

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**APRIL 18, 2018**  
**6:00 PM**

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, April 18, 2018, in the City Council Room. Mayor Squire called the meeting to order at 6:07 p.m.

**OPENING CEREMONY**

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

**ROLL CALL**

**MEMBERS PRESENT**

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

**MEMBERS EXCUSED**

Richard Squire, Mayor

**STAFF PRESENT**

Brant Hanson, City Manager  
Marcus Gilson, City Attorney  
Bryan Kimball, Community Dev.  
Leigh Ann Warnock, City Recorder  
Chad Parry, Public Works Director  
Cory Daniels, Power Director  
Aaron Broomhead, Police Chief

**PUBLIC COMMENT**

No public comment presented.

**PRESENTATIONS**

Kelly Brooks, Amy Jorgensen, and Adah Bennion presented the Granary Art Center Annual Report

Adah Bennion reported the Center hosted nine exhibitions in the last year. She reviewed those exhibits with the Council using a PowerPoint presentation. Total attendance for the 2017-18 fiscal year was 42,040.

Kelly Brooks reviewed the education program including the Workshop Wednesday Program, free after school workshops for kids and their families. 47 workshops were held during the 2017-2018 fiscal year with 830 participants. They also conduct Ephraim Elementary Workshops in the classrooms at school. One class is held per month with two different classes in the 3<sup>rd</sup> and 5<sup>th</sup> grades.

The Internship Program is growing and is very competitive. Snow College students love to participate. 7 interns helped in the last year. Some interns come from four year colleges who require internships.

Amy Jorgensen reviewed the other programs. With increased funding, they tried to reach deeper into the community. Community projects were implemented with artists throughout the state. The Creatives in Residence Program has artists actually staying at the Bishop's Storehouse. They initiated a film series looking at regional issues. Additional events are also held at the art center and more are being explored for future implementation.

The directors changed the name from "Granary Art Center" to "Granary Arts" which will act as a larger umbrella to house all the things they do.

Granary Arts received a CLG grant through the Utah State Historic Preservation Office in the amount of \$12,000 (\$6,000 + match). It was found the Granary building is not on the historic registry. This grant will get it on the registry. The center will continue to receive other grants as well.

Adah Bennion reported Granary Arts represents Ephraim's art culture in Professional Arts Networking. In May, they will all attend the Mountain West Arts Conference which they feel is a great way to connect and get Ephraim's name out there.

Amy Jorgensen thanked the Council for their support and for valuing the cultural arts and everything they do. The Council thanked them in turn.

## **RESOLUTION AGENDA**

### **RESOLUTION ECR 18-06: APPROVAL OF ALTERNATIVE REPOWERING**

*Councilmember Scott moved to approve ECR 18-06, a resolution approving Alternative Repowering. 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.*

**RESOLUTION ECR 18-07: APPROVAL OF THE FIFTH AMENDMENT TO INTERMOUNTAIN POWER AGENCY ORGANIZATION AGREEMENT**

*Councilmember Alder moved to approve ECR 18-07, a resolution approving the Fifth Amendment to Intermountain Power Agency Organization Agreement. 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.*

**RESOLUTION ECR 18-08: CARBON FREE POWER PROJECT POWER SALES CONTRACT**

*Councilmember Wheeler moved to approve ECR 18-08, a resolution approving the Carbon Free Power Project Power Sales Contract. 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.*

**RESOLUTION ECR 18-09: EXCHANGE OF TITLE**

ECO 18-09, an ordinance approving the exchange of title between parcel owners in the Shingle Mill Subdivision, Phase III.

Bryan Kimball explained that when the plat was recorded it was done with a second exit. At the time, emergency access was required. The owner paved the entire road but was not able to get buy-in from neighbors for what was needed to benefit them. Council approved his final plat with protection strips on either side of the road. Three owners have paid their portion and quit claim deeds have been signed over to them. The County will not record the deeds until the exchange of title is approved. The Resolution authorizes him to deed a portion of his own land back to the adjacent property owners and does not affect City right-of-way. Staff recommends approval of the resolution.

*Councilmember Boothe moved to approve ECR 18-09, a resolution approving exchange of title between parcel owners in the Shingle Mill Subdivision. 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.*

**MOTION AGENDA**

**APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of April 17, 2018.

*Councilmember Scott moved to approve the April 17, 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.*

## **DISCUSSION AGENDA**

### **Water rate Adjustment Discussion**

At the last meeting a spreadsheet was discussed with a proposed rate adjustment. Since then Bryan and Brant have been working on clarification. A new spreadsheet with changes will be given to the public attending the public hearing. (See Attached) Brant and Bryan looked at existing debt and operation costs, what the new projects will cost the City (water rights and well) and determined a need for over one million dollars annual revenue to at least pay expenses. Current revenue is short by more than \$300,000. A notice was sent to residents with the utility bill describing a rate adjustment 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 is still needed.

A two million dollar water tank was installed without having to raise water rates. Other significant improvements have also been completed without increasing water rates. Loans are currently in effect. The tunnel and waterline is almost a four million dollar project. Grants have been received and shared costs with Irrigation Company helped, but loans were also taken out for that project. The City has implemented up to ten million dollars in recent water improvements. A water rate increase was scheduled for 2015, but the Council held off because of other rate increases. The last water increase was implemented in 2010.

It has been determined the City needs a new well. There is not enough revenue with water rights and the well to make all the necessary payments. Bryan Kimball and Brant Hanson spent a significant amount of time putting numbers together to see what would be required in the way of a water rate increase to be able to meet annual expenses. They recognized their numbers would be a big hit to customers, so looked to see if there was any debt that could be paid off (such as Sanpete America) to lower the amount of the rate increase. That payoff is \$640,000. There is money in savings to pay that off and it would reduce the City's obligation, allowing for a reduction in 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.

Research was conducted by pulling random customers from different categories, including families with young children, retired empty-nester couples, etc. averages were taken from each group to contribute to numbers for the spreadsheet. Impact fees will cover some of the debt so that future users are helping to pay since the project is constructed to take us into the future.

Other cities in the county were compared to show differences between the cities. Most other cities have secondary water at a separate charge and we do not.

A Public Hearing will be held at the next meeting with a more detailed presentation at that time.

## **APPOINTMENTS AND COUNCIL REPORTS**

### **Tyler Alder**

**Cemetery** – Flags are ordered. Pipes ordered. \$500 in donations have been received. He suggested a donation from councilmembers whose names will be added to the plaque.

**Recreation Board** – Baseball numbers are down drastically. In one age group there were only 7 boys. The Rec Director may combine that team with Manti, who has also seen a decline. The Lion’s Club has run concessions for the last few years. Last summer (May – Aug) \$24,459 was earned and that was donated to teams, drill, and to the college scholarship foundation.

### **Margie Anderson**

**ECHA** – opened two bids on homes. Layton won the bid.

### **Richard Wheeler**

**Utilities Board** – Hoping for new members on the Board.

**Fire Department** – Drills constantly taking place.

### **Greg Boothe**

**Scandinavian Festival** – Met with Pioneer people and they are concerned about their new location in front of the Noyes building. We will have to move the car show. Next year will look great because there will be a lot more green space with the old science building gone.

### **John Scott**

**Planning and Zoning** – Jeremy Andreason is reapplying for a CUP for a 6 month extension. No new building applications have been received. Bryan has been attending some meetings and generated a list of non-compliant codes.

## **DEPARTMENT REPORTS**

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

**Well** – retrofit of existing well – three quotes have been received to camera the well as the first step in improving and increasing quantity and quality of the water. He would like to move forward with that contract at the next meeting.

### **Chad Parry, Public Works Director**

**Sweeper Truck** – Chad received a phone call regarding Murray City’s street sweeper. It is similar to ours, but with many updates. Everything works. It would cost the City \$300,000 for a new one. This one has been well cared for. We are interested because we can get it for \$20,000. It has two motors and runs great. There are no problems found. We have the budget money.

**Springs** – starting to pick up.

**Aaron Broomhead, Chief of Police**

**New Bikes** – purchasing two bikes to be on during Scandinavian Days and get the officers out in the community. They will also be in the parade.

**New Officer** – Breezy Anderson is starting April 23<sup>rd</sup>. She will spend time with each officer and time with Chief Walk at the College.

**CITY MANAGER REPORT**

**ICMA Regional Conference** – Brant attended workshops on leadership, balance of dictatorship, democracy etc. and when to use those tactics. They used some Harvard Review type exercises. ICMA’s goal is to push more diversity and inclusion at the City Manager level.

**Budget** – Brant met with most of the department heads. The proposed budget will be presented at the May 9<sup>th</sup> budget meeting.

**Logging** – Logging trucks will start to use Ephraim Canyon Road next year. They will be using 300 E for access to Main Street. Discussions have been held to think of a way to bypass the trucks behind the homes. The City will need to start acquiring that property behind Casperson’s to lay chip seal. That would keep those trucks, RV’s, etc. off 300 E. Part of the plan includes a flood channel next to that.

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Boothe moved the Regular Council Meeting adjourn at 7:44 p.m. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, May 2, 2018, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ATTEST:**

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

\_\_\_\_\_  
Date