

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
SEPTEMBER 3, 2014
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, September 3, 2014, in the City Council Room. Mayor Squire called the meeting to order at 6:01 p.m.

OPENING CEREMONY

Councilmember Tyler Alder offered an opening prayer. Mayor Squire led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

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

STAFF PRESENT

Brant Hanson, City Manager
Bryan Kimball, City Planner
Leigh Ann Warnock, City Recorder
Steve Widmer, Financial Director

MEMBERS EXCUSED

Alma Lund

STAFF EXCUSED

Ron Rasmussen, Police Chief
Chad Parry, Public Works Director
Cory Daniels, Power Director

PUBLIC COMMENT

Abraham Hundepool, as a landlord, said he would like to see utility bills out a little bit faster. It is the 3rd and he has not yet received his bills.

I. PRESENTATIONS

No presentations were scheduled.

II. MOTION CONSENT AGENDA

A. APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of September 2, 2014.

Councilmember John Scott moved to approve the warrant register of September 2, 2014 as presented. The motion was seconded by Councilmember Terry Lund. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Terry Lund, and John Scott. The vote was unanimous. The motion carried.

B. APPROVAL OF MINUTES

The Council reviewed the minutes of the August 20, 2014 City Council meeting.

Councilmember Terry Lund moved to approve the minutes of the August 20, 2014 City Council meeting as presented. The motion was seconded by Councilmember Tyler Alder. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Terry Lund, and John Scott. The vote was unanimous. The motion carried.

C. APPROVAL OF STAFF RECOMMENDATIONS

1. AGREEMENT: WASTEWATER DISCHARGE

In a review of the wastewater project paperwork, it was found a previous agreement with the Cherry's had been signed by the two brothers, but the sister had not signed. Her name will be added to the agreement for signature.

Councilmember John Scott moved to approve the Agreement of Wastewater Discharge Agreement with Julie Cherry. The motion was seconded by Councilmember Terry Lund. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Terry Lund, and John Scott. The vote was unanimous. The motion carried.

2. AGREEMENT AND EASEMENT: SEWER TREATMENT FACILITIES

This item was handled prior to Council Meeting as it did not require coming before the Council.

3. AGREEMENT: UDOT

Tractor Supply will be doing improvements along the highway and agreements have been signed for Highway 89 as well as 800 N. UDOT has agreed to pay for a culvert for drainage as part of their expansion project; however, they want the City to float the costs using the money in escrow for Tractor Supply for improvements, for which they will make reimbursement next summer when the project is completed.

Planner Bryan Kimball states representatives of Tractor Supply has been included in these conversations and are in favor of the agreement. Items in the contract are in place to ensure payment to them. An amendment will also be made to their escrow deposit agreement.

The cost of the culvert is estimated to run \$10-12,000, dollars which could vary depending on asphalt prices, and can be installed within a week's time.

Councilmember Margie Anderson moved to authorize the City Manager to execute an agreement with UDOT relating to street Improvements along Hwy 89 at the new Tractor Supply Store located at 828 North Main, to use funds in escrow for Tractor Supply, with reimbursement to made at completion of the UDOT Main Street Project. The motion was seconded by Councilmember Tyler Alder. A roll call vote was taken: voting "yes" Councilmembers Tyler Alder, Margie Anderson, Terry Lund, and John Scott. The vote was unanimous. The motion carried.

4. AGREEMENT: SOCRATA BUDGET AND EXPENDITURES APPLICATION

City Manager, Brant Hanson, was approached by Socrata, who provides financial transparency software. He pointed out that posting financial reports on the State website just shows numbers and names; this program would show the budget in bar graphs and pie charts. Each graph can be clicked on to break it down further, over and over, and links to our existing Caselle software so it would be kept up to date.

Financial Director, Steve Widmer, attended the webinar along with Brant. The cost came in at \$500/month, but they were not interested at that price. A representative called back to offer a reduced rate in exchange for the opportunity to work with a rural client that could help them expand their product and make it applicable to all sizes of organizations. The new offer includes the budget software, as well as the other expense program. Residents would be able to go in and see everything the City is spending money for and where it is going. These two programs are normally offered at a cost of \$1,000/month for both, but it was offered to Ephraim for \$250/month for the first year, coming to a total of \$3,000 per year. If the City feels the program is a success, Brant would then help with webinars and help to market the product to smaller cities. He feels this is a great deal.

Mayor Squire commented he is very impressed with the program. Anyone can log on and find anything they want in our budget, and educate themselves on any upcoming expenditures. It would help to educate the Council as well.

Steve Widmer also feels it is a great product, but is not comfortable with the expense or the amount of time it would require for staff to implement the program. He commented there is currently no money budgeted for a program of this sort, but affirmed that the budget could be amended, and funds moved to accommodate the purchase.

At the end of the first year, it would be determined if the program is worth continued expense. Brant feels it would be a great planning tool.

Mr. Hundepool expressed the following concerns: (1) if you give residents too much information you will get more phone calls; (2) if the program is such a great deal, insist on an option to renew at a reduced rate for two or three more years; (3) finding money and taking that money from other line items; and (4) does the staff have the time to implement this program?

After more discussion the item died for lack of motion.

III. ORDINANCE CONSENT AGENDA

A. ORDINANCE ECO 14-04: VACATION FOR MARTIN ACRES SUBDIVISION PLAT

Planner Bryan Kimball showed the Council a map of the Martin Acres Subdivision. A Public Hearing was held last year, but an ordinance was never passed in order to vacate the previous subdivision. This is a formality that is required for the county to be able to complete the plat.

Councilmember Margie Anderson moved to adopt ECO 14-04, an ordinance approving vacation of plat in order to record the Hidden Creek Subdivision plat. The motion was seconded by Councilmember Terry Lund. A roll call vote was taken: voting “yes” Councilmembers Tyler Alder, Margie Anderson, Terry Lund, and John Scott. The vote was unanimous. The motion carried.

IV. APPOINTMENTS AND COUNCIL REPORTS

Margie Anderson

ECHA – When we went to get the loan from the Olene Walker Foundation, they somehow neglected to figure in the interest. They have decided not to charge the City any interest for five years. The Housing Authority feels they will have the loan all paid off before that time, essentially completing the project with no interest.

Terry Lund

Crossing Guards – We are still looking for volunteers. Mayor Squire wondered if we would warrant, and if UDOT would allow, a light at 300 S. on Main Street. That could alleviate a position if needed. Bryan pointed out that UDOT already conducted a study for Center Street and we didn’t have enough traffic to warrant a light. With even less traffic on 300 S. he is sure it would not be allowed.

John Scott

Planning and Zoning - Talked about some additional updates to the zoning ordinance. A Historic Preservation ordinance is needed. The State has some good language that we could use and tweak for Ephraim.

V. DEPARTMENT REPORTS

Bryan Kimball, City Planner

UDOT – Discussed Main Street Project. The only bid came in almost \$300,000 too high. That bid was rejected. We will rebid in the fall and build next spring. There will be some additional cost to change the dates and have additional meetings, and to re-advertise in more places. The agreement will be tweaked for the new construction schedule with new UDOT standards. We should be getting bids back mid- to late October. The pre-bid meeting will not be mandatory and we will give the contractors a longer amount of time; hopefully that will attract more bidders. We will be meeting sometime in the first week of October and potentially award the bid by the end of October. Construction will begin in January. Councilmember Margie Anderson suggested sending businesses a heads up letter when bids are accepted.

VI. SUMMARY OF CURRENT EVENTS

City Manager, Brant Hanson, reported on the following:

Ice Bucket Challenge - All were encouraged to participate in the Kailey Ray Ice Bucket Challenge to be held at the Canyon View Park on Monday, September 8th at 6:00 p.m.

Airport Project – The project is moving along smoothly. There has been some moisture detected under the runway; FAA will pick up the slack and pay for that.

Economic Development – Met with different communities and Kevin Christensen regarding what we can do to increase economic development. We would like to set up a formal Sanpete Development Council which will meet monthly, rotating the location of meetings.

VII. CLOSED SESSION

Councilmember John Scott moved to go into a closed session pursuant to the provisions of the Utah State Code, Sections 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 Terry Lund. 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 Tyler Alder. The vote was unanimous. The motion carried.

ADJOURNMENT

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

The next Regular City Council meeting is scheduled to be held on September 17, 2014, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date