

**WORK MEETING MINUTES**  
**CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**APRIL 4, 2018**  
**5:30 PM**

**CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, April 4, 2018, in the City Council Room. Mayor Squire called the meeting to order at 5:31 p.m.

**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  
Marcus Gilson, City Attorney  
Bryan Kimball, Community Dev.  
Leigh Ann Warnock, City Recorder  
Steve Widmer, Financial Director  
Aaron Broomhead, Police Chief

**DISCUSSION AGENDA**

**DISCUSSION OF WATER RATE ADJUSTMENT**

A notice went out with the utility bill describing rates that may be required to pay off our debt, the well, the tunnel, and other water expenses. Bryan reviewed the current infrastructure and what infrastructure that is still needed.

Background. \$2M water tank installed without having to raise water rates. Other significant improvements have also been done without increasing water rates. Loans are in effect. The tunnel and waterline is almost a \$4M project. Grants were received and shared costs with Irrigation Company helped, but loans were also taken out for that project. Up to \$10M in recent water improvements. Scheduled for rate increase in 2015, but held off because of other rate increases. Last water increase was implemented in 2010.

We are now looking at a new well. Not enough revenue with water rights and the well to make all payments. Spent a significant amount of time putting together numbers to see what would be required in the way of a water rate increase to be able to meet annual expenses. Recognized our numbers big hit to customers. So looked to see if there was any debt we could pay off (Sanpete America) to lower the rate increase. Payoff is \$640,000. Have savings to pay that and would reduce our obligation allowing to reduce the projected adjustment.

Took last 12 months of building and usage data. Played with rates and came up with alternatives which were reviewed with the Council. See attachment. A rate increase impacts some users more than others. Recommending an amount slightly lower than the amount sent out in the letter, which would be a \$24.00 base rate, adjusting tiers accordingly. Resulting rates will be almost half what the state is asking for.

**WARRANT REGISTER INQUIRIES**

**Airport Ramp** – Is that part of our co-payment. Steve commented we pay the full amount and then 90% will be reimbursed.

**Zions Bank** – paying off the loan for the water rights and running the water line. This is not currently in the budget, but will be added with the modifications.

**ADJOURN**

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

**MINUTES APPROVED:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ATTEST:**

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

\_\_\_\_\_  
Date

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

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, April 4, 2018, in the City Council Room. Mayor Squire called the meeting to order at 6:01 p.m.

**OPENING CEREMONY**

Councilmember Anderson offered an invocation. Councilmember Scott 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  
Marcus Gilson, City Attorney  
Bryan Kimball, Community Dev.  
Leigh Ann Warnock, City Recorder  
Steve Widmer, Financial Director  
Aaron Broomhead, Police Chief  
Phil Murray, Rec Director  
Cory Daniels, Power Director

## **PUBLIC COMMENT**

No public comment presented.

## **PRESENTATIONS**

2017 Miss Ephraim. Thanked for amazing opportunity to represent Ephraim during 2017. Have Courage and Be Kind. Implemented because the world today it is not as common to do simple acts of kindness in our communities. Taught elementary students about having courage and being kind. Many service projects throughout the year.

May 12, 2018 pageant. Invited them all to attend and will have tickets provided.

## **MOTION AGENDA**

### **APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of April 3, 2018.

*Councilmember Anderson moved to approve the April 3, 2018 Warrant Register as presented. 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.*

### **APPROVAL OF MINUTES**

The Council reviewed the minutes of the March 21, 2018 City Council Work Meeting.

The Council reviewed the minutes of the March 21, 2018 Regular City Council Meeting.

*Councilmember Wheeler moved to approve the March 21, 2018 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Scott. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, and Alder. The vote was unanimous. The motion carried. Councilmember Anderson abstained as she was not present for the meeting.*

## **RESOLUTION AGENDA**

### **RESOLUTION ECR 18-03: ISSUANCE OF PARITY WATER REVENUE BONDS**

ECR 18-03, a resolution authorizing the issuance of parity water revenue bonds of Ephraim City and calling of a public hearing to receive input with respect to the issuance of such bonds and any potential impact to the private sector from the construction of project.

This is the bond we are pursuing for construction of the new well project at the south end of town. A public hearing will be held on May 2, 2018.

*Councilmember Boothe moved to Adopt ECR 18-03, a resolution \_\_\_\_\_. 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.*

#### **RESOLUTION ECR 18-04: MASTER RESOLUTION**

ECR 18-04 , a resolution (see agenda)

The master resolution states who is responsible for payment and we agree to have money set aside, also requires \$65,000 aside for the replacement of that well in 20-25 years. 1% interest rate over the course of 25 years. \$147,500 grant from the Division of Drinking Water.

*Councilmember Anderson moved to approve ECR 18-04, a resolution \_\_\_\_\_. 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.*

#### **RESOLUTION ECR 18-05: ARBOR DAY RESOLUTION**

ECR 18-05, a resolution (see agenda)

See last year's minutes. Councilmember Scott suggested trees be planted at the new section of the cemetery and others suggested more trees at the park. Scott recommended planting of box elder trees which are fast growing and provide a nice shade tree within 5 years.

*Councilmember Scott moved to approve ECR 18-05, a resolution \_\_\_\_\_. 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.*

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

##### **Tyler Alder**

**Cemetery** – Will meet next Wednesday.

**Recreation Board** – Discussed the fact that numbers are down. Working with sign-ups. The club teams are using the baseball diamonds and they are frustrated with the dirt. The City doesn't take over the care of the diamonds until later in the year. Feel the College should provide new dirt, as the City purchased it last year.

##### **Margie Anderson**

**ECHA** – 2 new lots that have gone out to bid and awarded.

### **Richard Wheeler**

**Fire Department** – Trainings coming up this month and next. Two of the state driving simulators will be available and they are gearing up for scrub fires which might be a little high this year. They are working on maintenance on the fire trucks.

**Senior Board** – Hoping to include them in the City vehicle acquisitions for the year. They need a new van.

### **Greg Boothe**

**Scandinavian Festival** – Coming along. Alternative ideas of where to put vendors which might include 100 N and Center Street. Fara Boothe will be over the parade again.

### **John Scott**

**Airport Board** – Met with members of the school district and will propose a class at Manti High School for aviation instruction. It is a free program and would generate a lot of youth interest.

**Planning and Zoning** – Two new houses that are going in. A particular interest has been shown in construction of married housing. The credit union is down.

**Water Now Alliance** – Our residents are not paying for water and we shouldn't approach it that way. They are paying for the infrastructure that brings it to their homes.

## **DEPARTMENT REPORTS**

### **Bryan Kimball, Community Development Director**

**Traffic** – traffic counters have been placed around town.

**Tunnel** – a crew will come in next month to start up work there.

**Capital Facilities Plan** – We are working on water and sewer trying to get populations updates and other information required.

**Well** – The well is most likely not going to happen this summer. Moving as quickly as possible, but a higher priority has been placed on retrofitting the existing well at this time. A new Source Protection Plan must be completed before we can drill a new well.

**Industrial Park** – The sewer is in place and crews are now working on the waterline.

**City Planner** – a new City Planner will most likely be starting sometime this summer.

Richard Nielson said now in dry years, it dries up all the flowing wells in the fields. Some of those wells are 500'. How deep will these go? Bryan – as deep as we can go until we hit bedrock. Mr. Nielson said it will affect all the wells around it. Brant – trying

to do our part in recharging the aquifer storage system. That will minimize the effect on other wells. Mr. Nielson said a lot of people are hauling water now that used to have wells.

Bonnie Nielson said Richard talked with Ludlow Engineers askig about property on 400 E between 100 and 200 south. Trying to get it out of the flood zone. Richard explained that years ago they made a flood channel going out north through our farm and he said it's not on the records. Why is that flood zone not showing on the FEMA map. If it were, lots of properties that have been built are in the flood plain. Brant – the issue is more complicated than engineer telling. Bryan working with Corps of Engineers to get flood plain updated. Gobblefield ditch constructed after floods of 1984. Bryan explained everything. Working on new maps, probably two years out.

### **Cory Daniels, Power Director**

**Water Supply** – the water shortage is going to affect our power supply. We are hoping for more rain.

**Upgrade** – 2400 upgrade almost completed.

**New Substation** – construction will begin on the new powerhouse substation soon. A lot of conduit has been placed in the ground over the last two weeks.

### **Phil Murray, Rec Director**

**Baseball** – Going away from Babe Ruth and back to a program used previously by the City. We are on a one-year probation. Some of the parents want to bring a kid up a grade if their age is higher than others in their grade. With this program, you have to go with what grade they are in.

**Soccer** – playing with Manti and Gunnison. Numbers are low this year.

**Volleyball** – almost over.

**Rec Center Visits** – Provo rec center brings in over a million people per year and they charge \$5 a person.

### **Aaron Broomhead, Chief of Police**

**Scandinavian festival** – Each officer has been assigned an area to patrol for the Festival and preparing for the possibilities of major disasters. All officers will be working rather than two as has done in the past.

**Interviews** – going on this week. 5 applications have been received and should have a decision by the end of the week.

**Animal Services** – universal chip reader for dogs. \$450 machine donated to us.

**Chief's Conference** – ideas on how to use social media in law enforcement applications. We will put out Facebook and Twitter reporting accidents and information.

**Policies and Procedures** - Working and complete policies and procedures manual. 147 policies. 586 pages long. Available if anyone would like the link. Up-to-day with all current legislation. As new laws come out, Lexipole will update it for us.

**Steve Widmer, Financial Director**

**Budget** – Monday will be meeting with department heads and we will present the new budget in May on the 9<sup>th</sup>. First meeting in June will have a public meeting.

**CITY MANAGER REPORT**

**Flood Channel** - Would like a new flood channel.

**Ted Olson** – Like a joint meeting with Utilities Board in our next Work Meeting to update the Council with all the changes.

**Water Rate Adjustment** – Amazing the amount of work staff has put into the numbers to be fair and take care of financial issues.

**Item Water Right Purchase** – two minor amendments, one to extend 75 day due diligence, second, changing our title companies which hopefully won't reset the process.

**Library Employee** – New employee through Department of Workforce Services. 20 year old born premature and has challenges. Loves to read to kids and excited. DWS pays 100% of salary next 3-6 months. We will pay, but get reimbursed. She will go through an interview process to give her that experience.

**Airport** – Need a joint meeting with Manti to discuss the future of the airport. Spoke with Ken and looking at May 2<sup>nd</sup> or 16<sup>th</sup> before CM at the airport.

**Water Rate Adjustment** – people have come in with questions and have been positive with the explanations. Would Council like more detail on the water rate adjustment. Next CM.

Out of the office ICMA Conference. Discussing challenges cities has endured he will be presenting. Nominating committee to select new Vice President. Applied ICMA Credentialed Manager, exmas, candidate so by next year should be a credentialed manager. Shows commitment to profession. Will report back what he learns.

Commend great staff. Morale high here. Police Department is night and day difference in morale.

**CLOSED SESSION**



*At 7:31 p.m. Councilmember Scott moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205 (c) pending or reasonably imminent litigation. 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.*

*At 7:58 p.m. Councilmember Anderson moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Anderson moved the Regular Council Meeting adjourn at 7:58 p.m. The motion was seconded by Councilmember Scott. The vote was unanimous. The motion carried.*

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

**MINUTES APPROVED:**

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Mayor

\_\_\_\_\_

Date

**ATTEST:**

\_\_\_\_\_

City Recorder

\_\_\_\_\_

Date