

**WORK MEETING MINUTES**  
**CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**FEBRUARY 6, 2019**  
**5:00 PM**

**CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, February 6, 2019, in the City Council Room. Mayor Squire called the meeting to order at 5:04 p.m.

**ROLL CALL**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Brant Hanson, City Manager  
Bryan Kimball, Community Dev.  
Leigh Ann Warnock, City Recorder  
Steve Widmer, Financial Director  
Chad Parry, Public Works Director

**MEMBERS EXCUSED**

Greg Boothe

**SUNRISE ENGINEERING REPORT ON IMPACT FEES**

Capital Facilities Plan includes current and future improvements, Wastewater Capital Facilities Plan and Emergency Services based on current improvements that have already been made.

**WASTEWATER**

Growth Projection: Average annual growth is 4.30%. Estimates were made on how much demand will be on the wastewater system, based on residential connections. Code requires a charge on impact fees to be based in that way.

The City currently has clay pipes in downtown with PVC in outlying areas. Clay pipes are not sealed off well allowing root invasion. Recommendation is for the oldest pipes to be replaced at an estimated cost of \$95,000. It is not impact fee eligible. It is a maintenance rather than a capacity issue, not a function of growth.

Recently annexed properties could see some growth. Sewer is needed in those areas both north and south of town. Recommendations and options were reviewed for that project. It is impact fee eligible with an approximate cost of \$712,000 as it is preparation for growth.

Existing Collection System Analysis - Sections of pipe have been identified as under-sized for future demands and it is recommended these pipes be upsized. Impact This project is impact fee eligible because growth is pushing that above capacity. Most of the system is adequate at this time.

Treatment System Analysis - A major upgrade was done in 2015. At that point it was beyond capacity but is now good to go with recommended improvements. Lagoon capacity will be reevaluated in 2035.

Short term recommendations:

- Replace identified faulty clay pipelines
- Examine remaining clay pipes for signs of cracking
- Survey for possible negative slopes
- Complete requested connections along 200 south
- Connect newly annexed lands to system
- Connect southern subdivision to system
- Upgrade pipe sizes to handle future growth.

Long term recommendations:

- Replace the clay pipe collection system during 20-year planning period, prior to failure.

Total wastewater impact fee: \$1,473.74/ERU44 for eligible projects (past and future)

### **PROJECTED CITY WATER RIGHT PROJECTION**

The City is encouraged to look long-term for water planning. In less than 20 years, the requirement for water rights will exceed what it currently has.

### **PUBLIC SAFETY FACILITIES**

Ephraim houses three emergency services, fire, police and ambulance. The ambulance is not provided by the City and because of that they are included in the projections.

The Ephraim City growth rate is 2.86% per year. The Snow College growth rate is 5.71%, for a combined growth rate population of 4.30%. Taking into consideration average residential and non-residential units and projected growth, the challenge is the level of service. How much building space is needed per residential home? Sunrise has outlined the target level of service for police and fire in 10 years and 20 years. The City is currently good for the next 10 years.

The projected level of service for the Ephraim City public safety facility systems show that the target levels of service set by Ephraim City will be met at the end of the 6-year planning

period. As such, no immediate system improvements are planned for the 6-year planning period.

Impact Fee Eligible Projects:

- Existing Police Station Building excess capacity of 756.72 sq. ft.
- Existing fire station building excess capacity of 2,879.74 sq. ft.
- Future police station building addition of 1,160 sq. ft.
- Future fire station building addition of 4,385 sq. ft.

A total of \$1,648,334.53 is the maximum justifiable impact fee. A fair and reasonable impact fee for these projects will be established.

Brant commented impact fees are generally a lot higher than what Ephraim charges. The Council needs to determine what that increase will be for things causing an impact in particular areas.

**AIRPORT PROJECT**

Brant reported the airport is looking at \$123,000 to make sure the runway is upgraded and protected. That amount is well below projected costs. UDOT will paying for the major portion of the project.

**ADJOURN**

*There being no further discussion, Councilmember Anderson moved the work meeting adjourn. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**MINUTES APPROVED:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ATTEST:**

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

\_\_\_\_\_  
Date