



**EPHRAIM CITY COUNCIL  
WORK MEETING AGENDA  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, November 17, 2021  
5:30 PM**

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Join Zoom Meeting

<https://us02web.zoom.us/j/83750679524?pwd=eDFURDIHY2tiL3A0WEUxdWMYb0JCdz09>

**CALL TO ORDER**

**ROLL CALL**

**I. DISCUSSION AGENDA**

**A. 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 16<sup>th</sup> day of November, 2021. 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, November 17, 2021  
6:00 PM

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

To participate in the public comment period or any scheduled public hearings, please email [leighann.warnock@ephraimcity.org](mailto:leighann.warnock@ephraimcity.org) before 3:00 PM on the day of the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83750679524?pwd=eDFURDIHY2tiL3A0WEUxdWMyb0JCdz09>

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## **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.

|                                                                                                                                                                                         |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>I. MOTION AGENDA</b>                                                                                                                                                                 | <b>PAGE</b>     |
| <b>A. Approval of the November 16, 2021 Warrant Register</b>                                                                                                                            | <b>6</b>        |
| <b>B. Approval of the Minutes of the following City Council Meetings</b>                                                                                                                | <b>14</b>       |
| 1. November 10, 2021 Special Council Meeting Minutes.                                                                                                                                   |                 |
| 2. November 3, 2021 CDBG Public Hearing Minutes.                                                                                                                                        |                 |
| 3. November 3, 2021 Work Meeting and Regular Council Meeting Minutes                                                                                                                    |                 |
| <b>C. Phase I Final Plat Approval: Camino Verde Group</b>                                                                                                                               | <b>Separate</b> |
| Approval of the Phase I final plat for a multi-family development located at approximately 150 W 500 S. (Devan)                                                                         |                 |
| <b>D. 1 Lot Subdivision: Travis Thompson</b>                                                                                                                                            | <b>24</b>       |
| Review and possible approval for a single large-lot split located at approximately 235 S 400 W consisting of 2.34 acres in the RA zone. (Devan)                                         |                 |
| <b>E. Commercial Storage Unit: Jeremiah Blain</b>                                                                                                                                       | <b>26</b>       |
| Discussion and direction to Staff regarding a proposed amendment to the Land Use Ordinance to include provision for Commercial Storage Units in high density residential zones. (Devan) |                 |
| <b>F. Ephraim City Resolution 21-15: Outside Water Connections</b>                                                                                                                      | <b>29</b>       |
| Approval of ECR 21-15, a resolution ending the moratorium on new water hookups outside of City limits. (Devan)                                                                          |                 |
| <b>G. Ephraim City Ordinance 21-08: Amending the Utilities Code</b>                                                                                                                     | <b>30</b>       |
| Adoption of ECO 21-08, an ordinance amending Title 8, the Utilities Code of Ephraim. (Devan)                                                                                            |                 |

## **II. 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.

**III. Department Reports**

Department Heads and Administration have an opportunity to report.

**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 matters in Closed Session pursuant to Utah Code annotated 52-4-5 and will determine if any action should be taken from items discussed during the Closed Session at that time.

**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: 11/3/2021-11/16/2021

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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 |
|--------------------------------------------|---------------------------|----------------|---------------------------|--------------|--------------------|-------------|-----------|
| <b>ACCURATE MOBILE MIX CONCRETE</b>        |                           |                |                           |              |                    |             |           |
| 14055                                      | ACCURATE MOBILE MIX CONC  | 6448           | POWER-CONCRETE-EMERG G    | 11/10/2021   | 840.00             | .00         |           |
| Total ACCURATE MOBILE MIX CONCRETE:        |                           |                |                           |              | 840.00             | .00         |           |
| <b>ADAMS, CELESTE</b>                      |                           |                |                           |              |                    |             |           |
| 14671                                      | ADAMS, CELESTE            | 2111           | COURT-PROF SERV-INTERPRE  | 11/08/2021   | 25.00              | .00         |           |
| Total ADAMS, CELESTE:                      |                           |                |                           |              | 25.00              | .00         |           |
| <b>ALSCO</b>                               |                           |                |                           |              |                    |             |           |
| 325                                        | ALSCO                     | 2535743        | GEN GOVT-CITY HALL MATS   | 11/10/2021   | 70.31              | .00         |           |
| 325                                        | ALSCO                     | 2535743        | LIBRARY-CLEANING CLOTHS   | 11/10/2021   | 15.40              | .00         |           |
| 325                                        | ALSCO                     | 2535745        | LIBRARY-MATS-NOV          | 11/10/2021   | 78.73              | .00         |           |
| Total ALSCO:                               |                           |                |                           |              | 164.44             | .00         |           |
| <b>APPLE BOOKS</b>                         |                           |                |                           |              |                    |             |           |
| 470                                        | APPLE BOOKS               | 113472         | LIBRARY-BOOKS             | 11/10/2021   | 2,253.13           | .00         |           |
| Total APPLE BOOKS:                         |                           |                |                           |              | 2,253.13           | .00         |           |
| <b>ARNOLDSSEN, JULI</b>                    |                           |                |                           |              |                    |             |           |
| 11946                                      | ARNOLDSSEN, JULI          | 2111           | EYCC-HALLOWEEN EXPENSE-   | 11/10/2021   | 62.33              | .00         |           |
| Total ARNOLDSSEN, JULI:                    |                           |                |                           |              | 62.33              | .00         |           |
| <b>BAKER &amp; TAYLOR</b>                  |                           |                |                           |              |                    |             |           |
| 14658                                      | BAKER & TAYLOR            | 2036279139     | LIBRARY-BOOKS, MAGAZINES, | 10/19/2021   | 211.05             | .00         |           |
| Total BAKER & TAYLOR:                      |                           |                |                           |              | 211.05             | .00         |           |
| <b>BLACKBURN, JAMES</b>                    |                           |                |                           |              |                    |             |           |
| 15764                                      | BLACKBURN, JAMES          | 2111           | GEN GOVT-SOFTWARE-FIREW   | 11/09/2021   | 250.00             | .00         |           |
| Total BLACKBURN, JAMES:                    |                           |                |                           |              | 250.00             | .00         |           |
| <b>CARLSON SALES METERING SOLUTIO, LLC</b> |                           |                |                           |              |                    |             |           |
| 15245                                      | CARLSON SALES METERING S  | CSM-4928-2     | POWER-CAP OUTLAY-METERS   | 11/03/2021   | 18,912.00          | .00         |           |
| Total CARLSON SALES METERING SOLUTIO, LLC: |                           |                |                           |              | 18,912.00          | .00         |           |
| <b>CASELLE, INC</b>                        |                           |                |                           |              |                    |             |           |
| 1365                                       | CASELLE, INC              | 112837         | GEN GOVT-SOFT SUPP-DEC    | 11/01/2021   | 1,774.00           | .00         |           |
| Total CASELLE, INC:                        |                           |                |                           |              | 1,774.00           | .00         |           |
| <b>CENTRAL ELECTRIC SUPPLY CO.</b>         |                           |                |                           |              |                    |             |           |
| 1415                                       | CENTRAL ELECTRIC SUPPLY C | 284363         | POWER-EMERG.GENERATOR S   | 11/10/2021   | 644.40             | .00         |           |
| Total CENTRAL ELECTRIC SUPPLY CO.:         |                           |                |                           |              | 644.40             | .00         |           |

EPHRAIM CITY CORPORATION

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| Vendor                                    | Vendor Name                | Invoice Number | Description               | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|-------------------------------------------|----------------------------|----------------|---------------------------|--------------|--------------------|-------------|-----------|
| <b>CODALE ELECTRIC SUPPLY, INC</b>        |                            |                |                           |              |                    |             |           |
| 1715                                      | CODALE ELECTRIC SUPPLY, IN | S7586999.001   | GEN GOVT BLDG-POWER CON   | 11/04/2021   | 304.56             | .00         |           |
| Total CODALE ELECTRIC SUPPLY, INC:        |                            |                |                           |              | 304.56             | .00         |           |
| <b>CRAWLEY, KATY</b>                      |                            |                |                           |              |                    |             |           |
| 15753                                     | CRAWLEY, KATY              | 2111           | REC-FOOTBALL-SEASON END   | 11/05/2021   | 30.00              | .00         |           |
| Total CRAWLEY, KATY:                      |                            |                |                           |              | 30.00              | .00         |           |
| <b>CREATIVE PRODUCT SOURCING, INC</b>     |                            |                |                           |              |                    |             |           |
| 11622                                     | CREATIVE PRODUCT SOURCIN   | 142089         | POLICE-DARE SUPPLIES      | 11/04/2021   | 21.00              | .00         |           |
| Total CREATIVE PRODUCT SOURCING, INC:     |                            |                |                           |              | 21.00              | .00         |           |
| <b>DANIELS, CORY</b>                      |                            |                |                           |              |                    |             |           |
| 2075                                      | DANIELS, CORY              | 2111           | POWER-MEALS-UAMPS MONT    | 11/12/2021   | 60.00              | .00         |           |
| Total DANIELS, CORY:                      |                            |                |                           |              | 60.00              | .00         |           |
| <b>DATA CENTER LLC, THE</b>               |                            |                |                           |              |                    |             |           |
| 12498                                     | DATA CENTER LLC, THE       | 2111           | ADMIN-POSTAGE-NOV         | 11/05/2021   | 700.00             | .00         |           |
| 12498                                     | DATA CENTER LLC, THE       | 56153          | FINANCE-PRINTING-OCT      | 10/29/2021   | 617.46             | .00         |           |
| Total DATA CENTER LLC, THE:               |                            |                |                           |              | 1,317.46           | .00         |           |
| <b>DAVID J. ANGERHOFER, P.C.</b>          |                            |                |                           |              |                    |             |           |
| 14523                                     | DAVID J. ANGERHOFER, P.C.  | 2110           | COURT-PROF SERV-PUB DEF-  | 11/01/2021   | 210.00             | .00         |           |
| Total DAVID J. ANGERHOFER, P.C.:          |                            |                |                           |              | 210.00             | .00         |           |
| <b>DESERET BOOK</b>                       |                            |                |                           |              |                    |             |           |
| 11963                                     | DESERET BOOK               | 4689111        | LIBRARY-BOOKS             | 10/29/2021   | 27.98              | .00         |           |
| 11963                                     | DESERET BOOK               | 4689112        | LIBRARY-BOOKS             | 10/29/2021   | 27.18              | .00         |           |
| Total DESERET BOOK:                       |                            |                |                           |              | 55.16              | .00         |           |
| <b>DOMINION ENERGY</b>                    |                            |                |                           |              |                    |             |           |
| 6745                                      | DOMINION ENERGY            | 2111           | GEN GOV-GAS               | 11/01/2021   | 364.55             | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | FIRE-GAS                  | 11/01/2021   | 187.03             | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | STREETS-GAS               | 11/01/2021   | 96.97              | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | WATER- GAS                | 11/01/2021   | 96.97              | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | SEWER- GAS                | 11/01/2021   | 96.96              | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | POWER-GAS                 | 11/01/2021   | 245.91             | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | HANSEN HOUSE-GAS          | 11/01/2021   | 34.32              | .00         |           |
| 6745                                      | DOMINION ENERGY            | 2111           | REC-GAS                   | 11/01/2021   | 56.92              | .00         |           |
| Total DOMINION ENERGY:                    |                            |                |                           |              | 1,179.63           | .00         |           |
| <b>ENSIGN ENGINEERING &amp; LAND SURV</b> |                            |                |                           |              |                    |             |           |
| 13145                                     | ENSIGN ENGINEERING & LAND  | 90347          | COMM DEVT-SURVEYING S-592 | 10/28/2021   | 3,800.00           | .00         |           |
| Total ENSIGN ENGINEERING & LAND SURV:     |                            |                |                           |              | 3,800.00           | .00         |           |
| <b>EPHRAIM AUTO PARTS-NAPA</b>            |                            |                |                           |              |                    |             |           |
| 2660                                      | EPHRAIM AUTO PARTS-NAPA    | 2111B          | STREETS-AUTO PARTS        | 11/15/2021   | 47.70              | .00         |           |
| 2660                                      | EPHRAIM AUTO PARTS-NAPA    | 2111B          | WATER-AUTO PARTS          | 11/15/2021   | 47.70              | .00         |           |
| 2660                                      | EPHRAIM AUTO PARTS-NAPA    | 2111B          | SEWER-AUTO PARTS          | 11/15/2021   | 47.70              | .00         |           |

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|------------------------------------------|----------------------------|----------------|----------------------------|--------------|--------------------|-------------|------------|
| 2660                                     | EPHRAIM AUTO PARTS-NAPA    | 2111B          | POWER-AUTO PARTS           | 11/15/2021   | 71.56              | .00         |            |
| 2660                                     | EPHRAIM AUTO PARTS-NAPA    | 2111B          | POLICE-AUTO PARTS          | 11/15/2021   | 23.85              | .00         |            |
| 2660                                     | EPHRAIM AUTO PARTS-NAPA    | 2111B          | POWER-AUTO PARTS           | 11/15/2021   | 167.99             | .00         |            |
| 2660                                     | EPHRAIM AUTO PARTS-NAPA    | 2111B          | CEM-AUTO PARTS             | 11/15/2021   | 94.16              | .00         |            |
| Total EPHRAIM AUTO PARTS-NAPA:           |                            |                |                            |              | 500.66             | .00         |            |
| <b>EPHRAIM CITY CORP.</b>                |                            |                |                            |              |                    |             |            |
| 2670                                     | EPHRAIM CITY CORP.         | 2110A          | UTIL-AIRPORT-AWOS-6312001  | 11/05/2021   | 8.45               | 8.45        | 11/09/2021 |
| 2670                                     | EPHRAIM CITY CORP.         | 2110B          | UTIL-AIRPORT-N HANGAR-5228 | 11/05/2021   | 25.51              | 25.51       | 11/09/2021 |
| 2670                                     | EPHRAIM CITY CORP.         | 2110C          | UTIL-AIRPORT-SO-5226001    | 11/05/2021   | 77.69              | 77.69       | 11/09/2021 |
| 2670                                     | EPHRAIM CITY CORP.         | 2110D          | UTIL-AIRPORT-LOUNGE-522400 | 11/05/2021   | 88.17              | 88.17       | 11/09/2021 |
| 2670                                     | EPHRAIM CITY CORP.         | 2110E          | GEN GOVT BLDG-UTILITIES-HA | 11/05/2021   | 16.83              | 16.83       | 11/09/2021 |
| Total EPHRAIM CITY CORP.:                |                            |                |                            |              | 216.65             | 216.65      |            |
| <b>EPHRAIM IRRIGATION CO.</b>            |                            |                |                            |              |                    |             |            |
| 2725                                     | EPHRAIM IRRIGATION CO.     | 2111A          | POWER-FINAL TUNNEL SETTLE  | 11/12/2021   | 100,000.00         | 100,000.00  | 11/15/2021 |
| 2725                                     | EPHRAIM IRRIGATION CO.     | 2111B          | WATER-FINAL TUNNEL SETTLE  | 11/12/2021   | 100,000.00         | 100,000.00  | 11/15/2021 |
| Total EPHRAIM IRRIGATION CO.:            |                            |                |                            |              | 200,000.00         | 200,000.00  |            |
| <b>FIRST COMMUNITY BANK</b>              |                            |                |                            |              |                    |             |            |
| 15766                                    | FIRST COMMUNITY BANK       | 2111           | STREETS-F150-VIN A39396    | 11/15/2021   | 17,776.43          | .00         |            |
| 15766                                    | FIRST COMMUNITY BANK       | 2111           | WATER-F150-VIN A39396      | 11/15/2021   | 17,776.44          | .00         |            |
| 15766                                    | FIRST COMMUNITY BANK       | 2111           | SEWER-F150-VIN A39396      | 11/15/2021   | 17,776.44          | .00         |            |
| Total FIRST COMMUNITY BANK:              |                            |                |                            |              | 53,329.31          | .00         |            |
| <b>HALES SAND &amp; GRAVEL-RICHFIELD</b> |                            |                |                            |              |                    |             |            |
| 14851                                    | HALES SAND & GRAVEL-RICHFI | 2111A          | AIRPORT-TURNAROUND CONS    | 10/26/2021   | 5,179.40           | .00         |            |
| 14851                                    | HALES SAND & GRAVEL-RICHFI | 2111B          | AIRPORT-RETAINAGE          | 10/26/2021   | 258.97-            | .00         |            |
| Total HALES SAND & GRAVEL-RICHFIELD:     |                            |                |                            |              | 4,920.43           | .00         |            |
| <b>HAMPTON, DEBBIE</b>                   |                            |                |                            |              |                    |             |            |
| 15765                                    | HAMPTON, DEBBIE            | 2111           | ELECTRIC-UTIL DEP REFUND   | 11/15/2021   | 106.13             | .00         |            |
| Total HAMPTON, DEBBIE:                   |                            |                |                            |              | 106.13             | .00         |            |
| <b>HERBERT, SCOTT &amp; GAI</b>          |                            |                |                            |              |                    |             |            |
| 15763                                    | HERBERT, SCOTT & GAI       | 2111           | ELECTRIC-UTIL OVERPAYMENT  | 11/09/2021   | 250.00             | .00         |            |
| 15763                                    | HERBERT, SCOTT & GAI       | 2111           | SEWER-UTIL OVERPAYMENT     | 11/09/2021   | 150.00             | .00         |            |
| Total HERBERT, SCOTT & GAI:              |                            |                |                            |              | 400.00             | .00         |            |
| <b>HERMANSEN'S COMPANY INC.</b>          |                            |                |                            |              |                    |             |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | STREETS-EQUIP SUPP & MAIN  | 10/31/2021   | 188.26             | .00         |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | WATER-EQUIP SUPPLIES       | 10/31/2021   | 188.26             | .00         |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | SEWER-EQUIP SUPP & MAINT   | 10/31/2021   | 188.27             | .00         |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | POWER-EQUIP SUPPLIES       | 10/31/2021   | 591.15             | .00         |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | FIRE-EQUIP SUPP & MAINT    | 10/31/2021   | 34.98              | .00         |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | CEMETERY-EQUIP SUPP & MAI  | 10/31/2021   | 11.99              | .00         |            |
| 3550                                     | HERMANSEN'S COMPANY INC.   | 2110           | PARKS-EQUIP SUPP & MAINT   | 10/31/2021   | 12.00              | .00         |            |
| Total HERMANSEN'S COMPANY INC.:          |                            |                |                            |              | 1,214.91           | .00         |            |

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| Vendor                                     | Vendor Name              | Invoice Number | Description                | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|--------------------------------------------|--------------------------|----------------|----------------------------|--------------|--------------------|-------------|-----------|
| <b>HORSEPOWER FLEET SERVICES</b>           |                          |                |                            |              |                    |             |           |
| 14673                                      | HORSEPOWER FLEET SERVIC  | 2111           | ADMIN-TAHOE-VIN 164993     | 11/15/2021   | 54,637.00          | .00         |           |
| Total HORSEPOWER FLEET SERVICES:           |                          |                |                            |              | 54,637.00          | .00         |           |
| <b>HUNTSMAN, BRENDA</b>                    |                          |                |                            |              |                    |             |           |
| 15767                                      | HUNTSMAN, BRENDA         | 2111           | ELECTRIC-UTIL DEP REFUND   | 11/15/2021   | 81.57              | .00         |           |
| Total HUNTSMAN, BRENDA:                    |                          |                |                            |              | 81.57              | .00         |           |
| <b>HURST, PRESTON</b>                      |                          |                |                            |              |                    |             |           |
| 15768                                      | HURST, PRESTON           | 2111           | POLICE-UNIFORM-REIMB       | 11/16/2021   | 65.00              | .00         |           |
| Total HURST, PRESTON:                      |                          |                |                            |              | 65.00              | .00         |           |
| <b>INTERMOUNTAIN FARMERS ASSOC</b>         |                          |                |                            |              |                    |             |           |
| 3910                                       | INTERMOUNTAIN FARMERS AS | 1016239871     | POLICE-ANIMAL CONTROL-COL  | 11/05/2021   | 12.98              | .00         |           |
| Total INTERMOUNTAIN FARMERS ASSOC:         |                          |                |                            |              | 12.98              | .00         |           |
| <b>JOHNSON CONTROLS FIRE PROTECTION LP</b> |                          |                |                            |              |                    |             |           |
| 7695                                       | JOHNSON CONTROLS FIRE PR | 22596698       | ALARM SYST MAINT-CITY BLDG | 11/01/2021   | 49.06              | .00         |           |
| 7695                                       | JOHNSON CONTROLS FIRE PR | 22596864       | ALARM SYS-PUB SFTY BLDG-D  | 11/01/2021   | 49.06              | .00         |           |
| Total JOHNSON CONTROLS FIRE PROTECTION LP: |                          |                |                            |              | 98.12              | .00         |           |
| <b>JORGENSEN GMC EPHRAIM</b>               |                          |                |                            |              |                    |             |           |
| 11906                                      | JORGENSEN GMC EPHRAIM    | 60589058       | POWER-TIRE REPAIR-595173   | 10/27/2021   | 18.00              | .00         |           |
| Total JORGENSEN GMC EPHRAIM:               |                          |                |                            |              | 18.00              | .00         |           |
| <b>JVIATION, INC.</b>                      |                          |                |                            |              |                    |             |           |
| 14257                                      | JVIATION, INC.           | 41U.01-05      | AIRPORT-TURNAROUND-#5      | 10/12/2021   | 26,522.52          | .00         |           |
| Total JVIATION, INC.:                      |                          |                |                            |              | 26,522.52          | .00         |           |
| <b>KEN GARFF FORD</b>                      |                          |                |                            |              |                    |             |           |
| 13664                                      | KEN GARFF FORD           | 525440F4FR     | POLICE-TRUCK TOPPER-45373  | 11/15/2021   | 848.75             | .00         |           |
| Total KEN GARFF FORD:                      |                          |                |                            |              | 848.75             | .00         |           |
| <b>L N CURTIS &amp; SONS</b>               |                          |                |                            |              |                    |             |           |
| 4560                                       | L N CURTIS & SONS        | INV538290      | POLICE-UNIFORM-D RASMUS    | 10/27/2021   | 110.00             | .00         |           |
| Total L N CURTIS & SONS:                   |                          |                |                            |              | 110.00             | .00         |           |
| <b>LANDIS+GYR TECHNOLOGIES LLC</b>         |                          |                |                            |              |                    |             |           |
| 3735                                       | LANDIS+GYR TECHNOLOGIES  | 90347315       | POWER-SAAS MONTHLY FLAT    | 10/18/2021   | 754.88             | .00         |           |
| Total LANDIS+GYR TECHNOLOGIES LLC:         |                          |                |                            |              | 754.88             | .00         |           |
| <b>LEWIS, TAMYRA &amp; WESLEY</b>          |                          |                |                            |              |                    |             |           |
| 15769                                      | LEWIS, TAMYRA & WESLEY   | 2111           | ELECTRIC-UTIL DEPOSIT REFU | 11/16/2021   | 75.50              | .00         |           |
| Total LEWIS, TAMYRA & WESLEY:              |                          |                |                            |              | 75.50              | .00         |           |
| <b>MICROMARKETING LLC</b>                  |                          |                |                            |              |                    |             |           |
| 5450                                       | MICROMARKETING LLC       | 867294         | LIBRARY-BOOKS              | 11/01/2021   | 265.77             | .00         |           |

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|---------------------------------------|-----------------------------|----------------|---------------------------|--------------|--------------------|-------------|------------|
| 5450                                  | MICROMARKETING LLC          | 867408         | LIBRARY-BOOKS             | 11/02/2021   | 35.99              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 867619         | LIBRARY-BOOKS             | 11/02/2021   | 469.44             | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 867635         | LIBRARY-BOOKS             | 11/02/2021   | 26.38              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 867746         | LIBRARY-BOOKS             | 11/03/2021   | 51.26              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 867912         | LIBRARY-BOOKS             | 11/04/2021   | 40.49              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868050         | LIBRARY-BOOKS             | 11/04/2021   | 14.39              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868210         | LIBRARY-BOOKS             | 11/08/2021   | 19.99              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868262         | LIBRARY-BOOKS             | 11/08/2021   | 146.84             | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868471         | LIBRARY-BOOKS             | 11/09/2021   | 105.57             | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868481         | LIBRARY-BOOKS             | 11/09/2021   | 54.34              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868863         | LIBRARY-BOOKS             | 11/11/2021   | 22.39              | .00         |            |
| 5450                                  | MICROMARKETING LLC          | 868909         | LIBRARY-BOOKS             | 11/11/2021   | 31.18              | .00         |            |
| Total MICROMARKETING LLC:             |                             |                |                           |              | 1,284.03           | .00         |            |
| <b>MOUNTAINLAND SUPPLY, LLC</b>       |                             |                |                           |              |                    |             |            |
| 5640                                  | MOUNTAINLAND SUPPLY, LLC    | S104366159.0   | WATER-DEPT SUPP-METER LID | 10/20/2021   | 170.15-            | .00         |            |
| 5640                                  | MOUNTAINLAND SUPPLY, LLC    | S104374379.0   | WATER-DEPT SUPP-METER LID | 10/26/2021   | 170.15             | .00         |            |
| 5640                                  | MOUNTAINLAND SUPPLY, LLC    | S104388294.0   | WATER-DEPT SUPP-METER INS | 11/05/2021   | 448.36             | .00         |            |
| 5640                                  | MOUNTAINLAND SUPPLY, LLC    | S104388294.0   | WATER-DEPT SUPP-VALVE BO  | 11/05/2021   | 46.27              | .00         |            |
| 5640                                  | MOUNTAINLAND SUPPLY, LLC    | S1043882974.   | WATER-DEPT SUPP-VALVE BO  | 11/10/2021   | 46.27              | .00         |            |
| Total MOUNTAINLAND SUPPLY, LLC:       |                             |                |                           |              | 540.90             | .00         |            |
| <b>NCSI</b>                           |                             |                |                           |              |                    |             |            |
| 15469                                 | NCSI                        | 15289          | REC-BACKGROUND CHECK-5 F  | 11/01/2021   | 92.50              | .00         |            |
| Total NCSI:                           |                             |                |                           |              | 92.50              | .00         |            |
| <b>NICHOLLS, DALE</b>                 |                             |                |                           |              |                    |             |            |
| 15002                                 | NICHOLLS, DALE              | 2111           | CEMETERY-FLAG HARDWARE-   | 11/15/2021   | 34.67              | .00         |            |
| Total NICHOLLS, DALE:                 |                             |                |                           |              | 34.67              | .00         |            |
| <b>PETERSEN, HEATH</b>                |                             |                |                           |              |                    |             |            |
| 15097                                 | PETERSEN, HEATH             | 2111           | REC-BASKETBALL-NON PARTIC | 11/09/2021   | 50.00              | .00         |            |
| Total PETERSEN, HEATH:                |                             |                |                           |              | 50.00              | .00         |            |
| <b>PIONEER FARMS NURSERY</b>          |                             |                |                           |              |                    |             |            |
| 13818                                 | PIONEER FARMS NURSERY       | 2111           | TREE COMMISSION-MAPLE, PI | 11/11/2021   | 1,446.00           | 1,446.00    | 11/12/2021 |
| Total PIONEER FARMS NURSERY:          |                             |                |                           |              | 1,446.00           | 1,446.00    |            |
| <b>PITNEY BOWES-PURCHASE POWER</b>    |                             |                |                           |              |                    |             |            |
| 6495                                  | PITNEY BOWES-PURCHASE PO    | 2111           | ADMIN-POSTAGE             | 11/07/2021   | 2,015.00           | .00         |            |
| Total PITNEY BOWES-PURCHASE POWER:    |                             |                |                           |              | 2,015.00           | .00         |            |
| <b>QUEST FINANCIAL SERVICES, INC.</b> |                             |                |                           |              |                    |             |            |
| 6740                                  | QUEST FINANCIAL SERVICES, I | 2111           | FINANCE-CITY ACCOUNTING   | 11/11/2021   | 990.00             | .00         |            |
| Total QUEST FINANCIAL SERVICES, INC.: |                             |                |                           |              | 990.00             | .00         |            |
| <b>RELIABLENETWORKS</b>               |                             |                |                           |              |                    |             |            |
| 15162                                 | RELIABLENETWORKS            | 19379          | GEN GOVT-BACKUP SYSTEM-N  | 11/10/2021   | 128.00             | .00         |            |

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|-----------------------------------------|-----------------------------|----------------|----------------------------|--------------|--------------------|-------------|------------|
| Total RELIABLENETWORKS:                 |                             |                |                            |              | 128.00             | .00         |            |
| <b>RURAL WATER ASSOC OF UTAH</b>        |                             |                |                            |              |                    |             |            |
| 7235                                    | RURAL WATER ASSOC OF UTA    | 9913           | COM DEVT-DROUGHT TRAININ   | 07/15/2021   | 100.00             | .00         |            |
| Total RURAL WATER ASSOC OF UTAH:        |                             |                |                            |              | 100.00             | .00         |            |
| <b>SAFETY SUPPLY AND SIGN CO INC</b>    |                             |                |                            |              |                    |             |            |
| 7280                                    | SAFETY SUPPLY AND SIGN CO   | 178596         | STREETS-DEPT SUPPLIES-ROA  | 10/04/2021   | 419.68             | .00         |            |
| Total SAFETY SUPPLY AND SIGN CO INC:    |                             |                |                            |              | 419.68             | .00         |            |
| <b>SANPETE COUNTY BROADCASTING</b>      |                             |                |                            |              |                    |             |            |
| 4495                                    | SANPETE COUNTY BROADCASTING | 22787-1        | ADMIN-PROMOTIONS-BULLYIN   | 10/31/2021   | 150.00             | .00         |            |
| Total SANPETE COUNTY BROADCASTING:      |                             |                |                            |              | 150.00             | .00         |            |
| <b>SANPETE MESSENGER</b>                |                             |                |                            |              |                    |             |            |
| 7415                                    | SANPETE MESSENGER           | 6008602        | POWER-PUB NOT-ADOPTED N    | 10/19/2021   | 45.00              | .00         |            |
| 7415                                    | SANPETE MESSENGER           | 6008726        | FINANCE-PUB NOT-FIN DIRECT | 11/05/2021   | 288.00             | .00         |            |
| Total SANPETE MESSENGER:                |                             |                |                            |              | 333.00             | .00         |            |
| <b>SANPETE TRADE ASSOCIATION</b>        |                             |                |                            |              |                    |             |            |
| 7455                                    | SANPETE TRADE ASSOCIATIO    | 2111A          | LEGIS-MAYORS & COMMISS-CL  | 11/10/2021   | 100.00             | 100.00      | 11/10/2021 |
| 7455                                    | SANPETE TRADE ASSOCIATIO    | 2111B          | LEGIS-MAYORS & COMMISS-BL  | 11/10/2021   | 50.00              | 50.00       | 11/10/2021 |
| 7455                                    | SANPETE TRADE ASSOCIATIO    | 2111B          | LEGIS-MAYORS & COMMISS-LI  | 11/10/2021   | 50.00              | 50.00       | 11/10/2021 |
| Total SANPETE TRADE ASSOCIATION:        |                             |                |                            |              | 200.00             | 200.00      |            |
| <b>SCHOLZEN PRODUCTS CO INC</b>         |                             |                |                            |              |                    |             |            |
| 7505                                    | SCHOLZEN PRODUCTS CO INC    | 66092393-00    | WATER-DEPT SUPP-HYDRANT    | 11/01/2021   | 917.46-            | .00         |            |
| 7505                                    | SCHOLZEN PRODUCTS CO INC    | 6611170-00     | WATER-DEPT SUPP-PARTS      | 11/09/2021   | 987.04             | .00         |            |
| Total SCHOLZEN PRODUCTS CO INC:         |                             |                |                            |              | 69.58              | .00         |            |
| <b>SCOTTORN, MIKE</b>                   |                             |                |                            |              |                    |             |            |
| 15459                                   | SCOTTORN, MIKE              | 2111           | REC-FOOTBALL-MTG REIMB     | 11/16/2021   | 30.00              | .00         |            |
| Total SCOTTORN, MIKE:                   |                             |                |                            |              | 30.00              | .00         |            |
| <b>SKYLINE BUILDERS SUPPLY</b>          |                             |                |                            |              |                    |             |            |
| 7745                                    | SKYLINE BUILDERS SUPPLY     | 157064         | WATER-DEPT SUPP-LUMBER     | 11/08/2021   | 61.17              | .00         |            |
| Total SKYLINE BUILDERS SUPPLY:          |                             |                |                            |              | 61.17              | .00         |            |
| <b>SMITH HARTVIGSEN, PLLC</b>           |                             |                |                            |              |                    |             |            |
| 13611                                   | SMITH HARTVIGSEN, PLLC      | 52073          | ADMIN-CAMINO VERDE LAND S  | 10/25/2021   | 51.00              | .00         |            |
| 13611                                   | SMITH HARTVIGSEN, PLLC      | 52074          | ADMIN-KEISEL LAND SALE     | 10/25/2021   | 68.00              | .00         |            |
| 13611                                   | SMITH HARTVIGSEN, PLLC      | 52075          | ADMIN-ECO LIFE LAND SWAP   | 10/25/2021   | 68.00              | .00         |            |
| Total SMITH HARTVIGSEN, PLLC:           |                             |                |                            |              | 187.00             | .00         |            |
| <b>SNOW CHRISTENSEN &amp; MARTINEAU</b> |                             |                |                            |              |                    |             |            |
| 15052                                   | SNOW CHRISTENSEN & MARTI    | 491690         | WATER-TUNNEL-LEGAL REVIE   | 11/08/2021   | 309.46             | .00         |            |

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|--------------------------------------|----------------------------|----------------|---------------------------|--------------|--------------------|-------------|-----------|
| Total SNOW CHRISTENSEN & MARTINEAU:  |                            |                |                           |              | 309.46             | .00         |           |
| <b>SOUTHWEST PLUMBING SUPPLY</b>     |                            |                |                           |              |                    |             |           |
| 7990                                 | SOUTHWEST PLUMBING SUPP    | S4014949.001   | HIST BLDG MAINT-CO-OP-PLU | 10/25/2021   | 42.77              | .00         |           |
| 7990                                 | SOUTHWEST PLUMBING SUPP    | S4037335.001   | SENIOR CENTER-BLDG SUPP & | 11/05/2021   | 20.15              | .00         |           |
| Total SOUTHWEST PLUMBING SUPPLY:     |                            |                |                           |              | 62.92              | .00         |           |
| <b>STAKER &amp; PARSON COMPANIES</b> |                            |                |                           |              |                    |             |           |
| 11727                                | STAKER & PARSON COMPANIE   | 5701690        | STREETS-DEPT SUPPLIES-ASP | 11/08/2021   | 675.64             | .00         |           |
| Total STAKER & PARSON COMPANIES:     |                            |                |                           |              | 675.64             | .00         |           |
| <b>STATE OF UTAH-FUEL NETWORK</b>    |                            |                |                           |              |                    |             |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | POLICE-FUEL               | 11/03/2021   | 3,028.63           | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | FIRE-FUEL                 | 11/03/2021   | 295.09             | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | POWER-FUEL                | 11/03/2021   | 1,055.05           | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | ADMIN-FUEL                | 11/03/2021   | 90.38              | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | STREETS-FUEL              | 11/03/2021   | 620.15             | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | WATER-FUEL                | 11/03/2021   | 620.15             | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | SEWER-FUEL                | 11/03/2021   | 620.16             | .00         |           |
| 15479                                | STATE OF UTAH-FUEL NETWORK | F2204E00805    | REC-FUEL                  | 11/03/2021   | 104.84             | .00         |           |
| Total STATE OF UTAH-FUEL NETWORK:    |                            |                |                           |              | 6,434.45           | .00         |           |
| <b>STUART C IRBY CO</b>              |                            |                |                           |              |                    |             |           |
| 14712                                | STUART C IRBY CO           | S012524815.0   | POWER-DEPT SUPP-STOCK     | 10/20/2021   | 420.00             | .00         |           |
| 14712                                | STUART C IRBY CO           | S012608132.0   | POWER-DEPT SUPP-STOCK     | 10/20/2021   | 828.00             | .00         |           |
| Total STUART C IRBY CO:              |                            |                |                           |              | 1,248.00           | .00         |           |
| <b>TERREL'S THRIFTWAY</b>            |                            |                |                           |              |                    |             |           |
| 15746                                | TERREL'S THRIFTWAY         | 2110           | LIBRARY-STORY HOUR & PRO  | 10/31/2021   | 82.71              | .00         |           |
| Total TERREL'S THRIFTWAY:            |                            |                |                           |              | 82.71              | .00         |           |
| <b>THOMPSON, JOHN MICHAEL</b>        |                            |                |                           |              |                    |             |           |
| 15761                                | THOMPSON, JOHN MICHAEL     | 2111           | ELECTRIC-UTIL DEP REFUND  | 11/03/2021   | 47.39              | .00         |           |
| Total THOMPSON, JOHN MICHAEL:        |                            |                |                           |              | 47.39              | .00         |           |
| <b>THOMPSON, TY</b>                  |                            |                |                           |              |                    |             |           |
| 15760                                | THOMPSON, TY               | 2111           | ELECTRIC-UTIL DEP REFUND  | 11/03/2021   | 36.37              | .00         |           |
| Total THOMPSON, TY:                  |                            |                |                           |              | 36.37              | .00         |           |
| <b>TK ELEVATOR</b>                   |                            |                |                           |              |                    |             |           |
| 8725                                 | TK ELEVATOR                | 5001667930     | CO-OP BLDG MAINT-ELEV REP | 10/26/2021   | 1,165.00           | .00         |           |
| Total TK ELEVATOR:                   |                            |                |                           |              | 1,165.00           | .00         |           |
| <b>TRACTOR SUPPLY CREDIT PLAN</b>    |                            |                |                           |              |                    |             |           |
| 14414                                | TRACTOR SUPPLY CREDIT PLA  | 2110           | K-P EXPENSES              | 10/29/2021   | 54.98              | .00         |           |
| Total TRACTOR SUPPLY CREDIT PLAN:    |                            |                |                           |              | 54.98              | .00         |           |

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|------------------------------------------|----------------------------|----------------|----------------------------|--------------|--------------------|-------------|-----------|
| <b>UT DEPT OF AGRICULTURE &amp; FOOD</b> |                            |                |                            |              |                    |             |           |
| 8167                                     | UT DEPT OF AGRICULTURE & F | 2110           | AIRPORT-PROF REG FEE-WEIG  | 10/26/2021   | 100.00             | .00         |           |
| Total UT DEPT OF AGRICULTURE & FOOD:     |                            |                |                            |              | 100.00             | .00         |           |
| <b>UTAH DEPT OF GOVT OPERATIONS</b>      |                            |                |                            |              |                    |             |           |
| 8175                                     | UTAH DEPT OF GOVT OPERATI  | 2111A          | LOAN #:191A-SEWER LAGOON-  | 11/09/2021   | 80,000.00          | .00         |           |
| 8175                                     | UTAH DEPT OF GOVT OPERATI  | 2111B          | LOAN #:191A-SEWER LAGOON-  | 11/09/2021   | 45,165.78          | .00         |           |
| 8175                                     | UTAH DEPT OF GOVT OPERATI  | 2111C          | LOAN #:191B-SEWER LAGOON-  | 11/09/2021   | 80,000.00          | .00         |           |
| 8175                                     | UTAH DEPT OF GOVT OPERATI  | 2111D          | LOAN #:191B-SEWER LAGOON-  | 11/09/2021   | 4,000.00           | .00         |           |
| Total UTAH DEPT OF GOVT OPERATIONS:      |                            |                |                            |              | 209,165.78         | .00         |           |
| <b>UTAH LOCAL GOVERNMENTS TRUST</b>      |                            |                |                            |              |                    |             |           |
| 9235                                     | UTAH LOCAL GOVERNMENTS T   | 1594607        | WORKERS COMP-MONTHLY FE    | 11/12/2021   | 2,848.80           | .00         |           |
| Total UTAH LOCAL GOVERNMENTS TRUST:      |                            |                |                            |              | 2,848.80           | .00         |           |
| <b>UTAH STATE TREASURER</b>              |                            |                |                            |              |                    |             |           |
| 9335                                     | UTAH STATE TREASURER       | 2110           | COURT-STATE SURCHARGE      | 10/31/2021   | 3,566.09           | .00         |           |
| Total UTAH STATE TREASURER:              |                            |                |                            |              | 3,566.09           | .00         |           |
| <b>V DOT MEATS</b>                       |                            |                |                            |              |                    |             |           |
| 15557                                    | V DOT MEATS                | 1475-45        | FIRE-EMPLOYEE MTG          | 11/15/2021   | 74.00              | .00         |           |
| Total V DOT MEATS:                       |                            |                |                            |              | 74.00              | .00         |           |
| <b>WHEELER CAT</b>                       |                            |                |                            |              |                    |             |           |
| 9734                                     | WHEELER CAT                | RS0000196666   | STREETS-CAT RENTAL TO OCT  | 10/26/2021   | 3,000.00           | .00         |           |
| 9734                                     | WHEELER CAT                | RS0000196666   | WATER-CAT RENTAL TO OCT 20 | 10/26/2021   | 3,000.00           | .00         |           |
| 9734                                     | WHEELER CAT                | RS0000196666   | SEWER-CAT RENTAL TO OCT 2  | 10/26/2021   | 3,000.00           | .00         |           |
| 9734                                     | WHEELER CAT                | RS0000196680   | POWER-CAT RENTAL TO OCT 2  | 10/26/2021   | 9,000.00           | .00         |           |
| Total WHEELER CAT:                       |                            |                |                            |              | 18,000.00          | .00         |           |
| Grand Totals:                            |                            |                |                            |              | 628,029.69         | 201,862.65  |           |

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

**FIRST CDBG PUBLIC HEARING MINUTES**

**EPHRAIM CITY CDBG PUBLIC HEARING**

**HEARING HELD: 5 South Main Street, Ephraim, UT 84627; 11/3/2021 at 5:30 PM**

The CITY OF EPHRAIM first CDBG public hearing was held on WEDNESDAY, NOVEMBER 3rd, in the CITY COUNCIL CHAMBERS AT 5 SOUTH MAIN STREET, EPHRAIM, UT 84627, meeting commenced at 5:30 PM.

**Present:** Mayor John Scott, Councilmember Margie Anderson, Councilmember Tyler Alder, Councilmember Alma Lund, Councilmember Lloyd Stevens, Councilmember Richard Wheeler, City Manager Shaun Kjar, Rec Director Michael Patton, Community Development Director Bryan Kimball, Planner Devan Fowles, Public Works Director Jeff Jensen, Public Safety Director Aaron Broomhead, Fire Chief Jeff Hermansen, Power Director Cory Daniels, Finance Director Steve Widmer, City Recorder & Clerk Leigh Ann Warnock, and City Attorney Brian Page.

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PUBLIC HEARING:**

Mayor John Scott opened the public hearing for the CDBG program and stated that the purpose of the public hearing was to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of possible applications for the 2021 funding cycle. It was explained that the grant money must be spent on projects benefiting primarily low- and moderate-income persons. The Six County Association of Governments, in which Ephraim City is a member, is expecting to receive approximately \$875,626.00 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Mayor John Scott read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. Mayor John Scott indicated that in the past Ephraim City has received four grants completing the sewer lagoon expansion, property acquisition, the Canyon View Park restrooms, and the library renovation. The City has handed out its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the City has identified as being needed in the community. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name before they speak as the clerk would include names in the minutes. He stated the Council would like to specifically respond to questions and suggestions during the hearing.

No public comment was received during the hearing. The hearing was adjourned at 6:00 PM

## **WORK MEETING MINUTES CITY COUNCIL**

CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
NOVEMBER 3, 2021  
6:00 PM

### **CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, November 3, 2021, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

### **ROLL CALL**

#### **MEMBERS PRESENT**

John Scott, Mayor  
Margie Anderson, Mayor Pro Tem  
Tyler Alder  
Alma Lund  
Lloyd Stevens  
Richard Wheeler

#### **STAFF PRESENT**

Shaun Kjar, City Manager  
Brian Page, City Attorney  
Leigh Ann Warnock, City Recorder  
Bryan Kimball, Community Dev.  
Devan Fowles, Planner  
Steve Widmer, Financial Director  
Jeff Jensen, Public Works Director  
Cory Daniels, Power Director  
Aaron Broomhead, Police Chief  
Jeff Hermansen, Fire Chief  
Michael Patton, Rec Director

### **DISCUSSION AGENDA**

#### **CARBON FREE POWER PROJECT UPDATE**

Power Director Cory Daniels reviewed updates to the project and reported we are prescribed for 8,000 kW, putting us above current and projected usage. We will leave it there for now but could possibly decrease at a later date if determined it wouldn't be needed. Reports were reviewed regarding nuclear power designs, cost estimates, COLA development and engineering support.

### **ADJOURN**

*There being no further discussion, Councilmember Alder moved the work meeting adjourn at 6:26 p.m. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

**MINUTES APPROVED:**

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John Scott, Mayor

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Date

**ATTEST:**

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Leigh Ann Warnock, City Recorder

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Date

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
 CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
 5 SOUTH MAIN, EPHRAIM, UTAH  
 NOVEMBER 3, 2021  
 6:30 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, November 3, 2021, in the City Council Room. Mayor Scott called the meeting to order at 6:30 p.m.

**OPENING CEREMONY**

At the invitation of the Mayor, Councilmember Alder offered an invocation. Councilmember Wheeler led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
 Margie Anderson, Mayor Pro Tem  
 Tyler Alder  
 Alma Lund  
 Lloyd Stevens  
 Richard Wheeler

**STAFF PRESENT**

Shaun Kjar, City Manager  
 Brian Page, City Attorney  
 Leigh Ann Warnock, City Recorder  
 Bryan Kimball, Community Dev.  
 Devan Fowles, Planner  
 Steve Widmer, Financial Director  
 Jeff Jensen, Public Works Director  
 Cory Daniels, Power Director  
 Aaron Broomhead, Police Chief  
 Jeff Hermansen, Fire Chief  
 Michael Patton, Rec Director

**PUBLIC COMMENT**

No public comment presented.

**PRESENTATIONS**

**PUBLIC SERVICE AWARD: LEMAR HANSON**

LaMar Hanson has been a member of this community for nearly 50 years and has served on the Planning Commission for over 25 years. He also served many years on the City Council. Commended on his service and civic mindedness.

#### **MANTI TRAIL BUILDERS UPDATE**

Andy Adamson of Manti Trail Builders reported it has been five weeks since the bike race, resulting in positive economic impact. It was an amazing event that went off without a hitch. They plan to hire ten youth through the summer next year to help build trails. Gunnison is starting to plan race trails. A grant was received by Trail Builders who will keep busy building new trails and maintaining existing trails.

#### **APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of November 2, 2021.

*Councilmember Wheeler moved to approve the November 2, 2021 Warrant Register as presented. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.*

#### **ACCEPTANCE OF THE QUARTERLY FINANCIAL REPORT**

Steve Widmer reviewed the Ephraim City 3<sup>rd</sup> Quarter Financial Report.

*Councilmember Anderson moved to accept the 3<sup>rd</sup> Quarter 2021 Financial Report as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **ECO 21-07 Parking Regulations Amendment**

Clarification of amendment of the current parking regulations ordinance, removing the word “motor” in front of vehicles obstructing the roads.

*Councilmember Wheeler moved to Eco 21-07, Parking Regulations Amendment, as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **DISCUSSION OF OUTSIDE WATER CONNECTION MORATORIUM**

There is currently a moratorium of outside water connections. Bryan reviewed new language for the ordinance identifying a map of service area, which is basically the City limits. New language for the ordinance prohibits any hookups outside of City limits with the exception of City-owned property. Existing outside water connections would be grandfathered in. Property owners outside City limits who wish to connect to City water, must annex before a connection would be granted.

#### **APPOINTMENTS AND COUNCIL REPORTS**

##### **Tyler Alder**

**Cemetery** – Flags going out for Veterans Day. After Veterans Day, Scandinavian flags will be removed until spring, so they don’t wear out each year.

**Recreation Board** – RAP Tax Committee will meet on the 8<sup>th</sup> to discuss distribution of funds. Applications will be coming in for that.

**Margie Anderson**

**Youth City Council** – Many of the Youth helped with the Main Street Halloween Activity.

**Richard Wheeler**

**Utilities Board** – Spent the meeting discussing ordinance amendment for outside water connections.

**Airport Board** – Completed turnaround on south end of the runway making it a safer runway. Still waiting for some supplies that have been delayed due to COVID.

**Senior Board** – Alive and well and don't have enough of their members who want to come out and socialize to do meals yet. They are continuing with rentals and doing well financially.

**Mayor Scott**

**Snow College Support** – Met with Speaker of the House Brad Wilson and the Board of Trustees of Snow College looking forward to some of the ramifications of changes for Snow. It was a productive meeting, and he was encouraged by the State's support of Snow College.

**Ephraim Temple** – Met with the project manager for the Ephraim LDS temple. Much detail was discussed.

**Mayors and Commissioners Meeting** – Shaun attended the meeting. He reported they looked at the political landscape in the perspective of the staffer in terms of representatives of the State. Main takeaway, we are impacted by the winds that blow around the world. Talked about supply chain issues and hope that does not negatively impact projects in the City too much.

**Airport Manager** – Shaun spends an enormous amount of time managing the airport. We may have something worked out with Nephi's airport manager who could take on some of those responsibilities.

**City Building Inspector** – The County is becoming very busy and is not as attentive to things going on in Ephraim. We will look into perhaps hiring a part-time building inspector, or contracting out.

**DEPARTMENT REPORTS****Cory Daniels, Power Director**

**New Generators** – Emergency generators will be delivered next week. Power Department will install those generators.

**Education** – We have three guys at hotline school right now.

**Jeff Jensen, Public Works Director**

**Emergency Response Plan** – Updating Emergency Response Plan

**Jeff Hermansen, Fire Chief**

**Misc.** – Reported on inspections and training. Two new firefighters. Friday and Saturday we will be hosting a 2-day class for inspector 1 throughout the County.

**Steve Widmer, Finance Director**

**New Finance Director** – Jon Knudsen introduction. Steve commented he is well-trained and ready to take over this position.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 7:39 p.m. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, November 17, 2021, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**


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 John Scott, Mayor

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 Date
**ATTEST:**


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 Leigh Ann Warnock, City Recorder

---

 Date

**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
 CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
 5 SOUTH MAIN, EPHRAIM, UTAH  
 NOVEMBER 10, 2021  
 5:30 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Special City Council Meeting on Wednesday, November 10, 2021, 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  
 Alma Lund  
 Lloyd Stevens  
 Richard Wheeler

**STAFF PRESENT**

Shaun Kjar, City Manager  
 Leigh Ann Warnock, City Recorder  
 Bryan Kimball, Community Dev.  
 Devan Fowles, Planner  
 Aaron Broomhead, Police Chief  
 Jeff Hermansen, Fire Chief  
 Dillon Rasmussen, Police Officer

**MUNICIPAL ELECTION CANVASS**

The 2021 Municipal Election Statement of Votes, as prepared by the Sanpete County Clerk's Office, was canvassed by the Board of City Canvassers, a copy of which is attached.

***Councilmember Alder moved to approve the 2021 Election Statement of Votes as presented and declared the Mayor to be John Scott, and two Council seats to be filled by Margie Anderson and Lloyd Stevens. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.***

**PARKING DISCUSSION**

Chief Arron Broomhead reported that after dealing with a difficult issue regarding a 5<sup>th</sup> wheel parked on a City street, it was time to bring the discussion to the Council for direction. Dillon Rasmussen was the officer to deal with the issue and felt like direction was needed regarding parking on and around the Snow College campus. Dillon reviewed the difficulties seen in the area, especially now as ordinance requires no parking in the street overnight for snow removal. Ordinance also requires vehicles to park in the street for no longer than 48 hours, which is widely disregarded throughout town.

Discussion revolved around painting for angle parking, hang tags or stickers, and other options the Police Department had in mind. Chief Broomhead asked the Council to keep in mind the amount of current growth in the City and the appearance of continued growth. They have

researched restrictions other cities have imposed on certain roads. It was discussed whether housing owners are required to provide enough parking for renters. Dillion said the City could prohibit all parking on the streets and still have enough parking. People park on the street out of convenience to get closer to their destination, leaving empty parking lots around the buildings.

The Police Department would like to begin with painting for angle parking on City roads. Council again discussed options and difficulties. It was proposed a community task force be created to come up with options and plans. Mayor Scott declared the planning is ongoing, and a Community Task Force would be investigated.

#### **EPHRAIM TUNNEL**

Based on previous discussions in closed sessions, Shaun asked the Council for approval of settlement in this case. The Irrigation Company will be meeting tomorrow night to make their official vote on that as well. Ephraim City and the Irrigation Company are obligated 50/50 in this litigation.

***Councilmember Stevens moved to approve settlement as previously discussed in closed meetings. The motion was seconded by Councilmember Wheeler. A Roll Call Vote was taken. Voting yes: Councilmembers Stevens, Lund, Wheeler and Anderson. Voting no: Councilmember Alder. The motion carried 4-1.***

Councilmember Alder explained he voted no because the City had paid a lot of money for a job that was not completed and felt they should be held accountable.

#### **ADJOURNMENT**

***There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 6:33 p.m. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.***

The next regular City Council meeting is scheduled to be held on Wednesday, November 17, 2021, 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

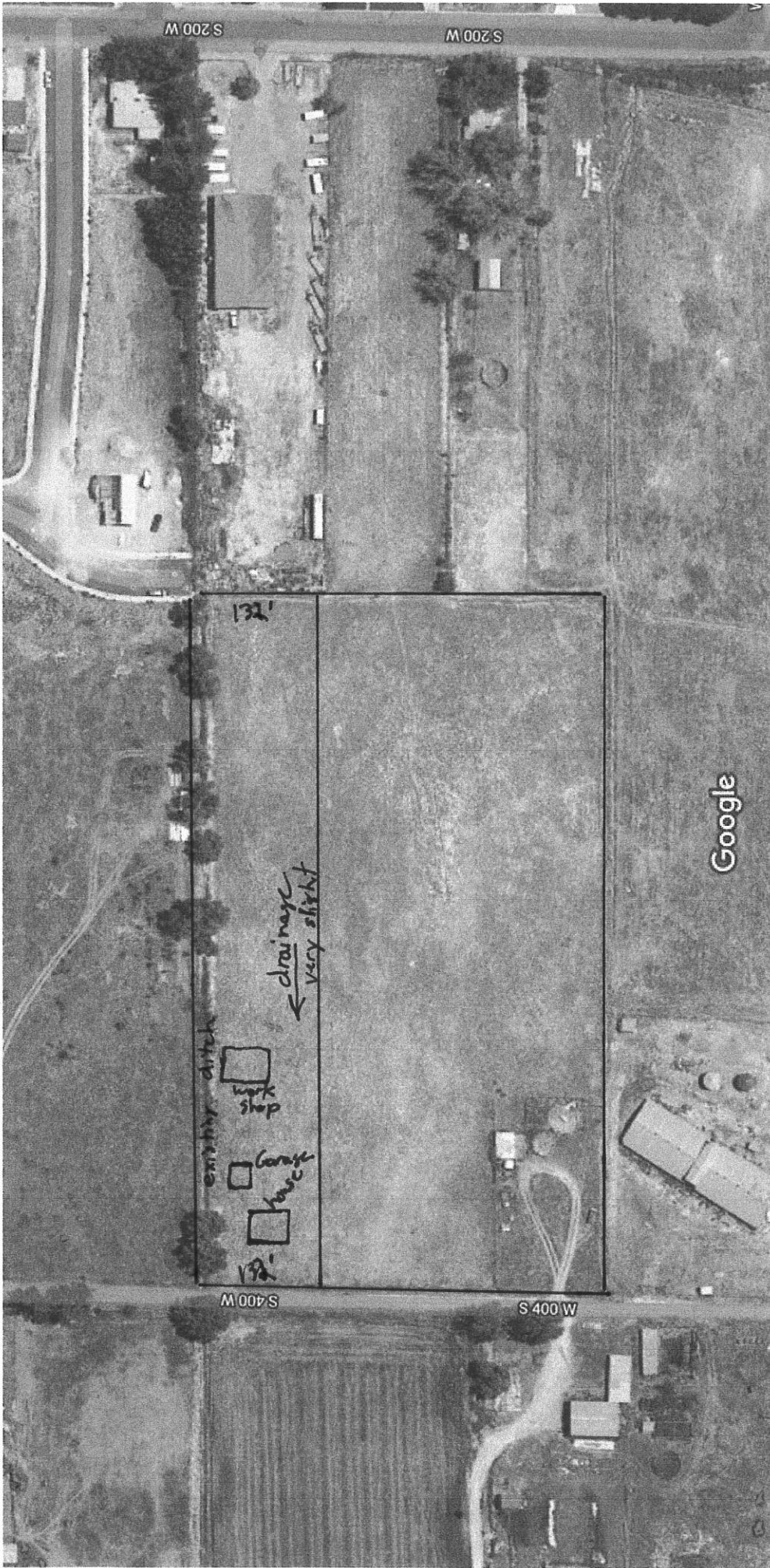
I am proposing a land split of parcel number 0000000776. It is at the moment a 7.86 acre lot of land. I am wanting to split off 2.34 acres on the north side of the property. It would be 132 feet wide and a straight line west to east. The Purpose of the land split is to be able to build a house on the 2.34 acres and sell the remaining 5.5 acres of the land as undeveloped land. We were wanting a couple acres to build on in town and there was nothing available anywhere else so we had to do it ourselves.

Travis Thompson - 1 Lot Split



Proposed Lot Split





**Commercial Storage Units:** The purpose and objective of this chapter is to establish reasonable and uniform regulations to prevent the concentration of commercial storage units or their location in areas deleterious to the health, safety, and welfare of the City. This chapter regulates the time, place, and manner of the operation of commercial storage units.

**1. Definitions:**

1. Commercial Storage Unit – A structure with a permanent foundation located in an approved zone where storage units are rented and used for the temporary storage of household items, vehicles and/or commercial goods and materials, but does not include any business/warehouse operations or use associated with the storage. Each unit is physically separated from other units within the building and has its own entrance.

**2. Conditions:**

1. Commercial storage units shall only be permitted in areas zoned R2, R3, R4, C1, C2, and I under this Ordinance, subject to the following additional restrictions:
  1. A minimum lot size of 1.5 acres shall be required for commercial storage unit developments.
  2. No commercial storage units shall be located:
    1. Within the first half block adjoining main street/highway 89.
    2. Within one thousand feet (1,000 ft) of any other commercial storage unit development.
  3. Shipping containers may not be used for commercial storage unit developments.
  4. Storage units installed as an accessory to the primary building/use(s) of the property to benefit onsite commercial/residential tenants and not to be rented by the general public shall be excluded from the requirements of this ordinance and treated as an accessory building.
  5. Colors of the units are limited to natural, muted tones that emulate the local geologic formations common to the area and blend with the predominant colors of the natural surroundings.
  6. Terms involving commercial storage units which are not defined in this Ordinance shall have the meanings set forth elsewhere in this ordinance.
  7. Decorative site obscuring fence consisting of brick, wood, or vinyl fencing shall be installed. Chain link with slats and cinderblock fencing shall not be considered as adequate.
  8. Lighting shall be completely internal and downward facing (night sky friendly).
  9. Development shall have a controlled access.
    1. Must obtain approval for hours of operation.
  10. Development shall have a security system approved by the City and installed prior to obtaining a business license to operate for developments with 10 units or more.
  11. Adhere to the setback requirements.
  12. Power shall not be run to the storage units.
  13. Internal roads required to comply with IFC/Fire Chief requirements. Hard-surfaced roads required.
  14. Landscaping to be installed on private property along the frontage at a rate of 5% of the lot size.
  15. Frontage improvements to include curb, gutter, sidewalk, and asphalt required to be installed and approved prior to obtaining a business license to operate.
  16. Sight, sound, and smell shall be kept to a minimum so as not to become a nuisance.

1. Storage of any hazardous, flammable, or explosive materials; hazardous or extremely hazardous waste; or any material which creates obnoxious dust, odor or fumes shall be prohibited.
17. Each phase of the development shall be stand alone.
2. **Measuring Distance Requirements:**
  1. Distance requirements between structures and uses specified in this Section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property boundaries of the commercial storage unit development, or from the right of way line of a gateway to the structure of the commercial storage unit development.
3. **Signs:** Notwithstanding anything other provision of this ordinance, the more restrictive requirements for signs shall prevail. Signs for commercial storage units shall be limited as follows:
  1. No more than one exterior sign shall be allowed.
  2. No sign shall be allowed to exceed eighteen (18) square feet.
  3. No animation shall be permitted on or around any sign or on the exterior walls or roof of such premises.
  4. Only flat wall signs and/or awning signs shall be permitted.
  5. Painted wall advertising shall not be allowed.
  6. Other than the signs specifically allowed by this section, the commercial storage unit development shall not attach, construct, or allow to be attached or constructed any temporary sign, banner, light or other device designed to draw attention to the business location.

**Current Ordinance:**

| Use                  | Residential |     |    |    |    | Agricultural |    | Commercial |     |    | Industrial |
|----------------------|-------------|-----|----|----|----|--------------|----|------------|-----|----|------------|
|                      | R1          | R1A | R2 | R3 | R4 | A            | RA | C1         | C1A | C2 |            |
| Storage rental units |             |     |    |    |    |              |    | C          |     | P  | P          |

**Change to:**

| Use                      | Residential |     |    |    |    | Agricultural |    | Commercial |     |    | Industrial |
|--------------------------|-------------|-----|----|----|----|--------------|----|------------|-----|----|------------|
|                          | R1          | R1A | R2 | R3 | R4 | A            | RA | C1         | C1A | C2 |            |
| Commercial Storage Units |             |     | C  | C  | C  |              |    | C          |     | C  | P          |

**EPHRAIM, UTAH**  
**RESOLUTION NO. 21-15**

**A RESOLUTION OF EPHRAIM CITY ENDING THE MORATORIUM ON NEW  
WATER HOOKUPS.**

**WHEREAS**, the Ephraim City Council had concerns about new water hookups outside city limits which could jeopardize the quantity and quality of the City water supply; and

**WHEREAS**, Ephraim City needed time to evaluate its policies and procedures related to applications for new water hookups; and

**WHEREAS**, Ephraim City Council has the authority to enact moratoria to address compelling and countervailing public interests to its land use codes; and

**WHEREAS**, the City has now completed its review and is prepared to end the moratorium adopted on May 19, 2021;

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

1. The moratorium on applications for water hookups outside city limits entered into on May 19, 2021 is terminated.

**PASSED AND APPROVED** by the Ephraim City Council this 17<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
**JOHN SCOTT, Mayor**

**SEAL**

**VOTING:**

|                 |           |           |
|-----------------|-----------|-----------|
| Margie Anderson | _____ Yea | _____ Nay |
| Tyler Alder     | _____ Yea | _____ Nay |
| Lloyd Stevens   | _____ Yea | _____ Nay |
| Alma Lund       | _____ Yea | _____ Nay |
| Richard Wheeler | _____ Yea | _____ Nay |

**ATTEST:**

\_\_\_\_\_  
**LEIGH ANN WARNOCK, City Recorder**

**EPHRAIM, UTAH**  
**ORDINANCE NO. 21-08**

**AN ORDINANCE OF EPHRAIM CITY AMENDING TITLE 8 THE UTILITIES CODE  
OF EPHRAIM, UTAH**

**WHEREAS**, the City of Ephraim has previously provided water connections to customers both within and outside city limits; and,

**WHEREAS**, Ephraim City has received consistently increasing numbers of requests for new properties to receive water services outside of City limits; and,

**WHEREAS**, the City of Ephraim has expressed great concern regarding the number of outside water connections which could jeopardize the quantity and quality of the City water supply; and,

**WHEREAS**, Ephraim City desires to provide a clear and consistent policy for governing its water services;

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

A. That certain code entitled “Water Use and Service” Chapter 8.12.020 is hereby amended as attached hereto as Exhibit A.

This Ordinance, assigned Ordinance No. 21-08, shall take effect upon passing, approval, and publication.

**PASSED AND APPROVED** by the Ephraim City Council this 17th day of November, 2021.

\_\_\_\_\_  
**JOHN SCOTT, Mayor**

**ATTEST:**

\_\_\_\_\_  
**LEIGH ANN WARNOCK, City Recorder**

**MAYOR’S APPROVAL**

Passed with Mayor’s approval \_\_\_\_\_

Passed over Mayor’s disapproval \_\_\_\_\_

Mayor neither approved or disapproved \_\_\_\_\_

**COUNCIL VOTE**

Alma Lund                      Aye \_\_\_ Nay \_\_\_

Richard Wheeler            Aye \_\_\_ Nay \_\_\_

Margie Anderson           Aye \_\_\_ Nay \_\_\_

Lloyd Stevens              Aye \_\_\_ Nay \_\_\_

Tyler Alder                  Aye \_\_\_ Nay \_\_\_

## EXHIBIT A

### §8.12.020 Water Use and Service

#### N. 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:~~
  1. ~~A description of the proposed extension.~~
  2. ~~A map showing the location thereof.~~
  3. ~~In the case of a water shortage, the water service provided to petitioner shall comply with city policy at the time.~~

#### R. Designated Water Service Area

1. ~~**Inside Designated Water Service Area:** The city shall provide water to residents of Ephraim City and those within the Designated Water Service Area consistent with the principles of equal protection and in accordance with all applicable law.~~
2. ~~**Designated Water Service Area Map:** The city shall create and maintain a map showing the Designated Water Service Area and all properties outside the area where a retail customer receives water services from Ephraim City.~~
3. ~~**Outside Designated Water Service Area:** No new culinary water connections outside of city limits will be granted from the time of this adopted ordinance except for:~~
  - a. ~~Ephraim City owned properties and public facilities,~~
  - b. ~~Those connections which existed prior to this ordinance will be considered grandfathered.~~
4. ~~**Outside Designated Water Service Area Rates:** Rates for Water Services outside the Designated Water Service Area will be in accordance with the City Limit Fee Schedule.~~