

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MAY 1, 2019
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, May 1, 2019, in the City Council Room. Mayor Squire called the meeting to order at 6:00 p.m.

OPENING CEREMONY

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

ROLL CALL

MEMBERS PRESENT

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

STAFF PRESENT

Shaun Kjar, City Manager
Bryan Kimball, Community Dev.
Leigh Ann Warnock, City Recorder
Steve Widmer, Financial Director
Aaron Broomhead, Police Chief

MEMBERS EXCUSED

John Scott

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

MISS EPHRAIM: JENNA BAILEY

2018 Miss Ephraim, Jenna Bailey, addressed the Council and thanked them for the opportunity. Her platform was Power of the Mind and Staying Mentally Healthy. For that, she conducted a pageant at Ephraim Elementary because part of children being mentally

healthy is to be confident and feel like they can conquer the world. She invited the Council to attend the Miss Ephraim Pageant this weekend, and left tickets for them.

SAMOAN WORKER CLASH TRANSITION: ROWLIN BAGNELL

Landlord Rowlin Bagnell introduced the topic of culture clash with the Samoan population which is growing in Ephraim. As we see increase in that population there has been a lack of education and communication regarding the two communities. Many misunderstandings have occurred as they are very communal oriented; they do everything together. One situation included their usage of the activity center not realizing they needed to pay. Mr. Bagnell is working to help his tenants understand the need to pay for services. A community meeting was held a couple of weeks ago with Ephraim Samoan residents. The information seemed to be well-received. Norbest, their place of employment, is trying to do so as well. Moving forward, the HR Director said they have a waiting list of 180 Samoan workers wanting to come. We will only see an increase in the population. He commented they are wonderful people, but because of the positive nature of the work environment and the pay, they desire to come and are anxious to bring their families. Mr. Bagnell wanted to make the Council aware that additional education for transition is needed.

Mayor Squire suggested employers and landlords could make welcome packets with educational information to give to them when they arrive. Mr. Bagnell is working with Norbest to get something of that nature put together. The Townhomes have already implemented something like that.

MOTION AGENDA

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of April 30, 2019.

Councilmember Alder moved to approve the April 30, 2019 Warrant Register as presented. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the April 17, 2019 City Council Work and Regular City Council Meeting.

Councilmember Anderson moved to approve the April 17, 2019 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

MANTI MOUNTAIN BIKING DONATION REQUEST

Aiden Gowans presented from Manti Mountain Bike Team. Ephraim City sponsored them last year and they are very grateful. The team is growing and now has about 60 kids which is the same size as the football team. They are not just from Manti, but the middle school and some are from North Sanpete as well. Aiden gave the Council a handout with information about the group including fees, expenses and statistics from last year. Team member Jared Christensen is first in the state for 2018. They would like to build a biking course in 2020. Ephraim donated \$250 the last two years, and they requesting a donation for the 2019-2020 year.

Councilmember Boothe moved to approve a donation of \$300 to the Manti Mountain Biking team. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

SWEARING IN OF THE 2019-2020 EPHRAIM YOUTH CITY COUNCIL

The 2019-2020 Ephraim Youth City Council introduced themselves and were sworn in by the City Recorder.

YOUTH CITY COUNCIL CHARTER AND LIABILITY FORM

The YCC directors have drafted a new liability form changing some of the responsibilities of mayors, the secretary, etc. and added to the Charter inclusion of all those with an Ephraim mailing address whose home is not physically within city limits.

Councilmember Anderson moved to approve the new liability form and revised charter. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

APPROVAL OF STAFF RECOMMENDATIONS

CONDITIONAL USE PERMIT: JASON STEVENS

Jason Stevens with Maple Leaf Seed had applied for a CUP to expand their facility at 334 W. 100 S. where they will add a warehouse. The property is currently zoned industrial, and a seed and feed store is an allowed use in that zone. They are also asking for a height waiver for the grain elevator tower. Code lists a waiver can be approved for towers. The Planning Commission looked at possible FAA considerations. A form was submitted to them and they are waiting for approval. If anything, blinking red lights may be required. The building will be 67' tall. Staff felt there is no significant public harm for the exemptions. They are also proposing a dust collection system. Planning Commission voted unanimously to approve with conditions. Bonnie and Bryan Nielson voiced concerns in the Planning Commission meeting regarding putting agriculture in the middle of town just as we are

starting to grow. Another neighbor had a concern with the tower until it was explained it would be behind the silos and not directly in front of their house.

Councilmember Alder moved to approve the Conditional Use Permit for Maple Leaf Seed for proposed infrastructure based on Staff recommendations, allowing construction to begin on everything but the tower pending FAA approval, with conditions as set forth by the Planning Commission. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

AGREEMENT: BUREAU OF RECLAMATION

The financial assistance agreement with the Bureau of Reclamation deals with the southwest well construction and water delivery infrastructure, the total amount being \$1.3 million. A loan and grant money are in place for this project. The agreement identifies the scope of work, budget, reporting requirements, how to take draws, etc.

Councilmember Anderson moved to approve the agreement with the Bureau of Reclamation for the Southwest Well Construction and Water Delivery Infrastructure. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

RESOLUTION AGENDA

RESOLUTION ECR 19-06: AIRPORT GROUND LEASE AGREEMENT TEMPLATE

ECR 19-06, a resolution of the Mayors and City Councils of Ephraim and Manti, Utah adopting the official Airport Non-commercial Ground Lease Agreement Template as approved by the Airport Board.

Councilmember Boothe moved to approve ECR 19-06, a resolution adopting the official Airport Non-commercial Ground Lease Agreement Template. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

RESOLUTION ECR 19-05: ARBOR DAY RESOLUTION

ECR 19-05, a resolution proclaiming a special day be set aside for the planting of trees.

Councilmember Boothe moved to approve ECR 19-05, a resolution proclaiming a special day be set aside for the planting of trees. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Councilmember Anderson stated that Cheryl Wilkinson and Heather Harward have been excellent directors for the Miss Ephraim Pageant; it has been a positive experience for them. A need for a change has occurred, and Brooke Hallows and Brittney McKay will take over that charge.

Councilmember Anderson moved to appoint Brooke Hallows and Brittney McKay as the new Ephraim Scholarship Pageant Directors. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

Tyler Alder

Cemetery – A Memorial Day Program will be held at the Cemetery on Monday at 10:00 am.

Margie Anderson

ECHA – Things are winding down. It is still a question as to whether they will continue or not. We need to explore options and see what other cities are doing. We do have a need for rental properties for families.

Richard Wheeler

Senior Board – All updates to the center have been completed.

Greg Boothe

Scandinavian Festival –Because of sewer problems at the Greenwood Center, the Scandinavian Dinner has been canceled this year. Instead, Ryan Shupe and the Rubber Bands will be performing on the main stage, and food vendors will remain open until the fireworks begin. Hopefully that will draw a lot of people and keep the vendors happy. We are hoping to reinstate the dinner next year.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Well – The well Is drilled.

Water Rights – We closed on the loan; everybody went to Richfield to sign those papers. Had a hearing for the protest and attorney said it was mostly information gathering and he is optimistic. More information will be submitted to the State to clarify issues and show that we are not double dipping as claimed by the protestor.

Kerry Steck, Fire Chief

New Fire Truck – Went to South Dakota to see the truck. It is almost done. We are hoping it will be here within the next 3-4 weeks.

Inspector Class – 4 people took the class; two passed and two will re-take.

Burn permit - Applications are on the City website.

Steve Widmer, Financial Director

Budget – We will be working really hard next week to get that ready.

CLOSED SESSION: 7:24 P.M.

Councilmember Wheeler 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 \Wheeler. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

The Closed Meeting was adjourned at 7:56 p.m.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Wheeler moved the Regular Council Meeting adjourn at 7:56 p.m. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, May 15, 2019, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date