

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JANUARY 3, 2018
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, January 3, 2018, in the City Council Room. Mayor Squire called the meeting to order at 6:00 p.m.

OPENING CEREMONY

Councilmember Scott offered an invocation. Councilmember Alder led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

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

STAFF PRESENT

Brant Hanson, City Manager
Bryan Kimball, Community Dev.
Leigh Ann Warnock, City Recorder
Steve Widmer, Financial Director
Cory Daniels, Power Director
Aaron Broomhead, Police Chief

PUBLIC COMMENT

No public comment presented.

I. PRESENTATIONS

A. SWEARING-IN CEREMONY

Judge McIff swore in Mayor Richard Squire, and Councilmembers Margie Anderson and Greg Boothe.

II. MOTION AGENDA

A. RATIFICATION OF THE DECEMBER 20, 2017 WARRANT REGISTER

Councilmember Wheeler moved to ratify the December 20, 2017 Warrant Register as previously approved. The motion was seconded by Councilmember Scott. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

B. APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of January 2, 2018.

Councilmember Anderson moved to approve the January 2, 2018 Warrant Register as presented. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

C. ELECTION OF MAYOR PRO TEM

All were in agreement that Councilmember Anderson should retain the position of Mayor Pro Tem.

Councilmember nominated Councilmember Anderson for the position of Mayor Pro Tem. The nomination was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

D. APPROVAL OF STAFF RECOMMENDATIONS

1. AID IN CONSTRUCTION AGREEMENT: WILDE MORTENSEN

Wildee Mortensen has applied for an Aid in Construction Agreement for a water line extension south of City limits. Bryan Kimball explained that a couple of years ago, Mr. Mortensen was approved for a water connection allowing him to recoup a portion of that cost from anyone who connected. Approval tonight, formalizes that agreement.

Councilmember Anderson moved to approve an Aid in Construction Agreement with Wildee Mortensen. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

2. WORK ORDER FOR CAPITAL FACILITIES AND IMPACT FEE UPDATE

Bryan Kimball stated Staff would like to have Sunrise Engineering update Ephraim's impact fee studies. By law, a city may not make impact fee adjustments without a current study. The study would cover wastewater, culinary water, roads, parks & rec, emergency services, public safety and library services. Brant Hanson explained some areas will cost more than others because they would have to redo the entire model.

Impact fees may be used to pay off bonds or go toward new growth, but not be used for existing maintenance or operating expenses. They must also be identified on the Capital Facilities Plan. Money may have to be maneuvered in the budget, but the study must be done. There is currently a line item for impact fee expenses, and the water fund has \$238,000 which may be used this current year for the tunnel, the well, or wherever is needed. Those funds may be used for the study after impact fee funds are used up.

With an existing agreement with Sunrise Engineering to work with the City, they can conduct the survey without the City having to go out to bid.

Councilmember Wheeler moved to approve a work order for Sunrise Engineering to complete an Impact Fee Update. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

3. TELEPHONE SYSTEM AGREEMENT

Brant Hanson is asking for authorization of execution of a telephone system agreement with Manti Telephone, to include lease, service and maintenance, in the amount of \$381 per month for period of 60 months. Existing phones are antiquated and no one services them. The customer service options offered by Manti Telephone would greatly benefit the City. Included in the services is an instant messaging service for employees, and they will be able to transfer calls to all departments in the City, not just those in City Hall. Fiber optics and new phones are included in the agreement. Brant commented he has researched many other options and feels this is the best deal available.

Councilmember Anderson moved to approve execution of a telephone system agreement with Manti Telephone. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

4. PURCHASE OF WATER RIGHTS

This topic will appear on the next Council Meeting agenda.

III. APPOINTMENTS AND COUNCIL REPORTS

Margie Anderson

Youth City Council – Advisors have suggested the youth spend a day at the capital and go to an actual legislative session rather than attend Elected Officials Day. This is not an activity normally included in that program, and they feel it would be educational. Mayor Squire felt it would be a good opportunity for them.

ECHA – The Housing Authority have not sold their home yet, but a lot of interest has been shown. They will be working on additional advertising.

Richard Wheeler

Library Board – a \$400 grant was received from KUED Radio to help purchase books.

The Board discussed recertification. An issue has arisen due to the finding that anyone in a wheelchair who is in the basement of the library during a power outage, would not be able to get out of the building. Power Director Cory Daniels and Bryan Kimball will put together some numbers regarding the cost of a small generator to accommodate the elevator. The cost of a ramp is enormous because of the amount of concrete required. A stand-alone generator could probably be purchased for under \$5,000 with a 20 year warranty. That building cannot be certified again without that correction.

There have been problems with children breaking windows in the back. Due to a camera installed previously, the windows have been replaced and perpetrators charged with the cost.

John Scott

Planning and Zoning - a permit has been granted for a duplex south of the AC parking lot. The Morely Project is still dragging; they say contractors are too busy. The City will be looking at some minor annexations in the near future.

IV. DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Tunnel Project – Still working on the tunnel; negotiating payment for concrete this year because it had to be piped so far the density has changed. Still negotiating the water line, as well.

Water Leak – a water leak was discovered on the main line just before Christmas break. Water was lost for approximately 6 hours.

Cory Daniels, Power Director

Power Outage – Cory updated the Council on the power outage which occurred on Christmas Eve. A Spring City line went down taking out the Jerusalem Substation, of which Ephraim is a part. Cory will be asking Rocky Mountain why something like that

would take the whole substation out. They are so understaffed on this area. Brent Dewsnip is the contact now for Rocky Mountain.

Cory presented a graph showing where Ephraim's power comes from and it will be included in the next City newsletter.

Aaron Broomhead, Chief of Police

Vehicles – Ephraim Ambulance Association donated jump kits and medical supplies for all police vehicles, including the drug for opioid overdose. The Chief is working on getting policies and procedures updated for the Department.

Messenger Article - officer bios will appear in the Messenger the third week in January to show the community the new face of the Ephraim Police Department. Also appearing will be the new vision/mission statement.

Training - Officers Cragun and Zeeman will be attending a week-long evidence training in February to improve evidence preservation and storage.

VII. CITY MANAGER REPORT

Generators - Brant became aware of a need for generators for all City buildings. It is a huge expense, but one that is vital. The City does not have an Emergency Operation Center designated. He is working on an Emergency Preparedness Plan. Cory is assessing each building to see what type of generators would be required and the cost of each. The library is a priority at the current time because of the certification finding.

Power – at the latest Executive Team meeting, Cory gave an overview of how power works in the City. That information will be put out on the website, the newsletter and Facebook. The Library is also adding a library corner to the newsletter.

VIII. CLOSED SESSION

At 6:09 p.m. Councilmember Scott moved to go into a closed session pursuant to the provisions of the Utah State Code, Sections 52-4-205(c) pending or reasonably imminent litigation, and (d) purchase, exchange, or lease of real property. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

At 6:29 p.m. Councilmember Anderson moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Scott. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Scott moved the Regular Council Meeting adjourn at 6:30 p.m. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, January 17, 2018, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date