

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
AUGUST 20, 2014  
6:00 PM

**WORK SESSION**

**CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, August 20, 2014, in the City Council Room. Mayor Squire called the meeting to order at 5:30 p.m.

**ROLL CALL**

**MEMBERS PRESENT**

Richard Squire, Mayor  
John Scott, Mayor Pro Tem  
Tyler Alder  
Margie Anderson  
Alma Lund  
Terry Lund

**STAFF PRESENT**

Brant Hanson, City Manager  
Bryan Kimball, City Planner  
Leigh Ann Warnock, City Recorder  
Ron Rasmussen, Police Chief  
Chad Parry, Public Works Director  
Cory Daniels, Power Superintendent

**I. DISCUSSION AGENDA**

**A. AMPHITHEATER UPDATES**

Planner Bryan Kimball reported two bids had been received from Todd Alder and LaMar Barton. Todd Alder's was the low bid. The base was \$68,000; however, with alternates including the ice rink and leveling out the rest of the unfinished park, the amounts came in higher than anticipated, at around \$80,000. The bid will be awarded to Todd Alder.

As part of the pre-bid meeting, Bryan went over the bid sheet and walked the area with the contractors; he feels the bidders have a good understanding of what is required. Estimated completion date is mid-October, but there is concern about weather at this point.

**B. DISCUSSION OF KEISEL ANNEXATION PETITION**

The Keisels have submitted an annexation petition to annex their property in order to receive city utility services. The City's recently purchased property for the Public Works Shop is located next to the Keisel's property. Bryan's assumption has been that when that property was purchased, it would be annexed into city boundaries. The Keisels have already paid for the required survey. Bryan suggests annexing the Keisel property, the City's property, the Industrial Park, and any other adjoining neighbors that would like to annex at the same time.

Annexing all properties together will be a cost savings to the City and to the other property owners.

Mayor Squire would like to see a good faith effort made to contact all property owners that could potentially annex in this area.

**C. AGENDA REVIEW**

**Warrant Register**

**BCI** – Conference for Andrea Anderson, Court Clerk

**Airport expenses** – These expenses will be reimbursed with grant money

**ADJOURN**

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

**REGULAR SESSION**

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, August 20, 2014, in the Ephraim City Council room. Mayor Squire called the meeting to order at 6:00 p.m.

**OPENING CEREMONY**

Councilmember John Scott offered an opening prayer. Youth City Councilmember Jared Warnock led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

Richard Squire, Mayor  
John Scott, Mayor Pro Tem  
Tyler Alder  
Margie Anderson  
Alma Lund  
Terry Lund

**STAFF PRESENT**

Brant Hanson, City Manager  
Bryan Kimball, City Planner  
Leigh Ann Warnock, City Recorder  
Ron Rasmussen, Police Chief  
Chad Parry, Public Works Director  
Cory Daniels, Power Superintendent

**I. PRESENTATIONS**

**A. SWEARING IN OF THE YOUTH CITY COUNCIL**

Members of the 2014-2015 Youth City Council introduced themselves and were sworn in by the Ephraim City Recorder.

## **B. RUSS STEVENS: RECOGNITION FOR DONATION OF SOCCER BALLS**

Russ Stevens is a member of the community who serves behind the scenes. He has coached youth athletics and donated thousands of dollars in soccer balls without recognition. This year Mr. Stevens was not able to provide soccer balls as there has been a change of ownership in his place of business. He is working with them to get the soccer ball program reinstated as quickly as he can.

The Council presented Mr. Stevens with a plaque to recognize him for his help and the support of all those at Ephraim Tire Pros, formerly American Car Care.

## **II. MOTION AGENDA**

### **A. APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of August 29, 2014.

*Councilmember Margie Anderson moved to approve the warrant register of August 19, 2014 as presented. The motion was seconded by Councilmember Terry Lund. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.*

### **B. APPROVAL OF MINUTES**

The Council reviewed the minutes of the August 6, 2014 City Council meeting.

*Councilmember Tyler Alder moved to approve the minutes of the August 6, 2014 City Council meeting as presented. The motion was seconded by Councilmember Margie Anderson. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.*

### **C. APPROVAL OF STAFF RECOMMENDATIONS**

#### **1. CONDITIONAL USE PERMIT: KENT FAIRBANKS**

Kent Fairbanks has applied for a Conditional Use Permit for the purpose of building a two-story access building at an existing home at 190 N 100 W. The Fairbanks' have been approved and will be remodeling the historic home at that location. Two reasons for the CUP: (1) anything over one story requires a CUP. (2) utilities will be added that could potentially make this an accessory apartment in the future.

Building plans meet setbacks and height requirements. Staff and the Planning Commission recommend approval on condition of the installation of a sight obscuring fence along the south property line.

Mr. Fairbanks and his wife, Mary, were present to apprise the council of planned renovations to the existing home and proposed garage. They love the area, and are excited to take on this beautiful old house as a restoration project. There is currently no sewer or water. Those will be added as well as all new electrical, heating, and air conditioning, being careful to restore the outside as close to the 1907 building as possible. The barn/garage will be used as a painting studio on the upper floor with two cars, a shop and storage below.

***Councilmember Terry Lund moved to approve a CUP for Kent Fairbanks with the Planning Commission's condition they install a sight-obscuring fence along the south property line. The motion was seconded by Councilmember John Scott. A roll call vote was taken: voting "yes" Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.***

## **2. BID AWARD: SEWER EXPANSION PROJECT**

Engineers from Jones and DeMille reviewed the bid and the process of the bid selection. Two bids were received, with a total bid price of \$2,724,100. They commented the budget is tight due to some added alternates. They feel comfortable recommending the contract be awarded to Terry Brotherson Excavation. The loan closing has been scheduled with the Division of Water Quality on the 9<sup>th</sup> of September in Richfield.

The amount in this contract is more than the city has budgeted for this project, and must keep in mind future amendments to the budget when the time comes.

***Councilmember Terry Lund moved to approve awarding the bid to the Terry Brotherson Excavation for the Sewer Expansion Project. The motion was seconded by Councilmember Tyler Alder. A roll call vote was taken: voting "yes" Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.***

## **3. BID AWARD: AMPHITHEATER**

Councilmember Tyler Alder declared a conflict of interest.

Planner Bryan Kimball commented two bids were received, one from Todd Alder Construction and the other from LaMar Barton Excavating. Todd Alder had the low bid of \$80,825. Two alternate items were added to the project: (1) leveling the ground for a future ice skating rink on north side. (2) cleaning up the remaining portion of the park to smooth it out and remove rocks so weeds can be controlled.

Staff and the Planning Commission recommend approval of awarding the bid to Todd Alder Construction. This project is primarily for the final shape work, cleaning up the park and putting in a drainage system. The project will begin in September and wrap up in mid-October.

Mayor Squire feels the two additions are needed and looks forward to seeing those put into place.

*Councilmember Margie Anderson moved to approve the awarding of the bid for the Amphitheater project to Todd Alder Construction. The motion was seconded by Councilmember Terry Lund. A roll call vote was taken: voting “yes” Councilmembers Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.*

#### **4. METER FEE: POWER DEPARTMENT**

This item was tabled until it can be brought before the Utilities Board.

#### **5. CONTRACT AMENDMENT: AIRPORT SERVICES**

Creamer And Noble has had to recalculate their contract amount due to changes to the project and increased prices. They went out and found money to complete the project from FAA and the Council feels they have done a great job on this project for the City.

*Councilmember John Scott moved to approve authorization of the contract amendment for Creamer and Noble. The motion was seconded by Councilmember Alma Lund. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.*

#### **6. ACCESS AGREEMENT: EPHRAIM CITY PROPERTY ACCESS**

Jess Bradley has purchased property in the Skyline Subdivision and is requesting access to his property through the locked gate near the water tower in Ephraim Canyon until the road is constructed.

Discussion ensued regarding locks added to the gate. Mr. Bradley can be provided with a key until October 30, 2015. An access agreement with a termination date will be required. Public Works Director Chad Parry approves allowing access; however, he wanted the Council to be aware of past security problems at the water tanks. He would eventually like to put a fence around them.

*Councilmember Terry Lund moved to approve permission for Jess Bradley to access his property at Skyline Subdivision through the gate at the water tank. The motion was seconded by Councilmember Tyler Alder. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.*

### **III. RESOLUTION AGENDA**

#### **A. RESOLUTION ECR 14-20: WASTEWATER REVENUE BONDS**

*Councilmember Margie Anderson moved to approve ECR 14-20, a resolution authorizing the issuance and confirming the sale of parity wastewater revenue bonds in the amount of*

*\$2,553,000. The motion was seconded by Councilmember John Scott. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Alma Lund, Terry Lund, and John Scott. The vote was unanimous. The motion carried.*

#### **IV. DEPARTMENT REPORTS**

##### **Bryan Kimball, City Planner**

**UDOT** – Still working out the details for what will be happening on the Main Street Project.

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

**New Employee** – Josh Mann has been hired as a Journeyman/Lineman. He has moved from Brigham City where he worked for the Brigham City Power Department. He is originally from Pleasant Grove and has three kids.

**600 E 100 S Project** – getting rid of plat line, built back in 1905. Underground power is being installed up there; should have that completed by next week.

**Hydro** – there have been lots of repairs and cost associated with the Hydro since Cory was put in as Director. He is hoping to get the big hydro fixed by October 1<sup>st</sup>.

**Projects** –working to eliminate 2,400 circuits and redo substations.

**Rocky Mountain Power** – Cory spoke with Mark Cox about getting a meeting set up to get the switch problem taken care of. Talked last week and got some new updates and contact information. They plan to rebuild the switch line into Ephraim within the next few years.

Cory expressed appreciation to the Council for allowing him to be the Power Director. This has been a new experience and he hopes it continues to get better.

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

Good to have Cory on hand. Good when crews work together. We have to help each other out on a regular basis.

**Projects** – there is a lot going on – trying to keep everything going. The splash pad is pretty much complete other than grass. Another project they are working on is water collection at the Big Springs. This year a 4” pipe broke that was very close to the collection area. Crews have completed repairs and we are now able to collect all that water.

**Water Supply** - We thought it was going to be a tough year on water, but have been surprised and things have turned out really well.

**Roads** - Still working on asphalt, cemetery roads, and the 700 N overlay. We have had to replace a waterway out there. Drain system/sewer backup should be completed by next week. Finishing up the sealing and the cemetery, and sometime this fall will do 700 N.

Mayor Squire and Brant Hanson expressed appreciation for their hard work and being able to take care of a lot of last minute projects.

**Ron Rasmussen, Chief of Police**

**Crossing Guard** - Several of the current volunteer crossing guards are ready to retire. Another person is needed to help out by the fire station. 400 S and 100 E is another busy intersection that would benefit from a crossing guard. Officers will help until all areas are covered. Chief Rasmussen requested a plea for volunteers be made at back to school night.

**New Vehicles** - New vehicles should be here mid- to end September. Trying to reuse equipment from the older vehicles as much as possible.

**Officer Jenkins Update** - he has one more week until he is off restrictions due to a broken wrist.

**Steve Widmer, Financial Director**

**HR** – He is working with a new HR program in Caselle that will help with reports, following FTE's and the Affordable Care Act. He is currently working on the procurement process.

**V. APPOINTMENTS AND COUNCIL REPORTS**

**MAYOR SQUIRE**

**Co-op/Art Center-Community Garden** – Asked them to form a committee to come together to discuss vision, goals, scheduling, and the future of Ephraim Square. He expressed the need for a Councilmember who would be willing to meet with them. Councilmember Margie Anderson volunteered to attend those meetings. Point of contact for that group is Kelly Brookes.

**Tyler Alder**

**Rec Board** – next meeting is the 27<sup>th</sup>. 300 kids have signed up for soccer. Other signups are going on.

**Margie Anderson**

**Youth City Council** – has had a rest, but is starting up again.

**ECHA** – just finishing up sidewalks on the new subdivision.

### **Terry Lund**

**Library Board** – Paul Rasmussen was previously the Library Board Chair, but has been replaced by Holly Smith. Paul will remain as a member of the Board. Summer programs have worked well. Head Librarian Betsy Erickson went after her first grant and got \$1,800. The library has also increased fees for cleaning discs by about 50 cents.

### **Alma Lund**

**Fire Department** – spoke with Chief Steck; he is trying to get more help for the Fire Department. He just lost another firefighter to St. George. Also discussed knocking out the cement curb so he can get his ladder truck around the building. Work something out with Public Works. Maybe put in some gravel for the time being.

### **John Scott**

**Ambulance Association** – doing well. Troy Sawyer, the new president, is a little overwhelmed. He is realizing everything Christy Johnson did when she was in there. They are fully staffed.

## **VI. SUMMARY OF CURRENT EVENTS**

**Tractor Supply** - construction is moving quickly.

**Health Care Provider** – discussions are underway for a new health care provider in town. They're grant funded and the City is working with them to find a location. They will create approximately 5-10 professional jobs.

## **VII. CLOSED SESSION**

*Councilmember Alma Lund moved to go into a closed session pursuant to the provisions of the Utah State Code, Section 52-4-205(a), for the purpose of discussing the character, professional competence, or physical or mental health of an individual. The motion was seconded by Councilmember John Scott. The vote was unanimous. The motion carried.*

*Councilmember Margie Anderson moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Terry Lund. The vote was unanimous. The motion carried.*

## **ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember John Scott moved the Regular Council Meeting adjourn. The motion was seconded by Councilmember Tyler Alder. The vote was unanimous. The motion carried.*



The next regular City Council meeting is scheduled to be held on September 3, 2014, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ATTEST:**

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

\_\_\_\_\_  
Date