



**EPHRAIM CITY COUNCIL
WORK MEETING AGENDA
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, October 19, 2022
4:30 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/87891901963?pwd=OTdpZGMhZ0ZjVjIwT0dnMjRWVFc4dz09>

CALL TO ORDER

ROLL CALL

I. ULCT Annual Convention Report

II. Department Reports

III. Agenda Review

ADJOURNMENT

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder / Authorized Agent, does hereby certify that the above notice and agenda was posted this 17th day of October 2022. A copy was also provided to the local media and posted on the Utah State website.

CANDICE MAUDSLEY
EPHRAIM CITY RECORDER



**EPHRAIM CITY COUNCIL
REGULAR MEETING AGENDA**
Council Chambers – Ephraim City Hall
5 South Main, Ephraim, Utah
Wednesday, October 19, 2022
6:00 PM

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

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

Join Zoom Meeting 6:00 P.M.

<https://us02web.zoom.us/j/87891901963?pwd=OTdpZGMhZ0ZjVjIwT0dnMjRWVmd4dz09>

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. PRESENTATION

- A. Sanpete Pantry Presentation (Marty McCain)**

II. MOTION AGENDA

- A. Approval of the October 18, 2022, Warrant Register** **Page 5-14**
- B. Approval of the September 21, 2022, Work and Regular City Council Meeting Minutes** **Page 15-23**
- C. Approval and Acceptance of the National Fitness Campaign Grant (Michael Patton)** **Page 24**
- D. Discussion and possible action for a Conditional Use Permit for an Accessory Dwelling Unit, located at 341 E 525 S, Mike and Shalise Watkins, Applicant. (Sean Lewis, AICP, Planning and Zoning Administrator)** **Page 25-31**
- E. UDOT Safe Sidewalk Co-op Agreement (Bryan Kimball)** **Page 32-37**
- F. Cost Sharing Discussion for Fence Between House of Glass and Canyon View Park (Shaun Kjar)**

III. 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.

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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Candice Maudsley,
EPHRAIM CITY RECORDER

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
ACCURATE MOBILE MIX CONCRETE							
14055	ACCURATE MOBILE MIX CONC	7790	POLICE-CROSSGUARD BLDG-C	10/03/2022	188.00	.00	
Total ACCURATE MOBILE MIX CONCRETE:					188.00	.00	
ADAMS, CELESTE							
14671	ADAMS, CELESTE	2210	COURT-INTERPERTING-10-03-2	10/03/2022	25.00	.00	
14671	ADAMS, CELESTE	2210A	COURT-INTERPERTING-10-06-2	10/07/2022	75.00	.00	
Total ADAMS, CELESTE:					100.00	.00	
ALSCO							
325	ALSCO	2648147	LIBRARY-MATS-SEP	09/21/2022	87.87	.00	
325	ALSCO	2658314	GEN GOVT-CITY HALL MATS	10/12/2022	82.48	.00	
325	ALSCO	2658314	LIBRARY-CLEANING CLOTHS	10/12/2022	18.63	.00	
325	ALSCO	2658316	LIBRARY-MATS-OCT	10/12/2022	87.87	.00	
Total ALSCO:					276.85	.00	
ANIXTER, INC							
11488	ANIXTER, INC	5455715-00	POWER-STOCK	10/04/2022	8,763.66	.00	
Total ANIXTER, INC:					8,763.66	.00	
APPLE BOOKS							
470	APPLE BOOKS	114699	LIBRARY-BOOKS	09/30/2022	1,130.92	.00	
Total APPLE BOOKS:					1,130.92	.00	
BAKER & TAYLOR							
14658	BAKER & TAYLOR	2037037239	LIBRARY-BOOKS, MAGAZINES,	09/26/2022	20.19	.00	
Total BAKER & TAYLOR:					20.19	.00	
BEES BASEBALL, INC.							
15938	BEES BASEBALL, INC.	JB192-IN	REC-JR.BEES SHIRTS	09/30/2022	2,814.50	.00	
Total BEES BASEBALL, INC.:					2,814.50	.00	
BLUE STAKES OF UTAH 811							
950	BLUE STAKES OF UTAH 811	UT202202670	POWER-PROF SERV-NOTIFICA	09/30/2022	135.08	.00	
Total BLUE STAKES OF UTAH 811:					135.08	.00	
BRANDT, STEPHEN C							
14675	BRANDT, STEPHEN C	2210	ANIMAL CTRL-MEALS AND MILE <i>Animal Control Conference</i>	10/17/2022	279.40	.00	
Total BRANDT, STEPHEN C:					279.40	.00	
CASELLE, INC							
1365	CASELLE, INC	119853	GEN GOVT-SOFT SUPP-NOV	10/01/2022	1,828.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CASELLE, INC:					1,828.00	.00	
CATE EQUIPMENT COMPANY							
12074	CATE EQUIPMENT COMPANY	Z35098	STREETS-NOZZLE HIDE, HOSE	09/28/2022	1,885.72	.00	
Total CATE EQUIPMENT COMPANY:					1,885.72	.00	
CHRISTIENSEN, CHANCE							
15751	CHRISTIENSEN, CHANCE	2210	POWER-MEALS-HOTLINE SCHOOL	10/05/2022	170.00	.00	
Total CHRISTIENSEN, CHANCE:					170.00	.00	
CO BUILDING SYSTEMS							
1200	CO BUILDING SYSTEMS	28186	WATER-BLDG MAINT-WELL HOUSE	09/29/2022	632.24	.00	
Total CO BUILDING SYSTEMS:					632.24	.00	
CODALE ELECTRIC SUPPLY, INC							
1715	CODALE ELECTRIC SUPPLY, IN	S7904728.001	POWER-STOCK-FUSES	10/03/2022	102.27	.00	
1715	CODALE ELECTRIC SUPPLY, IN	S7904733.001	POWER-STOCK-FUSES	10/03/2022	57.83	.00	
Total CODALE ELECTRIC SUPPLY, INC:					160.10	.00	
DAVID J. ANGERHOFER, P.C.							
14523	DAVID J. ANGERHOFER, P.C.	2209	COURT-PROF SERV-PUB DEF-S	10/03/2022	1,010.00	.00	
Total DAVID J. ANGERHOFER, P.C.:					1,010.00	.00	
DAVIS, SHANE							
12919	DAVIS, SHANE	2210	CEM-MEALS & MILES-S UT GRE UT Green Industry Conf.	10/12/2022	214.40	.00	
Total DAVIS, SHANE:					214.40	.00	
DELL MARKETING L.P.							
2194	DELL MARKETING L.P.	10619445949	GEN GOVT-COMPUTERS	10/04/2022	5,123.00	.00	
Total DELL MARKETING L.P.:					5,123.00	.00	
DIAMOND LAKE BOOK CO							
2255	DIAMOND LAKE BOOK CO	59210A	LIBR-BOOKS	10/26/2021	131.67	.00	
2255	DIAMOND LAKE BOOK CO	59349A	LIBR-BOOKS	01/11/2022	122.98	.00	
2255	DIAMOND LAKE BOOK CO	59564A	LIBR-BOOKS	03/30/2022	289.74	.00	
Total DIAMOND LAKE BOOK CO:					544.39	.00	
DOMINION ENERGY							
6745	DOMINION ENERGY	2209	HANSEN HOUSE-GAS	10/04/2022	7.61	.00	
6745	DOMINION ENERGY	2209	REC-GAS	10/04/2022	22.85	.00	
6745	DOMINION ENERGY	2209	GEN GOV-GAS	10/04/2022	130.60	.00	
6745	DOMINION ENERGY	2209	FIRE-GAS	10/04/2022	29.38	.00	
6745	DOMINION ENERGY	2209	STREETS-GAS	10/04/2022	8.08	.00	
6745	DOMINION ENERGY	2209	WATER- GAS	10/04/2022	8.08	.00	
6745	DOMINION ENERGY	2209	SEWER- GAS	10/04/2022	8.09	.00	
6745	DOMINION ENERGY	2209	POWER-GAS	10/04/2022	22.39	.00	
Total DOMINION ENERGY:					237.08	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ELM USA, INC.							
14653	ELM USA, INC.	53040	LIBRARY-DISC CLEANER BUFF	10/10/2022	76.99	.00	
Total ELM USA, INC.:					76.99	.00	
EPHRAIM AUTO PARTS-NAPA							
2660	EPHRAIM AUTO PARTS-NAPA	2210B	STREETS-AUTO PARTS	10/14/2022	16.21	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2210B	WATER-AUTO PARTS	10/14/2022	16.21	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2210B	SEWER-AUTO PARTS	10/14/2022	16.21	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2210B	POWER-AUTO PARTS	10/14/2022	24.33	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2210B	POLICE-AUTO PARTS	10/14/2022	8.11	.00	
2660	EPHRAIM AUTO PARTS-NAPA	2210B	POWER-AUTO PARTS	10/14/2022	247.15	.00	
Total EPHRAIM AUTO PARTS-NAPA:					328.22	.00	
FERGUSON GROUP, THE							
14298	FERGUSON GROUP, THE	0922524	ADMIN-PROF SERV	09/30/2022	64.16	.00	
Total FERGUSON GROUP, THE:					64.16	.00	
GALLS, LLC							
11968	GALLS, LLC	022299996	POLICE-LED LIGHT COMPUTER	10/04/2022	262.40	.00	
Total GALLS, LLC:					262.40	.00	
HERMANSEN'S COMPANY INC.							
3550	HERMANSEN'S COMPANY INC.	2209	STREETS-EQUIP SUPP & MAIN	09/30/2022	186.72	.00	
3550	HERMANSEN'S COMPANY INC.	2209	WATER-EQUIP SUPPLIES	09/30/2022	186.72	.00	
3550	HERMANSEN'S COMPANY INC.	2209	SEWER-EQUIP SUPP & MAINT	09/30/2022	186.71	.00	
3550	HERMANSEN'S COMPANY INC.	2209	POWER-EQUIP SUPPLIES	09/30/2022	187.02	.00	
3550	HERMANSEN'S COMPANY INC.	2209	CEMETERY-EQUIP SUPP & MAI	09/30/2022	17.84	.00	
3550	HERMANSEN'S COMPANY INC.	2209	REC-ALL ABILITIES PARK SUPP	09/30/2022	369.11	.00	
3550	HERMANSEN'S COMPANY INC.	2209	PARKS-EQUIP SUPP & MAINT	09/30/2022	17.84	.00	
3550	HERMANSEN'S COMPANY INC.	2209	FIRE-EQUIP SUPP & MAINT	09/30/2022	43.64	.00	
Total HERMANSEN'S COMPANY INC.:					1,195.60	.00	
HERMANSEN'S EQUIPMENT, INC.							
3545	HERMANSEN'S EQUIPMENT, IN	IH09865	WATER-DIAMOND BLADE	08/06/2022	82.86	.00	
3545	HERMANSEN'S EQUIPMENT, IN	IH09865	SEWER-DIAMOND BLADE	08/06/2022	82.87	.00	
3545	HERMANSEN'S EQUIPMENT, IN	IH09865	STREETS-DIAMOND BLADE	08/06/2022	82.87	.00	
3545	HERMANSEN'S EQUIPMENT, IN	IH09931	PARKS-EQUIP-PARTS	08/06/2022	15.16	.00	
3545	HERMANSEN'S EQUIPMENT, IN	IH10048	REC-VEHICLE REPAIR-KUBOTA	08/06/2022	213.79	.00	
3545	HERMANSEN'S EQUIPMENT, IN	RH01643	POWER-EQUIP RENTAL-WALK	08/29/2022	200.00	.00	
3545	HERMANSEN'S EQUIPMENT, IN	RH01644	POWER-EQUIP RENTAL-WALK	08/29/2022	120.00	.00	
Total HERMANSEN'S EQUIPMENT, INC.:					797.55	.00	
I-FOUR MEDIA LLC							
3810	I-FOUR MEDIA LLC	24652	COMM DEVT-SHIRTS-LEWIS	09/02/2022	138.55	.00	
3810	I-FOUR MEDIA LLC	24781	POLICE-UNIFORM-SHIRTS-MC McQuivey	10/10/2022	81.86	.00	
Total I-FOUR MEDIA LLC:					220.41	.00	
INTERMOUNTAIN FARMERS ASSOC							
3910	INTERMOUNTAIN FARMERS AS	1017945965	SEWER-RAKE	10/07/2022	24.99	.00	
3910	INTERMOUNTAIN FARMERS AS	1017970737	SEWER-COWHIDE GLOVES	10/13/2022	17.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total INTERMOUNTAIN FARMERS ASSOC:					42.98	.00	
IPSA-INTERMOUNTAIN POWER SUPERINT. ASSOC							
3975	IPSA-INTERMOUNTAIN POWER	3039	POWER-HOTLINE SCHOO REG-	10/06/2022	600.00	.00	
Total IPSA-INTERMOUNTAIN POWER SUPERINT. ASSOC:					600.00	.00	
JARED ANDERSON PLUMBING							
12559	JARED ANDERSON PLUMBING	4433	REC-ALL ABILITIES RESTROOM	09/29/2022	732.30	.00	
Total JARED ANDERSON PLUMBING:					732.30	.00	
JOHNSON CONTROLS FIRE PROTECTION LP							
7695	JOHNSON CONTROLS FIRE PR	23171177	ALARM SYS-PUB SFTY BLDG-N	10/03/2022	49.06	.00	
7695	JOHNSON CONTROLS FIRE PR	23171398	ALARM SYST MAINT-CITY BLDG	10/03/2022	49.06	.00	
Total JOHNSON CONTROLS FIRE PROTECTION LP:					98.12	.00	
JORGENSEN GMC EPHRAIM							
11906	JORGENSEN GMC EPHRAIM	5012356	WATER-N CHARGER	10/04/2022	108.65	.00	
11906	JORGENSEN GMC EPHRAIM	5012356	SEWER-N-CHARGER	10/04/2022	108.65	.00	
11906	JORGENSEN GMC EPHRAIM	5012356	STREETS-N-CHARGER	10/04/2022	108.65	.00	
11906	JORGENSEN GMC EPHRAIM	6062060	WATER-VEH REPAIR-A39396	09/28/2022	25.62	.00	
11906	JORGENSEN GMC EPHRAIM	6062060	SEWER-VEH REPAIR-A39396	09/28/2022	25.62	.00	
11906	JORGENSEN GMC EPHRAIM	6062060	STREETS-VEH REPAIR-A39396	09/28/2022	25.62	.00	
Total JORGENSEN GMC EPHRAIM:					402.81	.00	
KEGERREIS, CHRIS							
15939	KEGERREIS, CHRIS	2210	ELECTRIC-UTILITY DEPOSIT R	10/10/2022	120.00	.00	
Total KEGERREIS, CHRIS:					120.00	.00	
KEISEL FAMILY HOLDING							
15941	KEISEL FAMILY HOLDING	2210A	SEWER-REIMB 50% FENCING C	10/07/2022	3,070.67	.00	
15941	KEISEL FAMILY HOLDING	2210B	SEWER-REIMB 50% SURVEY E	10/07/2022	2,105.00	.00	
Total KEISEL FAMILY HOLDING:					5,175.67	.00	
KJAR, SHAUN							
15149	KJAR, SHAUN	2210	ADMIN-MEALS & MILES-UCMA	10/17/2022	168.79	.00	
Total KJAR, SHAUN:					168.79	.00	
L N CURTIS & SONS							
4560	L N CURTIS & SONS	INV634422	FIRE-CAIRNS HELMET	09/22/2022	339.00	.00	
4560	L N CURTIS & SONS	INV636371	FIRE-FOREST FIRE SHELTERS	09/29/2022	1,788.00	.00	
4560	L N CURTIS & SONS	INV636978	FIRE-FIRE BOOTS AND GLOVE	09/30/2022	858.58	.00	
4560	L N CURTIS & SONS	INV637660	FIRE-UNIFORM PANTS	09/30/2022	239.99	.00	
4560	L N CURTIS & SONS	INV637975	FIRE-VEHICLE CHARGER CRA	10/04/2022	299.24	.00	
Total L N CURTIS & SONS:					3,524.81	.00	
LEWIS, SEAN							
15915	LEWIS, SEAN	2210	COMM DEVT-MEALS & MILES-C Casele Conf.	10/10/2022	147.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total LEWIS, SEAN:					147.96	.00	
MANN, JOSH							
14178	MANN, JOSH	2210	POWER-MEALS-HOTLINE SCH	10/05/2022	170.00	.00	
Total MANN, JOSH:					170.00	.00	
MARROQUIN, DAVID							
14218	MARROQUIN, DAVID	2210	ELECTRIC-UTILITY DEPOSIT R	10/06/2022	55.45	.00	
Total MARROQUIN, DAVID:					55.45	.00	
MAUDSLEY, CANDICE							
13239	MAUDSLEY, CANDICE	2210	ADMIN-MILES-RICHFIELD-ANNE Annexation	10/05/2022	56.18	.00	
Total MAUDSLEY, CANDICE:					56.18	.00	
NCSI							
15469	NCSI	26140	REC-BACKGROUND CHECK-3 F	10/01/2022	55.50	.00	
15469	NCSI	26140	REC-BACKGROUND CHECK-2 V	10/01/2022	37.00	.00	
Total NCSI:					92.50	.00	
NORTH SANPETE DISPOSAL							
5945	NORTH SANPETE DISPOSAL	2209A	GARBAGE COLLECTION-1ST CAN	09/30/2022	6,963.00	.00	
5945	NORTH SANPETE DISPOSAL	2209B	GARBAGE COLLECTION-2ND CAN	09/30/2022	1,041.96	.00	
Total NORTH SANPETE DISPOSAL:					8,004.96	.00	
OFFICE DEPOT							
5990	OFFICE DEPOT	268163083001	ADMIN-POST-ITS-HANGING FO Folders	10/05/2022	47.88	.00	
5990	OFFICE DEPOT	268480267001	ADMIN-POST-ITS	10/04/2022	7.74	.00	
5990	OFFICE DEPOT	268480267001	POWER-DOOR HANGERS	10/04/2022	36.05	.00	
5990	OFFICE DEPOT	268480267001	STREETS-DOOR HANGERS	10/04/2022	36.05	.00	
Total OFFICE DEPOT:					127.72	.00	
PUBLIC AGENCY TRAINING COUNCIL							
6680	PUBLIC AGENCY TRAINING CO	264744	POLICE-TRAINING-J. GARFF	10/12/2022	650.00	.00	
Total PUBLIC AGENCY TRAINING COUNCIL:					650.00	.00	
QUEST FINANCIAL SERVICES, INC.							
6740	QUEST FINANCIAL SERVICES, I	2210	FINANCE-CITY ACCOUNTING	10/13/2022	4,450.00	.00	
Total QUEST FINANCIAL SERVICES, INC.:					4,450.00	.00	
RELIABLENETWORKS							
15162	RELIABLENETWORKS	20979	GEN GOVT-BACKUP SYSTEM-O	10/10/2022	128.00	.00	
Total RELIABLENETWORKS:					128.00	.00	
SANPETE COUNTY BROADCASTING							
4495	SANPETE COUNTY BROADCAST	27067-5	AIRPORT-FLY IN EVENT BROAD	09/30/2022	600.00	.00	
Total SANPETE COUNTY BROADCASTING:					600.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
SANPETE COUNTY FIRE DISTRICT #2							
7370	SANPETE COUNTY FIRE DISTRI	2209	FIRE DIST-SEP	09/30/2022	10,217.25	.00	
Total SANPETE COUNTY FIRE DISTRICT #2:					10,217.25	.00	
SANPETE SANITARY LANDFILL							
7440	SANPETE SANITARY LANDFILL	2209A	LANDFILL & CITY COLLECTION	09/30/2022	5,032.80	.00	
Total SANPETE SANITARY LANDFILL:					5,032.80	.00	
SCHOLZEN PRODUCTS CO INC							
7505	SCHOLZEN PRODUCTS CO INC	6691507-00	WATER-HYDRANT SUPPLIES	10/03/2022	320.26	.00	
7505	SCHOLZEN PRODUCTS CO INC	6691762-00	WATER-VALVE BOX RISERS	10/03/2022	140.00	.00	
7505	SCHOLZEN PRODUCTS CO INC	6691762-00	SEWER-MANHOLE RISER RING	10/03/2022	491.29	.00	
Total SCHOLZEN PRODUCTS CO INC:					951.55	.00	
SEVIER OFFICE SUPPLY							
7575	SEVIER OFFICE SUPPLY	1010526-0	ADMIN-SIGN HERE FLAGS	10/06/2022	33.25	.00	
Total SEVIER OFFICE SUPPLY:					33.25	.00	
SKYLINE BUILDERS SUPPLY							
7745	SKYLINE BUILDERS SUPPLY	165490	STREETS-SPRAYER HOSE FITT	10/06/2022	45.26	.00	
Total SKYLINE BUILDERS SUPPLY:					45.26	.00	
SMITH HARTVIGSEN, PLLC							
13611	SMITH HARTVIGSEN, PLLC	56068	ADMIN-PROFESSIONAL SERVI	09/30/2022	338.50	.00	
13611	SMITH HARTVIGSEN, PLLC	56069	ADMIN-CAMINO VERDE LAND S	10/01/2022	390.00	.00	
13611	SMITH HARTVIGSEN, PLLC	56070	ADMIN-KEISEL LAND SALE	10/01/2022	947.00	.00	
Total SMITH HARTVIGSEN, PLLC:					1,675.50	.00	
SNOW COLLEGE ATHLETIC DEPARTMENT							
7845	SNOW COLLEGE ATHLETIC DE	2209	DONATION-ATH DEPT SPONSOR	09/27/2022	300.00	.00	
Total SNOW COLLEGE ATHLETIC DEPARTMENT:					300.00	.00	
SOUTH SANPETE SCHOOL DISTRICT							
12790	SOUTH SANPETE SCHOOL DIS	2210	POLICE-SSSD SRO-EPHRAIM S	10/17/2022	15,846.72	.00	
Total SOUTH SANPETE SCHOOL DISTRICT:					15,846.72	.00	
SPURLING, MEGAN							
15523	SPURLING, MEGAN	2210	COMM DEVT-MEALS-CASELLE	10/10/2022	25.00	.00	
Total SPURLING, MEGAN:					25.00	.00	
STAKER & PARSON COMPANIES							
11727	STAKER & PARSON COMPANIE	5949331	STREETS-1/2" ASPHALT WM	10/06/2022	699.55	.00	
Total STAKER & PARSON COMPANIES:					699.55	.00	
STALLINGS SHEET METAL							
8105	STALLINGS SHEET METAL	11404	HIST BLDG-CO-OP-FURNACE	10/06/2022	286.00	.00	
8105	STALLINGS SHEET METAL	18956	LIBRARY-FALL FURNACE MAIN	10/07/2022	743.00	.00	
8105	STALLINGS SHEET METAL	18980	GEN GOV-FALL FURNACE MAIN	10/11/2022	1,684.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total STALLINGS SHEET METAL:					2,713.00	.00	
STATE OF UTAH-FUEL NETWORK							
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	POLICE-FUEL	10/05/2022	1,307.95	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	FIRE-FUEL	10/05/2022	241.98	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	POWER-FUEL	10/05/2022	223.61	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	ADMIN-FUEL	10/05/2022	50.73	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	STREETS-FUEL	10/05/2022	312.48	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	WATER-FUEL	10/05/2022	312.48	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	SEWER-FUEL	10/05/2022	312.47	.00	
15479	STATE OF UTAH-FUEL NETWORK	F2303E00916	REC-FUEL-CREDIT	10/05/2022	17.41-	.00	
Total STATE OF UTAH-FUEL NETWORK:					2,744.29	.00	
STATE OF UTAH-HEAT PROGRAM							
13670	STATE OF UTAH-HEAT PROGRA	2210	HEAT REFUND-CHRIS KEGERR	10/10/2022	733.21	.00	
13670	STATE OF UTAH-HEAT PROGRA	2210A	HEAT REFUND-D PYPER-61240	10/11/2022	634.94	.00	
13670	STATE OF UTAH-HEAT PROGRA	2210B	HEAT REFUND-B EICHELBERG	10/11/2022	417.20	.00	
13670	STATE OF UTAH-HEAT PROGRA	2210C	HEAT REFUND-V & B KOLOMAL	10/11/2022	487.90	.00	
13670	STATE OF UTAH-HEAT PROGRA	2210D	HEAT REFUND-J & B HUNTER-#	10/11/2022	725.20	.00	
Total STATE OF UTAH-HEAT PROGRAM:					2,998.45	.00	
STUART C IRBY CO							
14712	STUART C IRBY CO	S013207147.0	POWER-STOCK-GUY GRIP DEA	09/26/2022	150.00	.00	
14712	STUART C IRBY CO	S013210522.0	POWER-STOCK-CONDR ACSR	10/03/2022	5,025.83	.00	
Total STUART C IRBY CO:					5,175.83	.00	
TERREL'S THRIFTWAY							
15746	TERREL'S THRIFTWAY	2209	LIBRARY-STORY HOUR & PRO	09/30/2022	140.03	.00	
15746	TERREL'S THRIFTWAY	2209	COMMUNITY EVENTS-SUPPLIE	09/30/2022	27.94	.00	
Total TERREL'S THRIFTWAY:					167.97	.00	
TK ELEVATOR							
8725	TK ELEVATOR	3006872442	CO-OP-ELEV MAINT-Q4	10/01/2022	1,381.44	.00	
Total TK ELEVATOR:					1,381.44	.00	
TREE, JADEN							
15937	TREE, JADEN	2210	POWER-MEALS-HOTLINE SCH	10/05/2022	170.00	.00	
Total TREE, JADEN:					170.00	.00	
USDA FOREST SERVICE							
9050	USDA FOREST SERVICE	BF041001AD0	POWER-SPECIAL USE POWER	10/07/2022	238.37	.00	
Total USDA FOREST SERVICE:					238.37	.00	
UT ANIMAL CONTROL OFFICERS ASSOC.							
15942	UT ANIMAL CONTROL OFFICER	2210	ANIMAL CONTROL-UACOA CON Conf. Reg	10/17/2022	300.00	.00	
Total UT ANIMAL CONTROL OFFICERS ASSOC.:					300.00	.00	
UTAH DIVISION OF WATER QUALITY							
13984	UTAH DIVISION OF WATER QUA	2370000360	SEWER-2023 MUNICIPAL DISCH	09/27/2022	1,265.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total UTAH DIVISION OF WATER QUALITY:					1,265.00	.00	
UTAH LOCAL GOVERNMENTS TRUST							
9235	UTAH LOCAL GOVERNMENTS T	1601301	AIRPORT-GENERAL LIABILITY I	08/10/2022	1,988.28	.00	
9235	UTAH LOCAL GOVERNMENTS T	1601302	STREETS-AUTO PREMIUM	08/10/2022	459.40	.00	
9235	UTAH LOCAL GOVERNMENTS T	1601302	WATER-AUTO PREMIUM	08/10/2022	459.41	.00	
9235	UTAH LOCAL GOVERNMENTS T	1601302	SEWER-AUTO PREMIUM	08/10/2022	459.41	.00	
9235	UTAH LOCAL GOVERNMENTS T	1601302	POLICE-AUTO PREMIUM	08/10/2022	492.64	.00	
9235	UTAH LOCAL GOVERNMENTS T	1601970	WORKERS COMP-2021 AUDIT	09/13/2022	5,349.04	.00	
9235	UTAH LOCAL GOVERNMENTS T	1601971	WORKERS COMP-2022 AUDIT	09/13/2022	566.32	.00	
9235	UTAH LOCAL GOVERNMENTS T	1602476	WORKERS COMP-MONTHLY FE	10/11/2022	2,599.21	.00	
9235	UTAH LOCAL GOVERNMENTS T	160969	WORKERS COMP-MONTHLY FE	09/13/2022	2,685.84	.00	
Total UTAH LOCAL GOVERNMENTS TRUST:					15,059.55	.00	
UTAH STATE TAX COMMISSION							
9320	UTAH STATE TAX COMMISSION	2209	UTILITY SALES TAX-SEP	09/30/2022	8,914.15	.00	
Total UTAH STATE TAX COMMISSION:					8,914.15	.00	
UTAH STATE TREASURER							
9335	UTAH STATE TREASURER	2209	COURT-STATE SURCHARGE	09/30/2022	5,809.26	.00	
Total UTAH STATE TREASURER:					5,809.26	.00	
VERIZON WIRELESS							
9480	VERIZON WIRELESS	9917614162	STREETS-PHONES	10/07/2022	146.96	.00	
9480	VERIZON WIRELESS	9917614162	WATER-PHONES	10/07/2022	167.05	.00	
9480	VERIZON WIRELESS	9917614162	SEWER-PHONES	10/07/2022	146.97	.00	
9480	VERIZON WIRELESS	9917614162	COURT-PHONES	10/07/2022	53.08	.00	
9480	VERIZON WIRELESS	9917614162	ADMIN-PHONE	10/07/2022	52.36	.00	
9480	VERIZON WIRELESS	9917614162	COMM DEVT-PHONES	10/07/2022	145.45	.00	
9480	VERIZON WIRELESS	9917614162	POLICE-PHONES	10/07/2022	448.28	.00	
9480	VERIZON WIRELESS	9917614162	FIRE-PHONE	10/07/2022	40.01	.00	
9480	VERIZON WIRELESS	9917614162	REC- PHONES	10/07/2022	77.58	.00	
9480	VERIZON WIRELESS	9917614162	POWER- PHONE	10/07/2022	164.84	.00	
Total VERIZON WIRELESS:					1,442.58	.00	
WALMART ASSET PROTECTION RECOVERY							
15940	WALMART ASSET PROTECTION	2210	COURT-RESTITUTION-J NEILSE	10/10/2022	78.51	.00	
Total WALMART ASSET PROTECTION RECOVERY:					78.51	.00	
Grand Totals:					137,092.39	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Settled Transactions Report

Report for Date: 09/21/2022 to 10/17/2022

Total Records: 12

Total Amount: \$-538.00

Showing Records: 1 to 12

TransDate Time(MT)	Amount	Conf #	Trans #	Type	Status	First Name	Last Name	Acct #	Inv/Lic #
09/26/2022 2:50:18 PM	\$-42.00	128929427	182575263PT	V	Ref	Kaycie	Kaycie	147558	156
09/26/2022 2:51:45 PM	\$-42.00	128929513	182575368PT	M	Ref	David J Allred	David J Allred	147558	156
09/26/2022 2:52:41 PM	\$-42.00	128929554	182575429PT	M	Ref	Teagan K Parry	Teagan K Parry	147559	156
09/26/2022 2:53:50 PM	\$-42.00	128929590	182575477PT	M	Ref	Chad	Chad	147559	156
09/26/2022 2:55:22 PM	\$-42.00	128929652	182575562PT	M	Ref	Mike	Mike	147068	156
09/26/2022 2:56:27 PM	\$-42.00	128929688	182575606PT	V	Ref	Alexa Pollock	Alexa Pollock	147560	156
09/26/2022 2:57:19 PM	\$-42.00	128929722	182575658PT	V	Ref	Lorilei Adams	Lorilei Adams	147560	156
09/26/2022 2:58:10 PM	\$-42.00	128929751	182575695PT	V	Ref	Annalisa Stone	Annalisa Stone	147560	156
09/26/2022 2:59:26 PM	\$-84.00	128929787	182575745PT	V	Ref	Kristen Gardner	Kristen Gardner	147066, 147067	156, 156
09/26/2022 3:00:17 PM	\$-42.00	128929834	182575796PT	V	Ref	Ronald Bradley	Ronald Bradley	147068	156
09/27/2022 9:43:19 AM	\$-51.00	128963331	182615157PT	V	Ref	Jessica Gutierrez	Jessica Gutierrez	147415	156
10/04/2022 3:50:09 PM	\$-25.00	129356488	183073394PT	V	Ref	DILLON	SORENSEN		

Total: \$-538.00

coaching
overnights
w/ing
city
of free

WORK MEETING MINUTES
CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
SEPTEMBER 21, 2022
5:30 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Wednesday, September 21, 2022, 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,
Mayor Pro Tem
Margie Anderson
Alma Lund
Lloyd Stevens
Richard Wheeler

MEMBERS EXCUSED

STAFF PRESENT

Shaun Kjar, City Manager
Jay Swinger, Land and
Water advisor
Megan Spurling,
Minutes Recorder
Bryan Kimball,
Community Development

Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Cory Daniels, Power Dir.
Aaron Broomhead, Police
Jeff Hermansen, Fire Chief
Sean Lewis, Planning and
Zoning Administrator

Mayor Scott reported on some of the things he learned at the Six County Meeting. The council should be doing a roll call vote for each item voted on. He also learned that one cannot abstain from a vote.

DEPARTMENT REPORTS

Cory Daniels, Power Director

- UAMPS – Cory reported on the Colorado River Storage Project and the fact that Lake Powell is at 25% capacity. A good water year is needed so the power is not restricted. Payson Power Plant will be off for maintenance on October 7th. During this time there will be a tour of the turbine.
- February-April there will be an outage. Hopefully, at that time, there will be the ability get power out of the hydros. Power will be a little higher in price because of this.
- Hopefully the City will be able to jump on some of the available resources being created to help keep the prices low.
- Public Power Week is October 3rd – October 7th. The Ephraim Power Department will be holding some demonstrations for the school and the public that week. The culinary hydro is down because the barring went out. It is currently in Idaho being fixed. The

power department took an outage at the fire department to test the generator and it worked perfectly. Cory will have to schedule a time to test the city building as well.

Jeff Jensen, Public Works Director -

- New Well- The costs to do what is needed are significantly higher than the budget will allow. The plan is to scale back to get one connection into the city.
- Cost of the new well house- It will have to be toned down to about 1000 gallons a minute. Pipe prices are staying steady, other things are still very expensive.
- The sanitary survey done with the state was completed and the City did well.
- Jones and Demill are re-evaluating the sewer study. They will redo the calculation and have something that can be presented to the state.

Jon Knudsen, Finance Director

- The auditors will be here the week of October 3. They will be onsite through the 6th or 7th.
- Jon called attention to page 14 of warrant register, which was the annual payment on the bond for the culinary water. The other item pointed out was Utah Local Government Trust, which is the insurance premium paid annually. It has gone up about \$10,000 since last year.

AGENDA REVIEW

- Bryan explained the property that will be sold to the Keisel's if approved.
- The application regarding Kendon Sorenson's property was reviewed. Kendon is unable to annex because the surrounding property owners do not want to. An ordinance was just passed to not allow outside city water connections. The Utilities Board voted to deny the application. The City's land and water advisor, Jay Swinger is not opposed to the connection. The manhole is approximately 200 feet from where the home will be, and the sewer line runs directly on the Sorenson's property.

POSTPONEMENT OR CANCELANATION OF THE OCTOBER 5, 2022, COUNCIL MEETING

Councilmember Anderson suggested if there are no pressing agenda items to postpone until the third Wednesday in October.

ADJOURN

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

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Candice Maudsley, City Recorder

Date

Draft

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
SEPTEMBER 21, 2022
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, September 21, 2022, in the City Council Room. Mayor Scott called the meeting to order at 6:03 p.m.

OPENING CEREMONY

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

ROLL CALL

MEMBERS PRESENT

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

MEMBERS EXCUSED

STAFF PRESENT

Shaun Kjar, City Manager
Jay Springer, Land and
Water Attorney
Megan Spurling,
Minutes Recorder
Bryan Kimball,
Community Development

Jon Knudsen, Finance Dir.
Jeff Jensen, Public Works
Cory Daniels, Power Dir.
Aaron Broomhead, Police
Jeff Hermansen, Fire Chief
Sean Lewis, Planning and
Zoning Administrator

PUBLIC HEARING AND RELATED ACTION

Public Hearing for the purpose of receiving public comment regarding the sale of real property to Keisel Family Holdings, LLC.

This property is by the City's sewer lagoons. There is an agreement in the packet tonight for the council to sign if they agree to this. The City has received permission from the state to sell this land, as it will not be needed for future sewer needs. Bryan Kimball went over the purchase contract and the agreement. This is adjacent to the sewer facilities and that has been disclosed to the Keisel's.

Shelly Keisel expressed her excitement about the vote tonight. With no other public comment, the hearing was closed.

Councilmember Alder moved to approve ECR: 22-15 a resolution authorizing the sale of real property to Keisel Family Holdings, LLC. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

PUBLIC COMMENT

Aaron Parry expressed concern about semi-trucks and motor homes parking along 700 North. The area from the cemetery to the storage units is being used to park these large vehicles. This is creating a visibility issue.

Chief Broomhead suggested placing no parking signs, however this is public property and not city property. City Manager Shaun Kjar showed on google earth the area in question. Mayor Scott commented that he will work with administration to come to a resolution. There might be an area in town that we can designate for this type of parking. Randy Keisel commented the need to keep in mind these trucks are bringing our goods, so providing them a place to park would be beneficial.

PRESENTATIONS

ABILITY 1ST

Craig Ezzell from Ability 1st did a presentation concerning the Utah Summer Program. Craig extended his gratitude to the City for their funding from the rap tax. There were pictures shown from the activities this summer. Chaton and Troy, who are students in this program, expressed that their favorite activity was bowling.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of September 20, 2022.

Councilmember Anderson moved to approve the September 20, 2022 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 September 7, 2022 Work Meeting and Regular City Council Meetings.

Councilmember Wheeler moved to approve the September 7, 2022 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.

OUTSIDE CITY WATER CONNECTION: KENDON SORENSON

Bryan Kimball gave some background to the family. Mr. Sorenson does want to annex but is not able to currently because he cannot annex as an island. The issue was reviewed at the Utilities Board meeting, and they did not recommend allowing the connection. Historically the City has not allowed outside-city sewer connections. Recently the council voted to not allow outside-city water connections. Bryan reviewed the current city code.

Kendon Sorenson addressed the Council. And would like to make a connection to the sewer line that is on his property. The line is within 70 feet of the home. A survey was done, and it is claimed by Mr. Sorenson the person who signed the easement in 1999 did not have authority to do so. Kendon is willing to grant an easement to the city and work with them. Councilmember Anderson asked if there would be an expense to the City. A charge would be calculated for sewer impact fees. Mr. Sorenson would not have pay some of the other impact fees as the property is located outside-city limits. All connection costs as well as the monthly utility bill will be paid by Sorenson.

The attorney present gave his advice, based on the Ephraim City Code. The city could approve the sewer connection and still comply with city code. He does not see a prohibition that the city could not grant this and getting a sewer easement from Mr. Sorenson could clear up any issues with the easement on the land.

Councilmember Lund read the statutes stating this could be done. He does not feel that a precedent has been set because of the placement of the sewer line on the Sorenson property.

Bryan read some of the other concerns that the Utilities Board had regarding connections to the City. If this property were in-city-limits it would be a large lot and there are specific requirements that need to be met.

Kendon's obligation would be to dedicate and improve his side of the road in this case his obligation would be half of the road which is 33 feet from the existing property line. The neighbor to the east would have to put in their side of the road when they develop. This would be dedication of right of way. Bryan explained the procedure for the development of roads and future roads.

Kendon has some hesitation regarding the road dedication. Jay Springer (Attorney) commented that the council could approved the connection with the current easement. He feels that is a middle ground and protects the city.

Councilmember Stevens moved to approve an outside-city sewer connection in exchange for a utility easement and in concurrence with city code and ordinances (abiding by city codes and ordinances refers to the sewer easement only). The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

UPDATE TO REPC (REAL ESTATE PURCHASE CONTRACT) FOR APPROVAL OF ADDITIONAL ITEMS WITH CAMINO VERDE GROUP

The real estate purchase contract was explained. The City will receive the first half of the purchase price. \$150,000 will be held for remediation. If remediation is not required, the money will be given back to the City.

Councilmember Anderson moved to approve the updated real estate purchase contract. The motion was seconded by Councilmember Wheeler. Those voting yes: Anderson, Wheeler, Alder, Lund Those voting no: Stevens. The motion carried.

CANCELATION OF THE OCTOBER 5TH COUNCIL MEETING

There will not be a City Council meeting held on October 5th, 2022. Most of the Council will be at the Utah League of Cities and Towns conference. The warrant register will be sent out through email.

Councilmember Lund moved to cancel the city council meeting for October 5th, 2022. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Recreation Board – The Recreation Department is very busy. Soccer is over and flag football and basketball are starting now. Michael is at a conference currently, where he was invited to speak about how he is doing so much in such a small town.

Margie Anderson

State Legislative Liaison – Help for rural areas. They receive grants but have a difficult time matching them.

Richard Wheeler

Senior Board – More information concerning ongoing changes will be understood after the meeting tomorrow.

Airport Board – Shaun gave an update on the fly-in. There were about 878 people in attendance. Over 400 people were served breakfast. There was a lot of effort from EYCC (Ephraim Youth City Council). Manti prepared by mowing the fields. Some planes were unable to come due to air quality. There was great support from SUU, UVU and other colleges. Councilmember Anderson suggested spreading some of the activities out. Some are unable to be pushed back, but there are other activities that can be considered for a schedule change.

Lloyd Stevens

Scandinavian Festival – The music is all ready for next year. There will be some changes to vendors and car shows. The Mayor commented about insurance for municipal events and how insurances are moving away from covering those types of events.

Cemetery – The board is working on a monument at the Pioneer Cemetery. The Council discussed possibilities for watering the Pioneer Cemetery. The last time all the trees were watered is unknown.

Alma Lund

Fire Board – The Fire Department is doing a good job. Alma brought up a safety concern on 200 North. People are stopping to look at a sign where the temple is being built. There is a request to consider the future traffic on that road.

Mayor Scott

- The mayor reported about the Mayors and Commissioners Meeting:
- Reconsideration of school districts was discussed.
- Concern was expressed about the taxing of residents.
- There is a chance the earmarks from the last few years will disappear with this new congress. The earmarks have funded many things.
- Other mayors expressed concern about their main streets dying. The Mayor will address this in the newsletter. Ephraim has a very good system as far as roads are concerned especially compared to other cities.
- The temple will forever change the city.
- Another major facility is coming to Ephraim that will be announced in the coming week.
- The Mayor commended the staff for the way they represent the city.

CITY MANAGER REPORT

- There is a high standard set throughout our departments. The city staff are providing a lot of fantastic services and will continue to meet the needs of the community.
- The cost sharing of the fence with House of Glass was brought up. It is not on the agenda, but it is something that will be on agenda in the future. This is along the property line on Canyon View Park. The council agrees with Shaun making that decision. He will send out a budget adjustment.
- Shaun expressed his gratitude for the department heads.

CLOSED SESSION

Councilmember Alder moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of discussing purchase, exchange, or lease of real property. The motion was seconded by Councilmember Lund. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

The Closed Meeting began at 7:36 p.m.

At 7:50 p.m. Councilmember Alder moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Anderson . The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 7:53 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, October 19, 2022, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Candice Maudsley, City Recorder

Date

Draft

COUNCIL MEMBERS

Margie Anderson
Tyler Alder
Lloyd Stevens
Richard Wheeler
Alma Lund

MANAGER

Shaun Kjar

COMMUNITY DEVELOPMENT

DIRECTOR/ENGINEER

Bryan Kimball

RECORDER

Candice Maudsley

EPHRAIM CITY CORPORATION

JOHN SCOTT, MAYOR

5 South Main, Ephraim, Utah 84627



PLANNING AND ZONING

ADMINISTRATOR

Sean Lewis

TREASURER

Verena Critser

FINANCE DIRECTOR

Jon Knudsen

PUBLIC SAFETY DIRECTOR

Aaron Broomhead

POWER DIRECTOR

Cory Daniels

PUBLIC WORKS DIRECTOR

Jeff Jensen

19th of October 2022

National Fitness Campaign,

On behalf of Ephraim City, I am writing to accept a \$30,000 National Grant Award as part of the 2023 National Fitness Campaign – an initiative to install and activate outdoor Fitness Courts® in hundreds of communities across America.

I would like to express our community's commitment to the following:

- ❖ Providing a local funding match in the amount of \$125,000.00.
- ❖ Construction and launch of the outdoor Fitness Court®(s) by the end of the 2023 calendar year.
- ❖ Securing supplemental funding as needed through community sponsorships, federal grants, and other sources which will be made available and allocated to this program.

This initiative has been reviewed by the Ephraim City Recreation Department, the Ephraim City Recreation Board, and Ephraim City Council – representatives of the agency, required to adopt and approve the partnership. I can confirm their approval.

Ephraim City sees fitness and wellness as a major priority for its residents, and strongly supports the efforts of National Fitness Campaign. We are proud to support this program and join hundreds of leading organizations nationwide prioritizing prevention and community fitness.

Should you have any questions please feel free to contact me, or Michael Patton, Recreation Director at 435-283-4631.

NFC recognizes that this letter does not constitute a binding contract.

Sincerely,

John Scott, Mayor of Ephraim City

STAFF REPORT

To: Ephraim City Council
From: Sean Lewis, Planning and Zoning Administrator
Date of Meeting: October 19, 2022
Type of Item: Watkins Apartment Accessory Dwelling Unit CUP
Process: Administrative Review

RECOMMENDATION: Staff has reviewed the application for compliance with all standards in the Ephraim City Municipal Code and found that it meets the minimum required for approval. Accordingly, staff recommends that the Ephraim City Council review the proposed Conditional Use Permit and vote to approve the permit.

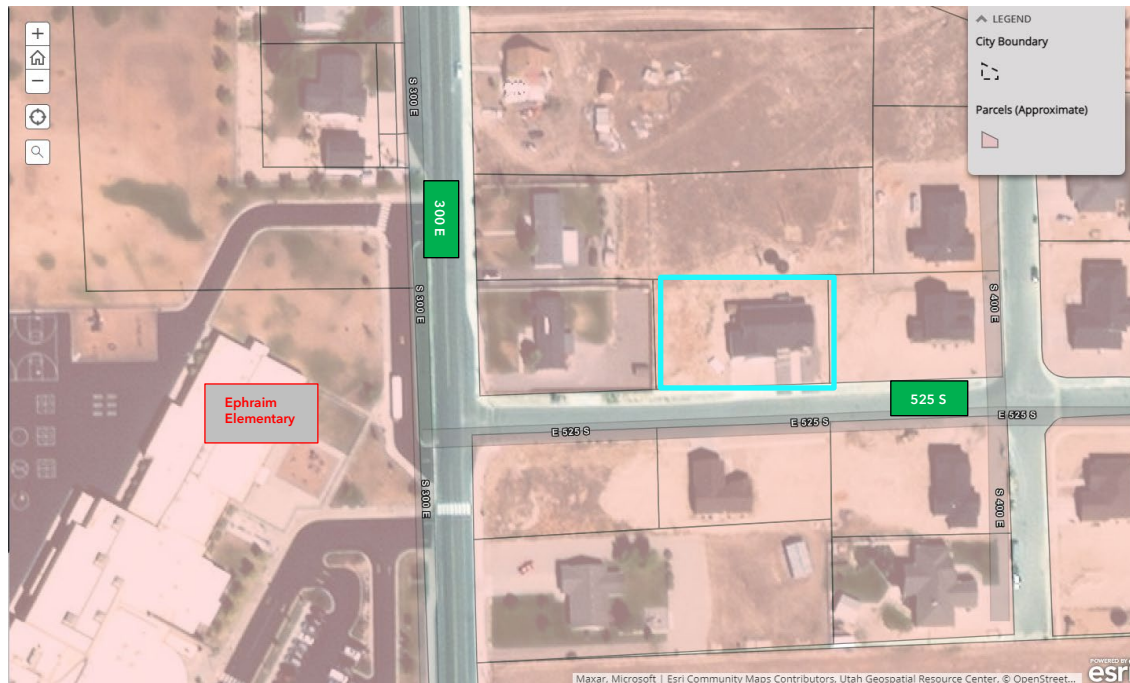
Project Description

Project Name: Watkins Accessory Dwelling Unit
Applicant(s): Shalise Watkins
Property Owner(s): Mike and Shalise Watkins
Location: 341 E 525 S
Zone District: Single Family Residential (R1)
Parcel Number and Size: 61599, 0.35 acres
Type of Process: Administrative
Final Land Use Authority: City Council

Proposal

The applicant is proposing to build an accessory building on lot 13 of the Sunset Estates Subdivision. The proposed accessory building would measure approximately 47 feet x 33 feet, a footprint of 1,500 square feet, and a total square footage of approximately 3,000 square feet. The proposed accessory building would feature two levels, the ground level consisting of a garage and the upper level featuring an Accessory Dwelling Unit, which prompts the need for a Conditional Use Permit.

Vicinity Map



Background

The Sunset Estates Subdivision was recorded in 2012. The applicant is the owner of Lot 13. A single-family home has been built on the property. Per Ephraim City Code Section 10.16.040.A, an attached Accessory Dwelling may be approved in the R1 zone as a Conditional Use.

The Ephraim Planning and Zoning Commission held a public hearing regarding this item at their regular meeting on October 11, 2022. No members of the public spoke regarding the proposal. The Commission voted unanimously to forward a positive recommendation to the City Council.

Analysis and Findings

The Land Use Authority may approve, approve with conditions, or deny a Conditional Use Permit based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

Standard 1: The following Conditions of Approval are required for all attached Accessory Dwellings in the R1 Zoning District. **COMPLIES AS CONDITIONED**

Analysis: Staff has added the following Conditions of approval to the proposed CUP:

1. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
2. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
3. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.

Standard 2: Compliance with the CUP evaluation standards provided in 10.12.070.C.1 of [the Ephraim City Municipal Code]. **COMPLIES**

Analysis: Staff review of the application indicates that it meets the minimum requirements for approval in the Ephraim City Municipal Code.

Code Requirement	Analysis	Finding
1. Compliant with local, State, and Federal law	No other permits are required for this use in this location. Staff is unaware of any laws that the proposed use in this location would violate.	COMPLIES
2. Structure Compatibility with surrounding uses	The proposed accessory building will be built to be compatible is size and architectural style of the exiting Single-family home.	COMPLIES
3. Use not detrimental to public health, safety or welfare	The addition of an Accessory Dwelling in this location will not harm public health, safety, or welfare. The proposed structure will be connected to public utilities and will be built to current Building Code standards.	COMPLIES
4. Consistency with General Plan	Ephraim has stated goals to "...providing opportunities for accessory dwellings in residential zones by applying development standards that address architectural design, parking and separate entrances for accessory dwellings." and "Encourage a variety of housing and residential opportunities by establishing and providing a range of allowed residential densities and lot sizes." The proposal is consistent with these goals.	COMPLIES
5. No adverse effect to existing traffic patterns	It is not anticipated that this use will impact traffic patterns surrounding this site. The parking and circulation of the site were considered during subdivision development.	COMPLIES
6. Sufficient Utility Capacity	The proposed use will not require additional capacity to any City utilities	COMPLIES

7. Sufficient Emergency Vehicle Access	Emergency vehicle access is available along 525 S. as with all residential units within that corridor.	COMPLIES
8. Compliance with off-street parking standards	The proposal includes adequate driveway space to provide the required number of off-street parking requirements.	COMPLIES
9. Fencing, screening, and landscape plans	No new fencing was proposed as part of this application.	COMPLIES
10. Exterior lighting	No changes to existing exterior lighting are proposed.	COMPLIES
11. No impacts to aquifer, slopes, or flood potential	The use of the site as an Accessory Dwelling will not negatively impact the aquifer, change existing slopes, or increase the potential for flooding in the area.	COMPLIES
12. Landscaping	The landscaping will be changed by addition of the Accessory Building. No other changes to landscaping are proposed	COMPLIES
13. Street Lighting	There are no proposed changes to the existing street lighting in the area as a result of this application.	COMPLIES

Recommendation

Staff recommends that the Commission consider the issues outlined in this report regarding the application and vote to recommend approval of the proposed Watkins Accessory Dwelling Unit to the Ephraim City Council based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. Mike and Shalise Watkins are listed as the fee title owners of record for Parcel 61599, also known as Lot 13, Sunrise Estates Subdivision.
2. Parcel 61599 is 0.35 acres in size (15,449 square feet).
3. Parcel 61599 is located at 341 E 525 S.
4. Parcel 61599 is currently zoned Single Family Residential (R1).
5. The applicant proposed to build an Accessory building including an Accessory Dwelling Unit.
6. Accessory Dwellings are listed as a Conditional Use in the R1 zone in the Ephraim Municipal Code.
7. Staff review of the application indicates that it meets the minimum requirements for approval in the Ephraim Municipal Code.
8. The Ephraim Planning and Zoning Commission held a public hearing to discuss this proposal at their regular meeting on October 11, 2022.

9. No members of the public spoke regarding the proposal during the hearing on October 11, 2022.
10. The Planning and Zoning Commission voted unanimously to forward a positive recommendation to the City Council to approve the permit.

Conclusions of Law

1. Based upon the Findings of Fact listed above and with the Conditions of Approval outlined below, the Watkins Accessory Dwelling Unit meets the standards for a Conditional Use Permit as described in the Ephraim City Municipal Code.

Conditions of Approval

1. The apartment may be occupied by one family of related persons or not more than two unrelated persons.
2. A minimum of two off-street parking spaces each shall be provided for the apartment and the primary residence.
3. The use of the accessory apartment is conditional upon the primary residence being owner-occupied; the apartment may not be rented or occupied if the property owner is not living in the home as a primary residence.

Attachments:

Exhibit A – Applicant Letter
Exhibit B – Site Plan

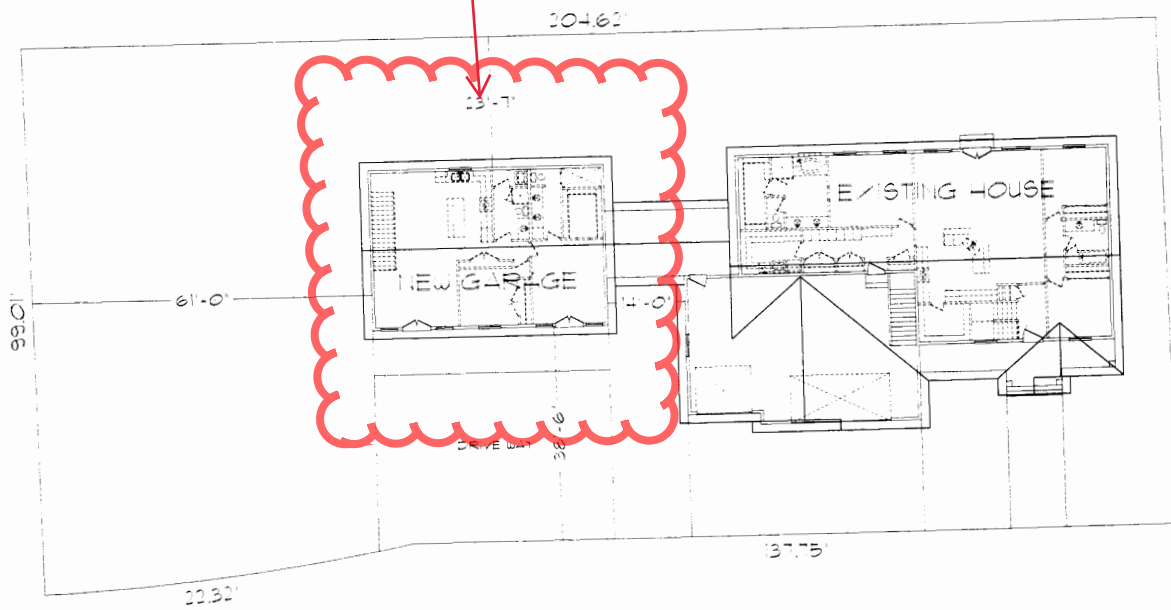
To whom it may concern,

The proposed conditional use permit that is being applied for is for an attached garage onto our already existing property at 341 E 525 S in Ephraim. The attached garage will have a small 2-bedroom apartment above it that may be lived in by family or rented out for single family use. There will be parking in the garage and driveway for the occupants. The project should not interfere with vehicular or pedestrian restrictions to the neighborhood. We would like to have the attachment built by early next year, depending on approval times.

Thanks,

Mike and Shalise Watkins

New Addition



NEW GARAGE FOR MIKEL AND SHALISE WATKINS EPHRUM UTAH	PLOT PLAN	DRAWN BY: B. HUNTSMAN CHECKED BY:	DATE: DECEMBER 08, 2021 SCALE: 1/2" = 1'-0"	REVISIONS	BY:	SHEET NUMBER SHEET NO 5 OF 6
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COOPERATIVE AGREEMENT
BETWEEN
THE UTAH DEPARTMENT OF TRANSPORTATION AND
EPHRAIM CITY FOR
NEW SIDEWALK CONSTRUCTION

THIS COOPERATIVE AGREEMENT made and entered into this 10 day of September, 2022, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, (“**UDOT**”), and the **CITY OF EPHRAIM**, a municipal corporation of the State of Utah, (“**City**.”)

RECITALS

WHEREAS, in the interest of public safety, it is the desire of the parties to construct and thereafter maintain a pedestrian safety project on Highway 290 at the location(s) described as follows: SR-290 in Ephraim from Center Street to 100 North and,

WHEREAS, funds for the construction of pedestrian safety projects have been made available by an appropriation from the Utah State Legislature for distribution by **UDOT**; and

WHEREAS, it is the intent of the Utah State Legislature that participation in the pedestrian safety project be on a 75% State, 25% local match basis; and

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions where the work shall be performed.

NOW THEREFORE, the parties agree as follows:

1. The **City** with its regular engineering and construction forces at the standard schedule of wages and working hours and in accordance with the terms of its agreement with such employees, or through qualified contractors with whom it has obtained contracts upon appropriate solicitation in accordance with the laws of the State of Utah, shall perform the necessary field and office engineering, furnish all materials and perform the construction work covered by this agreement.
2. In accordance with Utah Code §72-6-116, the **City** is required to pay, as part of the total project cost, 50% of the costs that comply with Utah Administrative Code R930-8 of any utility facility relocations required within the State highway right-of-way, and the utility company is required to pay the remainder of the cost of relocation. The **City** will determine, as part of the design of the

project, those utility companies with facilities that will require relocation and the cost thereof, and will execute a Utility Relocation – 50% Reimbursement Agreement with those companies prior to advertising the project for bids. Contact Gernice White, Region 4 Utilities and Railroads Engineering Coordinator, telephone number 435-893-4764 for assistance in preparing the Reimbursement Agreement.

3. All construction work performed by the **City** or its contractor shall conform to **UDOT's** standards. **City's** construction may conform to local standards if they are equal to or greater than **UDOT** standards.
4. All construction performed under this agreement shall be barrier free to wheelchairs at crosswalks and intersections according to State and Local standards.
5. The **City** shall submit plans for the work covered by this agreement to **UDOT's** Region 4 Sidewalk Coordinator for review and approval. Upon approval of the plans, and before commencing any construction within the highway right-of-way, the **City** or its contractor shall obtain a Highway Right-of-Way Encroachment Permit from the Region 4 Encroachment and Permits Officer.
6. The **City** will participate a minimum of 25% of the project. **City's** participation can be through financial contribution, preliminary or construction engineering costs, donated labor or equipment, etc. Supporting documentation will be required to verify all costs.
7. The total estimated cost of the pedestrian safety project including **City's** participation is as follows:

UDOT Funds (Allocated Amount)	\$16,200
City's Match (25% minimum of Total)	\$5,400
TOTAL PROJECT	\$21,600

8. Upon approval of the pedestrian safety project plans and satisfactory evidence that the project is ready to proceed, and upon request of the **City**, **UDOT** will deliver to the **City** a lump sum amount of \$12,150.00, 75% of **UDOT's** funds for the construction of the facilities covered by this Cooperative Agreement. Upon completion of construction and final inspection and approval by **UDOT**, the remaining 25% of **UDOT's** funds, \$4,050.00 will be delivered to the **City** bringing the total **UDOT** funds to \$16,200.00. This amount is the maximum sum of **UDOT's** contribution. If the project should overrun the estimated project amount contained herein, the **City's** match shall be revised to cover the

additional amount. If the project is completed for an amount less than the estimated cost, the amounts in this paragraph will be adjusted proportionally and the **City** will refund any overpaid amounts to **UDOT**.

9. The **City** will furnish to **UDOT** a statement upon completion of the project for which the grant was made certifying the amount of State funds expended, verification of **City** participation amounts and certification that the project was completed in accordance with the standards and specifications adopted for the project by this Cooperative Agreement.
10. **UDOT** shall have the right to audit all cost records and accounts of the **City** pertaining to this project. Should the audit disclose that the **City's** expenditures for the project are less than the grant, all unexpended funds shall be refunded promptly to **UDOT**. For purpose of audit, the **City** is required to keep and maintain its records of work covered herein for a minimum of 3 years after completion of the project.
11. If for any reason, the **City** has not commenced construction of the project within a 2 year time period from **UDOT** approval of the safety project, the **City** will relinquish the grant allocation or refund the funds already paid to the **City** for the project upon request from **UDOT**, and this Cooperative Agreement shall be terminated. Upon commencement of the construction, **City** agrees to complete the construction in an expeditious manner and in a reasonable timeframe. Should **UDOT** determine that the work is not proceeding in an expeditious manner and upon 30 days written notice, it may withdraw the grant and require the **City** to refund any portion of the grant funds not expended for approved items at the time of withdrawal, and terminate this Cooperative Agreement.
12. Upon completion of the work covered by this Cooperative Agreement, the **City** shall, either directly or by ordinance, cause any sidewalks covered by this Cooperative Agreement to be maintained, renewed and/or repaired to perpetuate a secure and non-hazardous pedestrian facility. The maintenance is to include snow removal.
13. **UDOT** and the **City** are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend and save harmless the other party from any and all damages, claims, suits, costs, attorney's fees and actions arising from or related to its actions or omissions or the acts or omissions of its officers, agents, or employees in connection with the performance and/or subject matter of this Cooperative Agreement. It is expressly agreed between the parties that the obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections of this

paragraph. This paragraph shall not be construed as a waiver of the protections of the Governmental Immunity Act by the parties. The indemnification in this paragraph shall survive the expiration or termination of this Cooperative Agreement.

14. If the **City** modifies its project and the modification affects the work, the **City** will notify **UDOT**. In the event there are changes in the scope of the work, extra work, or changes in the planned work that require a modification of this Cooperative Agreement, such modification must be approved in writing by the parties prior to the start of work on the changes or additions.
15. Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purposes of this Cooperative Agreement at the request of the other party.
16. The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Cooperative Agreement, or by law, will not release either party from any obligations arising under this Cooperative Agreement.
17. This Cooperative Agreement does not create any type of agency relationship, joint venture or partnership between the parties.
18. Each party represents that it has the authority to enter into this Cooperative Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by its duly authorized officers as of the day and year first above written.

Ephraim City, a Municipal Corporation of the State of Utah

ATTEST:

By _____

By _____

(IMPRESS SEAL)

UTAH DEPARTMENT OF TRANSPORTATION

RECOMMENDED FOR APPROVAL:

APPROVED:

Larry Johnson
Project Manager

Monte Aldridge
Region Director

APPROVED AS TO FORM:

APPROVED:

UDOT Legal Counsel

Division of Finance



Student Apartments

Future LDS Temple 2022

Student Apartments

Student Apartments

Student Apartments

LDS Stake Center

Student Center

Football Stadium

Music Building

Proposed 6'X505' Sidewalk

Student Apartments

LDS Stake Center

College Activity Center

College Swimming Pool

Student Apartments

Student Apartments

Student Apartments

Student Apartments

Student Apartments

Student Apartments

Student Apartments