

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 3, 2021
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, February 3, 2021, in the City Council Room. Mayor Scott called the meeting to order at 6:00 p.m.

OPENING CEREMONY

At the invitation of the Mayor, Councilmember Boothe offered an invocation. Councilmember Wheeler led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

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

MEMBERS EXCUSED

STAFF PRESENT

Shaun Kjar, City Manager
Leigh Ann Warnock, City Recorder
Bryan Kimball, Community Dev.
Devan Fowles, Planner
Steve Widmer, Financial Director
Jeff Jensen, Public Works Director
Cory Daniels, Power Director
Aaron Broomhead, Police Chief

PUBLIC COMMENT

No public comment was presented.

POWER DEPARTMENT PRESENTATION

Cory Daniels addressed the Council to present a Power Point reviewing the overall power system for Ephraim City. He feels there have been misunderstandings about where Ephraim's power comes from. He started with a map of the city and reviewed locations of all the substations and hydros. He commented the City has a meter structure and four substations including the hydro. The meter structure west of town is the bloodline with power coming from

a power station in Moroni. It comes from other power plants and other power projects. UAMPS reads our load and whatever we use, we are billed for from UAMPS. The powerhouse sub feeds inside of town. Walmart sub has a west and an east circuit that takes care of those areas. Canyon Sub is the oldest substation. It has four circuits which feeds Canyon Road and the southwest corner of town, Snow College and 300 East. Cory went over every blink and outage experienced during 2020, explaining what occurred and why. His goal in the next 10 – 15 years would be to drop the number of those dramatically.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of February 2, 2021.

Councilmember Anderson moved to approve the February 2, 2021 Warrant Register as presented. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the January 20, 2021 Work Meeting and Regular City Council Meetings.

Councilmember Alder moved to approve the January 20, 2021 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

ECR 21-01 EPHRAIM REPRESENTATIVE

The resolution appoints Cory Daniels as the UAMPS Rep and Shaun Kjar as the alternate.

Councilmember Wheeler moved to approve ECR 21-01. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

MUNICIPAL WASTEWATER PLANNING PROGRAM

Bryan Kimball explained this is an annual report. He and Jeff have been working on it for a while. It creates a snapshot of the current state of the sewer system. The overall sewer system is in good shape. Crews worked on some of the older lines in 2020 and plan to continue this year. We have good capacity with potential growth for 20 years available. He said the City will keep an eye on rates and make sure we are able to pay for everything in the future.

Councilmember Boothe moved to approve the 2020 Municipal Wastewater Planning Program. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.

LAND USE MAP AMENDMENT – ANTONIO JIMENEZ

Antonio Jimenez has applied for an amendment to the zoning map of Ephraim City to change the zoning of property located at approximately 550 E 100 S from single-family Residential (R1) zone to medium density residential (R3) zone. The property is currently zoned as R1 and as per the Master Plan, could be updated to medium density of R2 or R3. Antonio has requested a rezone to R3 which would allow up to four units per parcel. The Planning Commission has

been reviewing this for over a year. With the new General Plan, Planning Commission recommended approval. At the last meeting, the Council asked for more time to review and requested a word from Antonio.

Antonio Jimenez asked for an explanation of what was previously discussed. He feels he is prepared for what the Council had asked for. Bryan said that at the conversation at the last meeting, questions arose about what the zoning *should* be, and neighbors commented about building in the neighborhood. We talked about the road and new growth, as well as the difference in types of housing accommodated by zones R2, R3 or R4 . R4 is high density. R3 allows up to a fourplex, and R2 up to a duplex. The different zones regulate density.

Antonio said his plans have not changed. They had said they would accommodate what the neighbors wanted. He is thinking of building townhomes in the form of fourplexes. Buildings on the east side would be smaller to accommodate neighbors with one level, and the ones behind, the two-story townhomes. He is requesting R3 to accommodate the townhomes. East of property would begin with an R2 type of look with single-story duplexes. Across from the existing home in the area, he would build a small pocket park and progress moving west to the two-story townhomes.

Mayor commented that as a City, we must look at all possibilities regarding possible future sale of the property and wanted to talk with Antonio in person to discuss his plans and how definite they were. He asked when the project would be started, and Antonio said they are ready to begin as soon as they receive word from the engineers regarding what will fit.

Jeremy Hallows was present to follow up on discussions and the information Antonio has presented. He commented the neighbors all want to be amiable and the R3 and possible sale of the property in the future is still a concern to them. They would prefer single-family housing as a buffer. He asked the Council to please consider previous homeowners and what they were told would be happening in that area regarding development. R3 is a little high for what he would be comfortable with.

Juaquin Jimenez addressed the Council and stated the community doesn't know who they (Jimenez family) are. We are a family of 10. We have been here 30 years and with everything we have done, we have improved and made things better. We do not plan to move anywhere.

Amy Hansen felt that what he is offering regarding a buffer zone and a park and what is down that road has been granted to others already. She recommends approval.

Councilmember Alder moved to approve Antonio Jimenez's request for a zone change to R3 at his property located at approximately 550 E 100 S. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

LAND USE MAP AMENDMENT – JAMES BOUD

James Boud has petitioned to amend the zoning map of Ephraim City to change the zoning of a portion of his property located at approximately 545 E 100 S from single-family residential (R1) zone to high density (R4) zone in compliance with the recently updated General Plan. Discussion has been had with neighbors and they have agreed to single-family homes as a buffer on 600 E.

Jeremy Hallows asked what was discussed last time about capacity of the road. Exits would need to conform to egress to the north as opposed to 100 S. There are no plans at this point for an exit on 100 South. That would be addressed at the time of CUP approval.

Bryan commented they are not required to put access on that road. There is some flexibility on that. For fire, they recommend more accesses. As an apartment owner, they want less access. The City could accept either option according to current code.

Councilmember Wheeler moved to approve James Boud’s petition to amend the zoning map of Ephraim to change the zoning of a portion of his property located at approximately 545 E 100 S from single-family residential to high density (R4). The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

DISCUSSION OF INTERVIEW QUESTIONS

Mayor distributed previous questions for interim Councilmembers to the Council for review at the work meeting. The Council was good with the questions.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Cemetery – the Memorial Day program was canceled last year, and the Board would like to know if they can do that this year. Mayor Scott said he feels since it is outside and we social distance, it would work. Outside events are regulated to 500 people.

Recreation Board – Basketball is going and Michael started soccer signups for the spring.

Margie Anderson

Youth City Council – It has been interesting not being able to get together much. They have met with Shaun and would like to meet with part of their group in the Council Room and part in the Conference room so that they could work on projects, or maybe have the groups come in at different times to keep the numbers down. Shaun commented that is what the State is trying to stop, and it is not encouraged. We do the best we can. We will work with them.

Legislative Liaison – Margie asked the Council to look at ULCT.org’s bill tracking section. You can see the hottest issues right now and see what is being discussed in the legislature and which ones they support. It gives a shortened version of the bills and why they like or don’t.

Miss Ephraim - Talked to Brook Hallows. Ephraim's pageant was canceled last year. She said Miss Manti is going forward and they are looking at the possibilities with changes to see if Ephraim can move forward this year.

Thank you – Margie expressed gratitude to Ephraim City. Everyone has been so kind to her and Ted's family following his passing. They appreciated the flags and power trucks at the cemetery; it meant a lot to the family. Flowers were sent to both Margie and his family. So many calls were received, and she appreciated those expressions of care. The UAMPS Board sent a photo from his service on the Board and Jackie Coombs came to the viewing. Mayor Scott commented Ted was, and still is, an icon. He served for 40 years on the Power Board. He knew all the answers to the big questions and was a mentor to everyone.

Richard Wheeler

Airport Board – Jeremy Hallows has stepped down as Airport Chairman due to time constraints. The Board asked to appoint Tom Herbert as the new Chair. He runs a flight school out there and is very involved with the Board.

Councilmember Wheeler moved to appoint Tom Herbert as the Airport Board Chair. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.

Tom is from Spring City and we feel comfortable about the appointment. He is at the airport nearly every day. We will be restructuring the entire board to include the county. The makeup of that board was discussed at the last meeting and will be officially changed in the near future. They are currently working on drafting that document.

They also looked at expansion of the airport in the future. Residents are worried that if we expand the runway to the north, it will interfere with properties and property lines, but Bryan has said that is not the case. The Board prefers to expand to the south. The airport will expand in coming years and they need to plan for that now.

Greg Boothe

Library Board – They are trying to keep things going during the pandemic and are hoping it will be open again soon. They are looking forward to Scandinavian Days and are looking for ideas for virtual activities. Trying are also trying to get Friends of the Library back on its feet. The staff is trying their hardest and would appreciate ideas for virtual learning.

Thank you – Greg thanked the Council and Staff for the time he has been with the City. Mayor Scott expressed gratitude to Greg for his service. You may have begun three years ago but worked the previous 18 years with Scandinavian Days. Three years as director. Wish we could change his mind.

Alma Lund

Fire Board – They are having one-on-one discussions with the fire fighters. The ISO rating has improved to 4.0 which is a full point. That helps to lower homeowners' insurance rates.

They have been putting together apparatus received from CARES funding. Shaun commented we received a near-perfect score on water delivery for the Fire Department. They can work on that every year to improve that score. Aaron said Jeff Hermansen crunched numbers and we are only 7 points away from dropping again. That is a testament to all the guys that we were able to do this in a short amount of time.

Mayor Scott

Fire Department – Four to five minutes is a typical response time for fires in Ephraim. We have the best of all worlds. Interviewed today wanting to know things about Ephraim. Talked about quality of life; water can't be beat, fire department and police response can't be beat. Finances are in good shape. We have City staff that is concerned and engaged and wanting to help residents.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Grant – Bryan applied for trail money to put in sidewalks. He will find out next week. He has to present against a lot of competition.

Jeff Jensen, Public Works Director

Well – The well is able to run but we don't have a permit yet.

Meter System – We are working on bugs in the meter system. Still figuring out customer portal and will start educating the public on how to use it. We are getting a lot of inventory, but weather is the only holdup.

Aaron Broomhead, Chief of Police

Fire Department – It has been 10 months since he took over at the Fire Department. He confirmed the ISO rating went from 5X to 4X and is 7.14 points away from dropping to a 3X. the only things that can be improved upon now are trainings and certifications. Jeff does a good job with the ISO. The Department has made significant changes to training and has a calendar worked out for the next six months. The calendar will eventually build out for a year so guys can plan. They have implemented two training topics per night. They divide into groups and then switch, capitalizing on time and more information in that time. We have 16 firefighters and are struggling with recruitment. We would like to get to 20 and are brainstorming ways to that. Turnouts and equipment have been added with CARES funding. Everyone has good turnouts with no expired equipment. The fire inspection process went into effect last month. They have three inspectors and are trying to get all businesses inspected this year to have a baseline and then set up a rotation depending on how often each establishment is required to be inspected. They will be flexible and work with them because they are not used to this process. We would like to get inspection fees collected prior to business licensing. We will try to get that combined with the Business License fee.

Michael Patton, Rec Director

Grant – Michael applied for and received a first foundational grant for \$50,000 for an all-abilities park. He has 50 other pending grants and is waiting to hear on those.

CITY MANAGER REPORT

Greg Boothe - We will miss Greg. We appreciate his service.

Planning – At our Department Director’s meeting we talked about where we see departments in 50 years. How are our decisions today and tomorrow going to change based on that thought? We have grown so much since the 80s. We want to be looking ahead and making decisions to save scrambling later. The things we appreciate now have their roots in years past. Received great feedback from the department directors.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 8:07 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, February 17, 2020, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date