FINANCE-PRINTING-JAN	01/31/2020	607.65	.00	
Total DATA CENTER LLC, THE:					1,307.65	.00	
DAVID J. ANGERHOFER, P.C.							
14523	DAVID J. ANGERHOFER, P.C.	2001	COURT-PROF SERV-PUB DEF-J	02/01/2020	590.00	.00	
Total DAVID J. ANGERHOFER, P.C.:					590.00	.00	
DENTON WELDING & WATER HAULING							
15339	DENTON WELDING & WATER H	5107	POWER-HYDRO PROJECT	02/18/2020	3,765.00	.00	
Total DENTON WELDING & WATER HAULING:					3,765.00	.00	
DESERET BOOK							
11963	DESERET BOOK	4641601	LIBRARY-BOOKS, ETC.-DEVT G	01/24/2020	99.93	.00	
11963	DESERET BOOK	4641985	LIBRARY-BOOKS, ETC.-DEVT G	01/29/2020	73.56	.00	
Total DESERET BOOK:					173.49	.00	
DEWEY, LISLE							
15329	DEWEY, LISLE	2002	COMM EVENTS-YOUTH NYE PA	02/05/2020	141.50	.00	
Total DEWEY, LISLE:					141.50	.00	
EPHRAIM AUTO PARTS-NAPA							
2660	EPHRAIM AUTO PARTS-NAPA	2002A	POWER-AUTO PARTS	02/17/2020	278.08	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	FIRE-AUTO PARTS	02/17/2020	147.90	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	POLICE-AUTO PARTS	02/17/2020	114.54	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	STREETS-AUTO PARTS	02/17/2020	28.98	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	WATER-AUTO PARTS	02/17/2020	28.98	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	SEWER-AUTO PARTS	02/17/2020	28.98	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	POWER-AUTO PARTS	02/17/2020	43.49	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2002A	POLICE-AUTO PARTS	02/17/2020	14.49	.00	
Total EPHRAIM AUTO PARTS-NAPA:					685.44	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
EPHRAIM TIRE PROS & SERVICE							
14029	EPHRAIM TIRE PROS & SERVI	0083858	CEM-EQUIP SUPP & MAINT-VE	01/13/2020	33.98	.00	
14029	EPHRAIM TIRE PROS & SERVI	0083858	PARKS-EQUIP SUPP & MAINT-V	01/13/2020	33.99	.00	
Total EPHRAIM TIRE PROS & SERVICE:					67.97	.00	
FAMILY HANDYMAN BOOKS							
14377	FAMILY HANDYMAN BOOKS	01081	LIBRARY-MOST REQ PROJECT	01/27/2020	31.98	.00	
Total FAMILY HANDYMAN BOOKS:					31.98	.00	
FERGUSON GROUP, THE							
14298	FERGUSON GROUP, THE	0120532	ADMIN-PROF SERV	01/31/2020	65.45	.00	
Total FERGUSON GROUP, THE:					65.45	.00	
FOWLES, DEVAN							
15217	FOWLES, DEVAN	2002	COMM DEVT-MEALS & MILES-A	02/06/2020	275.20	.00	
Total FOWLES, DEVAN:					275.20	.00	
GAME & FISH							
15337	GAME & FISH	2002	LIBRARY-PERIODICALS-1 YR	02/05/2020	8.00	.00	
Total GAME & FISH:					8.00	.00	
GARDNER MEDIA, LLC							
3065	GARDNER MEDIA, LLC	11-3522	LIBRARY-BOOKS-DEVT GRANT	01/18/2020	209.64	.00	
3065	GARDNER MEDIA, LLC	11-3523	LIBRARY-BOOKS-DEVT GRANT	01/03/2020	43.73	.00	
Total GARDNER MEDIA, LLC:					253.37	.00	
GILLIE, SYDNEY							
15196	GILLIE, SYDNEY	2002	REC-COACHING REFUND	02/10/2020	20.00	.00	
Total GILLIE, SYDNEY:					20.00	.00	
HARMAN, JESSICA							
15306	HARMAN, JESSICA	2002	COURT-RESTIT-R CHRISTENSE	02/05/2020	50.00	.00	
Total HARMAN, JESSICA:					50.00	.00	
HAYES, DAVIS							
3495	HAYES, DAVIS	2002	SEWER-MEALS & MILES-RWAU	02/17/2020	279.40	.00	
Total HAYES, DAVIS:					279.40	.00	
HERMANSEN'S COMPANY INC.							
3550	HERMANSEN'S COMPANY INC.	2001	STREETS-EQUIP SUPP & MAIN	02/11/2020	103.52	.00	
3550	HERMANSEN'S COMPANY INC.	2001	WATER-EQUIP SUPPLIES	02/11/2020	103.52	.00	
3550	HERMANSEN'S COMPANY INC.	2001	SEWER-EQUIP SUPP & MAINT	02/11/2020	103.51	.00	
3550	HERMANSEN'S COMPANY INC.	2001	POWER-EQUIP SUPPLIES	02/11/2020	178.90	.00	
3550	HERMANSEN'S COMPANY INC.	2001	CEMETERY-EQUIP SUPP & MAI	02/11/2020	10.99	.00	
3550	HERMANSEN'S COMPANY INC.	2001	AIRPORT-EQUIP SUPP & MAINT	02/11/2020	1.99	.00	
3550	HERMANSEN'S COMPANY INC.	2001	PARKS-EQUIP SUPP & MAINT	02/11/2020	11.00	.00	
Total HERMANSEN'S COMPANY INC.:					513.43	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
HOUSE OF SUDS CAR WASH II, LLC							
3697	HOUSE OF SUDS CAR WASH II,	113	POLICE-CAR WASH CARDS	02/04/2020	200.00	.00	
Total HOUSE OF SUDS CAR WASH II, LLC:					200.00	.00	
I-FOUR MEDIA LLC							
3810	I-FOUR MEDIA LLC	21091	POWER-UNIFORMS-STITCHING	02/10/2020	99.00	.00	
3810	I-FOUR MEDIA LLC	21103	FIRE-PLATE ENGRAVING	02/04/2020	22.50	.00	
Total I-FOUR MEDIA LLC:					121.50	.00	
IN-FISHERMAN							
15336	IN-FISHERMAN	2002	LIBRARY-PERIODICALS-8 ISS	02/05/2020	6.00	.00	
Total IN-FISHERMAN:					6.00	.00	
JENSEN, JEFF							
4135	JENSEN, JEFF	2002	WATER-LODGING-MASTER ME	02/13/2020	88.74	88.74	02/13/2020
4135	JENSEN, JEFF	2002	WATER-TRAINING-CDL RENEW	02/13/2020	88.00	88.00	02/13/2020
4135	JENSEN, JEFF	2002A	WATER-MEALS & MILES-RWAU	02/17/2020	279.40	.00	
Total JENSEN, JEFF:					456.14	176.74	
JOHNSON CONTROLS FIRE PROTECTION LP							
7695	JOHNSON CONTROLS FIRE PR	21458280	ALARM SYS-PUB SFTY BLDG-M	02/04/2020	49.06	.00	
7695	JOHNSON CONTROLS FIRE PR	21458345	ALARM SYST MAINT-CITY BLDG	02/04/2020	49.06	.00	
Total JOHNSON CONTROLS FIRE PROTECTION LP:					98.12	.00	
KIDS REFERENCE COMPANY, INC.							
4455	KIDS REFERENCE COMPANY, I	KRC01-8928	LIBRARY-BOOKS-DEVT GRANT	02/03/2020	190.90	.00	
Total KIDS REFERENCE COMPANY, INC.:					190.90	.00	
KIMBALL, BRYAN							
4475	KIMBALL, BRYAN	2002	COM DEVT-MEALS & MILES-AP	02/06/2020	275.20	.00	
Total KIMBALL, BRYAN:					275.20	.00	
KREBS, DEVON							
14834	KREBS, DEVON	2002	POLICE-MEALS-SEXUAL ASSA	02/17/2020	135.00	.00	
Total KREBS, DEVON:					135.00	.00	
L N CURTIS & SONS							
4560	L N CURTIS & SONS	INV356119	POLICE-RESOURCE OFFICER	01/27/2020	1,081.50	.00	
Total L N CURTIS & SONS:					1,081.50	.00	
LANDIS+GYR TECHNOLOGIES LLC							
3735	LANDIS+GYR TECHNOLOGIES	90310294	POWER-SAAS MONTHLY FLAT	02/15/2020	750.00	.00	
Total LANDIS+GYR TECHNOLOGIES LLC:					750.00	.00	
LEXIPOL, LLC							
14282	LEXIPOL, LLC	32649	FIRE-POLICY MANUAL	02/01/2020	2,871.00	.00	
14282	LEXIPOL, LLC	32795	POLICE-POLICY MANUAL	02/01/2020	2,358.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total LEXIPOL, LLC:					5,229.00	.00	
LIVINGSTON PHOTOGRAPHY & PRINT							
15073	LIVINGSTON PHOTOGRAPHY &	503598	FIRE-OFF SUPP-PRINTS	02/11/2020	12.36	.00	
Total LIVINGSTON PHOTOGRAPHY & PRINT:					12.36	.00	
LUND, KARL							
5005	LUND, KARL	2002	COURT-RESTIT-A NEILSON-181	02/05/2020	50.00	.00	
Total LUND, KARL:					50.00	.00	
LYONS, JOY							
15331	LYONS, JOY	2002	PARKS-RESERVATION REF	02/07/2020	42.00	.00	
Total LYONS, JOY:					42.00	.00	
MAUDSLEY, CANDICE							
13239	MAUDSLEY, CANDICE	2002	ADMIN-MILES-SCURA-MONROE	02/18/2020	72.61	.00	
Total MAUDSLEY, CANDICE:					72.61	.00	
NORTH SANPETE DISPOSAL							
5945	NORTH SANPETE DISPOSAL	2001A	GARBAGE COLLECTION-1ST C	01/31/2020	6,743.00	.00	
5945	NORTH SANPETE DISPOSAL	2001B	GARBAGE COLLECTION-2ND C	01/31/2020	802.50	.00	
5945	NORTH SANPETE DISPOSAL	70278	CITY HALL DUMPST SERV-JAN	02/03/2020	30.10	.00	
5945	NORTH SANPETE DISPOSAL	70278	POWER-DUMPSTER-JAN	02/03/2020	45.14	.00	
5945	NORTH SANPETE DISPOSAL	70278	STREETS-DUMPSTER-JAN	02/03/2020	30.10	.00	
Total NORTH SANPETE DISPOSAL:					7,650.84	.00	
OFFICE DEPOT							
5990	OFFICE DEPOT	436435635001	ADMIN-PENS	01/30/2020	15.97	.00	
5990	OFFICE DEPOT	436435635001	FINANCE-PAGE FLAGS	01/30/2020	2.39	.00	
5990	OFFICE DEPOT	436443530001	FINANCE-PLASTIBANDS	01/30/2020	18.50	.00	
5990	OFFICE DEPOT	436443530001	ADMIN-PENS	01/30/2020	2.20	.00	
5990	OFFICE DEPOT	439453774001	COMM DEVT-P&Z-RULER	02/06/2020	6.21	.00	
5990	OFFICE DEPOT	439456340001	POLICE-OFF SUPP-COMMAND	02/06/2020	11.10	.00	
Total OFFICE DEPOT:					56.37	.00	
PARRY, CHAD							
6260	PARRY, CHAD	2002	WATER-MEALS & MILEAGE-RW	02/17/2020	279.40	.00	
Total PARRY, CHAD:					279.40	.00	
PEOPLE MAGAZINE							
14387	PEOPLE MAGAZINE	2001	LIBRARY-PERIODICALS- 1 YR	02/11/2020	112.31	.00	
Total PEOPLE MAGAZINE:					112.31	.00	
PITMAN FARMS, INC							
15070	PITMAN FARMS, INC	NMI20000061	CEMETERY-GROUNDS MAINT-S	02/07/2020	341.25	.00	
Total PITMAN FARMS, INC:					341.25	.00	

EPHRAIM CITY CORPORATION

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Report dates: 2/5/2020-2/18/2020Page: 6
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QUEST FINANCIAL SERVICES, INC.							
6740	QUEST FINANCIAL SERVICES, I	2001	FINANCE-CITY ACCOUNTING	02/11/2020	3,825.00	.00	
Total QUEST FINANCIAL SERVICES, INC.:					3,825.00	.00	
REDMOND MINERALS, INC.							
6915	REDMOND MINERALS, INC.	292819	STREETS-DEPT SUPP-BULK IC	02/05/2020	406.35	.00	
6915	REDMOND MINERALS, INC.	292878	STREETS-DEPT SUPP-BULK IC	02/06/2020	750.78	.00	
Total REDMOND MINERALS, INC.:					1,157.13	.00	
RELIABLENETWORKS							
15162	RELIABLENETWORKS	16141	GEN GOVT-BACKUP SYSTEM-F	02/10/2020	128.00	.00	
Total RELIABLENETWORKS:					128.00	.00	
RITZ SAFETY							
15060	RITZ SAFETY	33411	POWER-UNIFORMS	02/15/2020	125.67	.00	
Total RITZ SAFETY:					125.67	.00	
ROBERT STEVENS							
15335	ROBERT STEVENS	2002	GEN GOVT-WEBSITE-PHOTOG	02/17/2020	1,125.00	.00	
Total ROBERT STEVENS:					1,125.00	.00	
RODRIGUEZ, CINTHIA							
15338	RODRIGUEZ, CINTHIA	2002	ELECTRIC-UTIL DEP REFUND	02/18/2020	30.53	.00	
Total RODRIGUEZ, CINTHIA:					30.53	.00	
SANPETE COUNTY FIRE DISTRICT #2							
7370	SANPETE COUNTY FIRE DISTRI	2001	FIRE DIST-JAN	01/31/2020	7,462.50	.00	
Total SANPETE COUNTY FIRE DISTRICT #2:					7,462.50	.00	
SANPETE SANITARY LANDFILL							
7440	SANPETE SANITARY LANDFILL	2001	LANDFILL & CITY COLLECTION	01/31/2020	4,874.40	.00	
Total SANPETE SANITARY LANDFILL:					4,874.40	.00	
SCHOLZEN PRODUCTS CO INC							
7505	SCHOLZEN PRODUCTS CO INC	1016322-00	WATER-CHLORINE	02/03/2020	677.01	.00	
Total SCHOLZEN PRODUCTS CO INC:					677.01	.00	
SEVEN PLUS EQUIPMENT							
7560	SEVEN PLUS EQUIPMENT	2841	GEN GOVT-FIRE EXT-CO-OP	02/05/2020	337.45	.00	
7560	SEVEN PLUS EQUIPMENT	2842	GEN GOVT-FIRE EXT-CITY HAL	02/05/2020	78.85	.00	
7560	SEVEN PLUS EQUIPMENT	2843	POWER-EQUIP SUPP & MAINT-	02/05/2020	584.95	.00	
7560	SEVEN PLUS EQUIPMENT	2844	LIBRARY-EQUIP SUPP & MAIN-F	02/05/2020	278.00	.00	
Total SEVEN PLUS EQUIPMENT:					1,279.25	.00	
SEVIER OFFICE SUPPLY							
7575	SEVIER OFFICE SUPPLY	957414-0	LIBRARY-OFF SUPP-STAMP	01/21/2020	44.50	.00	
7575	SEVIER OFFICE SUPPLY	958429-0	GEN GOVT-COPY ROOM DESK	02/04/2020	203.00	.00	
7575	SEVIER OFFICE SUPPLY	958878-0	COURT-OFF SUPP-DATE STAM	02/11/2020	33.47	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total SEVIER OFFICE SUPPLY:					280.97	.00	
STATE OF UTAH GASCARD							
3080	STATE OF UTAH GASCARD	NP57703866	POLICE-FUEL	02/03/2020	1,480.94	.00	
3080	STATE OF UTAH GASCARD	NP57703866	FIRE-FUEL	02/03/2020	433.17	.00	
3080	STATE OF UTAH GASCARD	NP57703866	POWER-FUEL	02/03/2020	636.60	.00	
3080	STATE OF UTAH GASCARD	NP57703866	ADMIN-FUEL	02/03/2020	56.66	.00	
3080	STATE OF UTAH GASCARD	NP57703866	STREETS-FUEL	02/03/2020	384.20	.00	
3080	STATE OF UTAH GASCARD	NP57703866	WATER-FUEL	02/03/2020	384.20	.00	
3080	STATE OF UTAH GASCARD	NP57703866	SEWER-FUEL	02/03/2020	384.19	.00	
3080	STATE OF UTAH GASCARD	NP57703866	REC-FUEL	02/03/2020	69.56	.00	
Total STATE OF UTAH GASCARD:					3,829.52	.00	
SUNRISE ENGINEERING INC							
8360	SUNRISE ENGINEERING INC	0107321	WASTEWATER-IFFP & IFA	12/11/2019	1,490.00	.00	
8360	SUNRISE ENGINEERING INC	0107321	WATER-IFFP & IFA	12/11/2019	12,375.00	.00	
8360	SUNRISE ENGINEERING INC	0107321	ROADS-IFFP & IFA	12/11/2019	7,517.62	.00	
8360	SUNRISE ENGINEERING INC	0107321	PARKS & REC-IFFP & IFA	12/11/2019	1,325.50	.00	
8360	SUNRISE ENGINEERING INC	0107321	EMER SERV-IFFP & IFA	12/11/2019	543.00	.00	
Total SUNRISE ENGINEERING INC:					23,251.12	.00	
TASTE OF HOME-TRUSTED MEDIA BRANDS							
8470	TASTE OF HOME-TRUSTED ME	01080	LIBRARY-TOH GRANDMAS FAV	01/21/2020	25.98	.00	
Total TASTE OF HOME-TRUSTED MEDIA BRANDS:					25.98	.00	
THOMPSON SINCLAIR							
8695	THOMPSON SINCLAIR	5091589	FIRE-FUEL	01/25/2020	25.54	.00	
Total THOMPSON SINCLAIR:					25.54	.00	
TIMPVIEW ANALYTICAL LAB							
8750	TIMPVIEW ANALYTICAL LAB	20A1414	WATER-QUALITY TESTING	02/05/2020	30.00	.00	
Total TIMPVIEW ANALYTICAL LAB:					30.00	.00	
TRACKABEAST							
15119	TRACKABEAST	4936	POLICE-ANIMAL CONTROL-6 M	02/04/2020	150.00	.00	
Total TRACKABEAST:					150.00	.00	
TRB ROCK PRODUCTS, LLC							
13250	TRB ROCK PRODUCTS, LLC	9264	STREETS-DEPT SUPP-ROCK	01/30/2020	91.65	.00	
Total TRB ROCK PRODUCTS, LLC:					91.65	.00	
UPS							
12658	UPS	104AX7060	FIRE-OFF SUPP-POSTAGE	02/08/2020	29.47	29.47	02/13/2020
12658	UPS	104AX7060	POLICE-SHIPPING	02/08/2020	9.57	9.57	02/13/2020
Total UPS:					39.04	39.04	
UTAH AIRPORT OPERATORS ASSOC.							
15332	UTAH AIRPORT OPERATORS A	2002	AIRPORT-SPRING CONF REG-K	02/12/2020	300.00	300.00	02/14/2020

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total UTAH AIRPORT OPERATORS ASSOC.:					300.00	300.00	
UTAH LOCAL GOVERNMENTS TRUST							
9235	UTAH LOCAL GOVERNMENTS T	1580838	WORKER'S COMP-MONTHLY F	02/10/2020	2,681.84	.00	
Total UTAH LOCAL GOVERNMENTS TRUST:					2,681.84	.00	
UTAH STATE TAX COMMISSION							
9320	UTAH STATE TAX COMMISSION	2001	UTILITY SALES TAX-JAN	01/31/2020	6,968.09	.00	
Total UTAH STATE TAX COMMISSION:					6,968.09	.00	
VERIZON WIRELESS							
9480	VERIZON WIRELESS	9847878295	STREETS-PHONES	02/07/2020	432.20	.00	
9480	VERIZON WIRELESS	9847878295	WATER-PHONES	02/07/2020	432.20	.00	
9480	VERIZON WIRELESS	9847878295	SEWER-PHONES	02/07/2020	432.21	.00	
9480	VERIZON WIRELESS	9847878295	ADMIN-PHONE	02/07/2020	55.64	.00	
9480	VERIZON WIRELESS	9847878295	COMM DEVT-PHONES	02/07/2020	95.67	.00	
9480	VERIZON WIRELESS	9847878295	POLICE-PHONES	02/07/2020	360.09	.00	
9480	VERIZON WIRELESS	9847878295	FIRE-PHONES	02/07/2020	40.01	.00	
9480	VERIZON WIRELESS	9847878295	REC- PHONES	02/07/2020	82.64	.00	
9480	VERIZON WIRELESS	9847878295	POWER-PHONES	02/07/2020	151.29	.00	
Total VERIZON WIRELESS:					2,081.95	.00	
YOUNG, GORDON MIKE							
11596	YOUNG, GORDON MIKE	2002	ELECTRIC-UTIL DEP REFUND	02/13/2020	90.00	.00	
11596	YOUNG, GORDON MIKE	2002	WATER-UTIL DEP REFUND	02/13/2020	5.51	.00	
Total YOUNG, GORDON MIKE:					95.51	.00	
Grand Totals:					93,902.74	515.78	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

WORK MEETING MINUTES
CITY COUNCIL
 CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
 5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 5, 2020
5:30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, February 5, 2020, in the City Council Room. Mayor Scott called the meeting to order at 5:30 p.m.

ROLL CALL**MEMBERS PRESENT**

John Scott, Mayor
 Tyler Alder
 Greg Boothe
 Richard Wheeler

MEMBERS EXCUSED

Alma Lund
 Margie Anderson, Mayor Pro Tem

STAFF PRESENT

Shaun Kjar, City Manager
 Leigh Ann Warnock, City Recorder
 Bryan Kimball, Community Dev.
 Chase Andrizzi, City Attorney
 Chad Parry, Public Works Director
 Aaron Broomhead, Police Chief

DISCUSSION AGENDA

The City Recorder administered the annual Open and Public Meetings training as required by Utah State Law.

AGENDA REVIEW

Continuing Education Reimbursement: Steve Brandt has requested continuing education reimbursement for a training he is taking that relates to his job. The schedule in the contract shows the rate he would have to pay the City back if he were to leave if we pay for this education.

WARRANT REGISTER INQUIRIES

Schindler's Elevator – The elevator in the Co-op has had a lot of issues so Schindler came out to do repairs and maintenance.

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
FEBRUARY 5, 2020
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, February 5, 2020, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

Darren Gauthier offered an invocation. Trevor Steck led the audience in the Pledge of Allegiance.

ROLL CALL**MEMBERS PRESENT**

John Scott, Mayor
 Tyler Alder
 Greg Boothe
 Richard Wheeler

MEMBERS EXCUSED

Margie Anderson, Mayor Pro Tem
 Alma Lund

STAFF PRESENT

Shaun Kjar, City Manager
 Leigh Ann Warnock, City Recorder
 Bryan Kimball, Community Dev.
 Chase Andrizzi, City Attorney
 Chad Parry, Public Works Director
 Aaron Broomhead, Police Chief
 Michael Patton, Rec Director

PRESENTATIONS**2020 US CENSUS**

Shaun and Leigh Ann attended a committee meeting at the College for the 2020 Census. Shaun reviewed a timeline for the Council of the importance of the census and what it means financially to the City. \$18,700 per person the City misses out on over the next ten years for everyone who does not respond to the census. If students do not respond before they leave in May, they will not still be here when the census takers come out.

This information will be made available on Facebook, in the newsletter, on our website, and any other way we can find. We may make available a computer in our lobby or at the library for people to respond online.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of February 4, 2020.

Councilmember Alder moved to approve the February 4, 2020 Warrant Register as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the January 11, 2020 Council Planning Session, the January 22, 2020 Work meeting and Regular City Council meeting, and the January 29, 2020 Town Hall Meeting.

Councilmember Boothe moved to approve the January 11, 2020 Council Planning Session, the January 22, 2020 Work meeting and Regular City Council meeting, and the January 29, 2020 Town Hall Meeting minutes, as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

AGREEMENT: RESOURCE CLOTHING BANK

The Resource Clothing Bank has now been conducting business out of the old ambulance shed for one year. The Resource Clothing Bank has been accepting donations, laundering clothes and making them available to families in need at no cost. The original lease was for one year.

In April they made a request to not pay all the utilities. They are paying electric, but water, and sewer usage is so minimal the City is waiving those minimum charges. The City pays for gas, as it is on the same meter as the Power Department. This new agreement extends that lease for another year.

Councilmember Boothe moved to approve a one-year lease extension agreement with the Resource Clothing Bank for one year. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

CONTINUING EDUCATION REIMBURSEMENT REQUEST: STEVE BRANDT

Steve Brandt has requested reimbursement for a Dog Obedience Instructor Program he has paid for and started attending. Chief Broomhead put together a draft of a training and education reimbursement contract that if the City opts to reimburse him for this expense, that he agree to stay here for two years and use the education gained from that as part of his duties in his job. A schedule is attached showing what repayment to the City would be if he were to leave before the two years.

Councilmember Wheeler moved to approve a reimbursement contract with Steve Brandt for continuing education related to his position as Animal Control/Enforcement Officer. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Recreation Board – Basketball season is over. Around 115 youth were registered. Volleyball and soccer signups have begun.

Richard Wheeler

Utilities Board – Discussions taking place regarding solar energy.

Senior Board – Went over the 2020 budget. They are in great financial shape. The roof repair has been completed and paid for.

Greg Boothe

Scandinavian Festival – Will begin meetings soon.

Library Board – Things are going well at the Library.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Projects – Hearing a lot of interest in projects

Kerry Steck, Fire Chief

Training – Took ladder truck down for training. Good reports have come back in. Kerry attended a class on how to deal with the National Fire Reporting Incident System.

Two new guys want to join the Department. Mayor Scott asked Kerry to submit a picture of the new truck with a written history to put on the website and in the newsletter.

Michael Patton, Rec Director

Survey – Over 400 responses were received. The Board is working on a draft of a Strategic Plan for review.

CITY MANAGER REPORT

City Website - We will be upgrading the website with photos from a new photographer.

Horse Power – We officially purchased the Explorers from Horse Power for the Police Department today. Titles are in hand.

Department Director's Meeting – We went over the purchasing policy and scheduling, conference trainings and reimbursement for mileage and per diems.

Ephraim Flags – Put in a request to order flags for Ephraim City as designed by sixth graders. Residents will be able to purchase them. This will be the City flag for the next five years.

Donation Box – Had a request from a group of college students representing the Peace Corp in Ghana for a donation box to be placed here at City Hall for seeds.

City Attorney - Grateful for Chase Andrizzi’s services and attendance. He has already been very useful.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 7:44 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, February 19, 2020, 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

DRAFT

MINUTES
UTILITIES BOARD MEETING
 EPHRAIM CITY HALL
 5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 13, 2020
7:00 PM

Board Members Present: Chair Ted Olson, Leonard McCosh, Dale Nicholls

Board Members Excused: Don Thompson, Council Liaison Richard Wheeler

Staff Present: Public Works Director Chad Parry, Power Superintendent Cory Daniels, Secretary Candice Maudsley, Bryan Kimball City Engineer, Devan Fowles City Planner, Leigh Ann Warnock City Recorder

Others Appearing: Lorna Larsen, Antonio Jimenez, Ky Oberg,

C. ANTONIO JIMENEZ OUTSIDE CITY WATER REQUEST

Antonio desires a City water connection outside City limits, for a proposed house on a five-acre lot. He is in the process of obtaining a subdivision permit from the County for two five-acre lots. Current code allows the applicant to petition the City for a water connection outside of City Limits. Currently Antonio and up to three additional connections might request a connection if the water line is extended to his property. Antonio is willing to pay the cost to run an eight-inch water main to his property with a fire hydrant at the end of the line. City Staff feels there are some pros and cons to allowing the water to be extended to lots outside the City. While the applicant is primarily concerned with just the need for a water connection, the City must deal with the bigger picture issues of providing the rest of the needed infrastructure to a previously undeveloped part of town, such as roads, sewer, sidewalks, etc. If a water connection is granted, staff recommends doing so with conditions. The applicant must pursue and exhaust annexation. The minimum 8" inch diameter water line must be looped at the time of construction and not result in a dead-end line that would potentially cause water quality concerns and restrict our ability to provide fire flow protections. Looping the waterline becomes more feasible if additional parties can participate in the cost. A pioneering agreement would be allowed to enable recouping that initial expense over time as other properties eventually connect to this extended line. It was recommended the applicant agrees to follow existing City code for remaining building and zoning requirements, including provisions for road and roadway dedications.

Potential benefits of granting the water connection now:

- A willing partner now to pay for half a mile of water line into new parts of town will open future opportunities for land development and likely attract future commercial development in a prime part of town, especially if the water line is looped.

- Providing a closer proximity for extending this water line will allow future development on nearby pieces to loop in more easily, enabling additional growth in the area.
- Will provide a closer line to tie future wells into the City system, making those future projects cheaper because connections will be closer, especially if the water line is looped.
- With long term growth, especially commercial growth made more possible by bringing some of the necessary infrastructure to a future commercial area.

There is potential for significant long-term gain, but also at significant short-term expense. The Board was concerned about having the water supply for outside City connections. The City recently paid for the line to be looped connecting Wildee Mortensen's home. The cost has been significant to the City. There was discussion concerning the precedence set by allowing Wildee Mortensen to have a water connection.

Board Member Dale Nicholls moved to approve and recommend to City Council one outside City water connection with pre-annexation required as well as requiring the other staff recommendations presented except for the looping of the line. The motion was seconded by Board Member Leonard McCosh. The vote was unanimous. The motion carried.

D. DISCUSSION AND POSSIBLE APPROVAL OF SOLAR MORATORIUM

Several solar users have raised issues with the City's Net Metering Agreement. The City attorney is reviewing the agreement and has suggested a few revisions. The entire net metering application process is under review and revisions need to be made. The Board discussed implementing an educational process for solar applicants. The system standards will be updated. The Net Metering Ordinance also needs to be revised to address the apartment buildings seeking solar connection. A moratorium on all new solar applications is suggested while all the processes and revisions are done.

Board Member Leonard McCosh moved to put in place a solar moratorium on any new solar applications not to exceed six months. The motion was seconded by Board Member Dale Nicholls. The vote was unanimous. The motion carried.

Staff Review and Recommendation

Applicant: Antonio Jimenez
Address: Approximately 1045 North 200 East (Outside City Limits)
Regarding: Request for City water connection outside City limits
Date: February 13, 2020

Executive Summary:

City staff can see pros and cons to granting a water connection outside City limits for this application. While the applicant is primarily concerned with just the need for a water connection, the City must deal with the bigger picture issues of providing the rest of the needed infrastructure to a previously undeveloped part of town, such as roads, sewer, sidewalks, etc. **If a water connection is granted, staff recommends doing so only on the following conditions:**

- The applicant must pursue and exhaust annexation options, such that the property is either annexed or proved to be not possible due to unwillingness of adjacent property owners. - OR- If annexation now is not possible, the applicant must agree to sign a pre-annexation agreement that agrees to annex when it becomes possible, which agreement will be recorded and run with the land.
- The minimum 8" inch diameter water line must be looped at the time of construction and not result in a dead-end line that would potentially cause water quality concerns and restrict our ability to provide fire flow protections. Looping the waterline becomes more feasible if additional parties can participate in the cost. A pioneering agreement would be allowed to enable recouping that initial expense over time as other properties eventually connect to this extended line.
- The applicant agrees to follow existing City code for remaining building and zoning requirements, including provisions for road and roadway dedications, walkways, as other frontage and development requirements as currently required by City code.

Additional background and Discussion:

Antonio desires a City water connection outside City limits, for a proposed house. While the City does not generally provide water outside City limits, current code allows the applicant to petition the City for a water connection outside of City Limits, which after consideration by the Utility Board and the City Council, may be granted on a case by case basis. Currently Antonio and up to three additional connections might request an immediate connection if the water line is extended to his property. Antonio is willing to pay the cost to run a water main to his property with a fire hydrant at the end of the line. City Staff feels there are some pros and cons to allowing the water to be extended to lots outside the City.

The primary concerns of staff include the following:

- Water quality (water going bad/stagnant due low volume use on a dead-end, non-looped line). With this big of a line for nearly a half mile stretch with low use on the other side, risk of water going stagnant and making someone sick is a big risk.
- Ability to provide adequate fire protection on a dead-end line (water only coming from one direction, whereas a looped line has water coming from two directions, dramatically increasing fire flow capacity)
- How will the rest of the infrastructure come about? This is raw farm ground in a new undeveloped part of the city. There are no paved roads, no water, no sewer, no storm drainage, no curb, no sidewalk to this lot. The only thing currently available to the property is gravel roads and power. Normal city requirements include right of way dedication for adequate widths, road improvements (both gravel and asphalt), frontage improvements such as curb, gutter, storm drainage, etc. If this house is allowed without that infrastructure it sets a precedent for the next lot nearby. Eventually there is enough buildout that full infrastructure is fully warranted, but now who pays for that full infrastructure? If the properties do not pay for their individual share (along their own frontage) as the lots develop then the City, i.e. all the other taxpayers, who have already paid for their own infrastructure, will now have to pay for somebody else's infrastructure too, and the lot owner who actually developed the property in most cases will not have to pay that cost.
- If the property is not annexed now, once built out, history has shown it may never be annexed. That means even though we may have a paying water customer, the water fund will be helped for the impact of that growth, but the general fund will not be helped, in that the customer is still receiving most of the city benefits but is not contributing as much as everyone else is. They will still drive on our roads, use our parks, visit our libraries, but do not pay city property tax that is one of the primary funding sources for those services paid from the general fund, because they will be in the county.
- By allowing growth in a currently undeveloped part of town, rather than encourage that growth to go into more developed parts of town, it requires a lot of resources from multiple funds, that will only serve a small number of customers, in order to provide infrastructure to those few properties. That means a lot of cost, born by multiple departments, for very little return on investment, at least in the short term. In the long term there may be more return on investment as other nearby properties also develop, but in the meantime there is still up-front cost that needs to be invested before that long term benefit can be achieved.

Potential benefits of granting the water connection now:

- A willing partner now to pay for half a mile of water line into new parts of town will open future opportunities for land development and likely attract future commercial development in a prime part of town, especially if the water line is looped.
- Providing a closer proximity for extending this water line will allow future development on nearby pieces to loop in more easily, enabling additional growth in the area.
- Will provide a closer line to tie future wells into our system, making those future projects cheaper because connections will be closer, especially if the water line is looped.
- With long term growth, especially commercial growth made more possible by bringing some of the necessary infrastructure to a future commercial area, the future commercial growth will eventually be a significant help to the City in terms of future property and sales tax.

Additional Considerations – frontage improvements

“Large Lot” requirements would apply in this case. In summary, sidewalk, curb and asphalt can be waived along frontage can be waived in lieu of gravel walking trail, adequate drainage (borrow pit), and 24 foot gravel road is allowed for lots larger than 1.5 acres, (his lot is more than 5 acres). In this case we would also require right of way dedication sufficient for his half of a future road (40 foot required, 66 foot preferred), measured from the centerline of the existing road. In essence, the improvements would not be much more than what is already existing, even if this were in the city limits, and the same general concerns still apply as to how the rest of the infrastructure will come about.

Summary and conclusion:

In short, there is potential for significant long-term gain, but also at fairly significant short-term expense, potentially affecting multiple departments of the city. If the above suggested conditions of approval are met, we think we can work with the other issues over time.

Applicable Ordinances (*emphasis added*)

Utility Ordinance 8-3-2-N

1. Service Outside City:

1. Scope: The **city generally does not provide water outside the city limits.** However, a petition for service outside city boundaries may be made according to current city standards for connections located outside city limits. **Should the petition be accepted by the board and city council, the city may, at its sole discretion, furnish water service from its water system to persons outside the city in accordance with the provisions of this title.**
2. Petition For Service: Should a petition for service to connect to the water system outside the city limits be accepted, the **applicant must be willing to prepay the whole expense** or be willing to post a bond with the city to extend the water system to his property, including the cost of extending any water main beyond its present location. The petition shall include the following:
 - A. **A description of the proposed extension.**
 - B. **A map showing the location thereof.**
 - C. **In the case of a water shortage, the water service provided to petitioner shall comply with city policy at the time.**
3. Lines Maintained: The city shall operate and maintain any extended water lines in accordance with all other policies and practices for lines maintained within city limits.
4. Extensions May Be Master Metered: On rare occasions, at the sole discretion of the city, when an extension supplying more than one house or user outside the city limits is allowed to be connected to city water mains, the public works director may require a master meter to be installed near the point where the connection is to be made to the city main. This installation will be at the expense of the persons served by such extension according to the regular rates for meter installation. For billing purposes, all parties must agree on "one" primary owner to take full responsibility and agree to pay all bills for water served through the meter at the applicable water rates in accordance with Ephraim City utility billing practices; otherwise service may be terminated.
5. Nonpreference For Outside Users: Under no circumstances shall this section, subsection, this title or any other provisions of city legislation make it obligatory for the city to extend use of water services outside the city or to limit the charges outside the city to any specific amount nor to make it unlawful or improper to assess different rates for uses outside the city when compared to rates within the city.
6. Water Outside City Limits: Should water be extended to any structure outside city limits, the **applicant also agrees to comply with all other provisions of this title and other city codes.**

2. Nonliability For Damages: The city shall not be held liable for any damage to a water service user by reason of stoppage or interruption of his or her water supply service caused by fires, scarcity of water, accidents to the water system or its mains, or which occurs as the result of maintenance and extension operations, or from any other unavoidable cause. This title shall not be construed to extend the liability of the city beyond that provided in the governmental immunity act.

Zoning Ordinance 10-3-2

C. Lot Standards:

1. 10-3-2 (C) Lot Standards:

A. Except for planned unit developments, large lots as defined herein, or as otherwise provided by City ordinance, every lot shall have such area, width and depth as required for the zoning district in which it is located and shall have frontage upon a dedicated or publicly-approved street which meets the adopted road standards of the City before any building permit may be issued, except residential lots may front upon private roads approved by the City Council after consideration by the Planning Commission. Any lot fronting a private street shall only be allowed if emergency access requirements are met as determined by the Ephraim Fire Chief. Flag Lots and center of block developments shall be developed in accordance with Section 10-3-10 of this Chapter. **For lots which are one and a-half acres or bigger frontage improvements will be required as per section 11-4-2 (B); Subdivisions.**

- E. Lot Improvements: A building permit for a primary building on a lot will only be issued on the condition that the lot be improved with curb/gutter, sidewalk, and asphalt along the street frontage of the lot in accordance with the Development Sequence and Guarantee of Improvements as outlined in Sections 10-3-14 through 10-3-20 of this Ordinance,, and minimum utilities (including water, sewer, power, and gas) are available and adequate to service the property. **Except as provided herein for large lots and otherwise specifically exempted by the city council due to exceptional circumstances**, all development, whether single family, multi family, commercial, or subdivision development shall provide frontage improvements as per these ordinances. Any required improvements not installed before approval (road, sidewalk, drainage, and public utilities) must be bonded, deposited to escrow, or otherwise financially guaranteed in manner acceptable to the City, prior to issuance of permit. See also Section 10-3-2-N.

11-4-2 Subdivision

Large Lot Subdivision (2012):

B. LAYERED ZONE BOUNDARIES:

1. Inner Layer (Urban):

A. Any real property located within the following describe geographic area:

B. 700 South heading east to 500 East heading north to 500 North heading west to 200 West heading south and ending at 600 South.

2. Middle Layer (Suburban):

A. Any real property located within the following describe geographic area:

B. 1000 South heading east to 700 East heading north to 800 North heading west to 400 West heading south and ending at 1000 South.

3. Outer Layer (Rural):

A. Any real property located within the following describe geographic area:

1. Any real property located within Ephraim City that lies beyond the "Middle Layer" and any future annexed areas.

4. DEVELOPMENT REQUIREMENTS: Any item not specifically mentioned in these provisions shall be governed by the existing development code currently in place, including provisions for sewer and other utilities.

a. Inner Layer: All real property developed within this layer shall comply with the existing development code currently in place.

b. Middle Layer: All real property developed within this layer shall comply with the existing development code currently in place. However, in the case of a Large Lot development the following frontage improvements shall be required:

1. Verification submitted to the City Planner that the lot to be developed is in fact at least one and a-half acres in size.

2. Curb and gutter shall be waived but must provide a swale and provide evidence to the City Planner of adequate storm drainage. Owner may choose to install full improvements.

3. Must have frontage on an improved asphalt road at least 24 feet in width. However, the Planning Commission and City Council may waive the asphalt

requirement if the large lot subdivision frontage is contiguous with other unimproved roads. Improvements apply only to main, existing roads. Does not apply to possible future roads.

4. Must provide a sidewalk or other acceptable walking trail/path
 5. Must dedicate at least a 40 foot right of way to City
 6. Setbacks sufficient to preserve a 66 foot corridor
 7. Signed Development Agreement providing that any property division making the property in questions less than one and a-half acres in size the owner must provide improvements as required as per the current development code.
 8. Properties over 1.5 acres may be required to improve frontage if adjacent to existing improvements and justified by pedestrian need as decided by the Planning and Zoning and City Council.
- c. **Outer Layer:** All real property developed within this layer shall comply with the existing development code currently in place. However, in the case of a Large Lot development the following frontage improvements shall be what is required:
1. Verification submitted to the City Planner that the lot to be developed is in fact at least one and a-half acres in size.
 2. **Curb and gutter shall be waived but must provide a swale** and provide evidence to the City Planner of adequate storm drainage. Owner may choose to install full improvements.
 3. **Must have frontage on a 24 foot road** improved adequately to allow access for emergency vehicles. **At a minimum this will require gravel.**
 4. **Sidewalks may be waived in lieu of a dirt or gravel walking** trail.
 5. **Must dedicate at least a 40 foot right of way to City.**
 6. **Setbacks sufficient to preserve a 66 foot corridor**
 7. **Signed Development Agreement** providing that any property division making the property in questions less than one and a-half acres in size the owner must provide improvements as required as per the current development code.
5. Exceptions may be given for outer two layers. Those with large lots in middle zones may be required to improve their frontage. Those with small lots in outer zones may be allowed to waive frontage improvements in exchange for a bond for improvements. (2012)

Previous Precedent (City Council minutes):

Councilmember Squire moved to allow Wildee Mortensen a city water connection located outside city limits based on his following the stipulations as recommended by the city Utilities Board, that a city water connection be granted to property owners residing outside city limits if the following conditions apply: 1) property owner is unable to annex due to surrounding property owners' unwillingness to participate in annexation; whereby, state law cannot be met, 2) where a water connection is granted, any development taking place will meet current city development codes, and 3) a development agreement be entered into and recorded against the property with the county, stating the property owner agrees to annex his/her property into the city as soon as they are able to do so. The development

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agreement will be written on a case by case basis, based on each individual situation. Council member Terry Lund seconded the motion. All were In Favor. The motion carried.

City manager Regan Bolli will work on putting together an agreement for Wildee to sign, and take it to the Utility Board for their review.

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CEMETERY BOARD MEMBERS PRESENT:

Beverly Thomas, Chair
Steven Crosland
Dale Nicholls
Dick Olson

Recommendation to Ephraim City Council

DISCUSSION: Two cemetery spaces were purchased and allocated in 1963, and in 1980 those spaces were reallocated. Ephraim City had no record of the 1980 reallocation, though evidence has since been provided as proof. As a result, another heir and his spouse, one of them now buried, were erroneously given spaces belonging to two other heirs.

Pursuant to a regularly scheduled meeting held by the Ephraim City Cemetery Board on Wednesday, the 12th day of February 2020, the Cemetery Board makes the following recommendation to the Ephraim City Council:

MOTION: Cemetery Board member Steve Crosland moved to recommend to the City Council that they agree to provide one cemetery space for each of two heirs who were displaced. Cemetery Board member Dale Nicholls seconded the motion. All voted in favor. The motion carried.

Cemetery Secretary