



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA**  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, May 3, 2023  
6:00 PM

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Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live with Zoom.

To participate in the public comment period or any scheduled public hearings, please email [candicem@ephraincity.org](mailto:candicem@ephraincity.org) before 3:00 PM on the day of the meeting.

Join Zoom Meeting 6:00 P.M.

<https://us02web.zoom.us/j/82625719742?pwd=alMzUnFJbXBhM2lUzZVuS2d2UjBiQT09>

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## **CALL TO ORDER**

### **OPENING CEREMONY**

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

## **ROLL CALL**

### **PUBLIC COMMENT**

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

**I. PUBLIC HEARING AND RELATED ACTION**

**A. Public Hearing for Property Acquisition (Airport Parcel)**

**B. ECR 23-04 Agreement to buy real property from Bell J Richard Trustees Airport Parcel (Shaun Kjar)**

Discussion and possible action regarding ECR 23-04 an agreement between Ephraim City and Bell J Richard Trustees to purchase real property.

**II. PRESENTATIONS AND RELATED ACTION**

**A. Miss Sanpete Presentation (Gracie Christiansen)**

Presentation and seeking donation to attend the Miss Utah Pageant

**B. Presentation Granary Arts (Amy Jorgenson)**

**III. MOTION AGENDA**

**A. Ratification of the April 19, 2023, Warrant Register**

**B. Approval of the May 2, 2023, Warrant Register**

**C. Approval of the April 5, 2023, Work and Regular City Council Meeting Minutes**

**D. Approval of the April 10, 2023, Flood Mitigation Meeting Minutes**

**E. ECR 23-05 Interlocal Cooperation Agreement for Elections (Candice Maudsley)**

Discussion and possible action regarding ECR 23-05 an Interlocal Agreement between Ephraim City and Sanpete County Clerk's office to assist the City in conducting the 2023 and 2025 primary and general municipal elections.

**F. ECR 23-06 Fire Contract with the County**

Discussion and possible action regarding ECR 23-06 an agreement between Ephraim City and Sanpete County providing fire protection to county residents.

**G. Kerry Carver Early Retirement Agreement**

Discussion and possible action regarding an early retirement agreement with Kerry Carver.

**H. Stevens Lot Split (Sean Lewis)**

Discussion and possible action regarding a proposed Lot Split at 477 Ephraim Canyon Road, Ephraim, UT 84627. Brant and Morgan Stevens Applicant.

**I. Country Dream Estates Final Plat (Sean Lewis)**

Discussion and possible action regarding a proposed Final Plat for Phase II of the Country Dream Estates Subdivision located at approximately 1000 E. 1120 S., Ephraim. A proposal to divide portions of Assessor's Parcels S-6248x6 and S-6256x1, consisting of a total of 6.73 acres, into sixteen (16) separate properties each measuring between 0.32 acres and 0.36 acres. Ben Gordon Applicant.

**J. Ephraim Flats Subdivision Preliminary Plat (Sean Lewis)**

Discussion and possible action regarding a proposed Preliminary Plat for the proposed Ephraim Flats Subdivision located at approximately 250 S. 300 W., Ephraim. A proposal to divide portions of Assessor's Parcels S-776 and S-776x1, consisting of a total of 6.34 acres, into nineteen (19) separate properties each with 2-3 building sites measuring between 0.22 acres and 0.31 acres. Clayton Holbrook, representing Muddy Boys Applicant.

**K. Wright Child Day Care or Nursery (Sean Lewis)**

Discussion and possible action regarding a proposed Conditional Use Permit to allow a Child Day Care or Nursery at 190 N. 100 W., Ephraim. Kayla Wright-Applicant.

**L. Ephraim Canyon Sidewalk Project (Bryan Kimball)**

Review of bids and approve notice of award for the Ephraim Canyon Sidewalk Project to Hales Sand and Gravel.

**III. Appointments and Council Reports**

Discussion and possible action on the following items:

**A. Appointments**

- Dale Nicholls and Leonard McCosh - re-appointment to a five-year Utility Board term.
- Greg Bailey appointed to the RAP Tax Committee.

**B. Council Reports**

1. City Council may report on meetings/events attended and issues discussed in meetings/events attended by a Councilmember in their official capacity as the City's representative.
2. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.
3. City Council report of upcoming meetings.
4. City Council request for agenda items to be placed on future Council Meeting agendas.

**IV. City Manager Report**

This is the City Manager's opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

**V. CLOSED SESSION**

The Council may vote to discuss matters in Closed Session pursuant to Utah Code annotated 52-4-5 and will determine if any action should be taken from items discussed during the Closed Session at that time.

**ADJOURNMENT**

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council

## Regular City Council Meeting

agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted this 1<sup>st</sup> day of May 2023. A copy was also provided to the local media and posted on the Utah State website.

Candice Maudsley,  
EPHRAIM CITY RECORDER