

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
FEBRUARY 19, 2020  
6:00 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, February 19, 2020, 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, Kenyon Birdwell offered an invocation and Jamie Bawden 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

**STAFF PRESENT**

Shaun Kjar, City Manager  
Leigh Ann Warnock, City Recorder  
Bryan Kimball, Community Dev.  
Devan Fowles, Planner  
Chase Andrizzi, City Attorney  
Steve Widmer, Financial Director  
Chad Parry, Public Works Director  
Cory Daniels, Power Director  
Aaron Broomhead, Police Chief  
Michael Patton, Rec Director

**APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of February 18, 2020.

*Councilmember Alder moved to approve the February 18, 2020 Warrant Register as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

## **APPROVAL OF MINUTES**

The Council reviewed the minutes of the February 5, 2020 Work Meeting and Regular City Council Meetings.

*Councilmember Wheeler moved to approve the February 5, 2020 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.*

## **UTILITIES BOARD RECOMMENDATION: OUTSIDE CITY WATER REQUEST**

Antonio Jimenez has requested a waterline outside of City limits. While the applicant is primarily concerned with just the need for a water connection, the City must deal with connected issues of providing the rest of the needed infrastructure to a previously undeveloped part of town, such as road, sewer, sidewalks, etc. If a water connection is granted, staff recommends doing so only on the following conditions:

- Applicant must pursue and exhaust annexation options and agree to sign a pre-annexation agreement.
- The waterline must be looped at the time of construction.
- Applicant must agree to follow existing City code for remaining building and zoning requirements on the property.

Primary Staff concerns include water quality, ability to provide adequate fire protection on a dead-end line, resulting infrastructure, annexation and growth in an undeveloped area.

Large Lot requirements would apply to this case. In summary, sidewalk, curb and asphalt can be waived along frontage in lieu of gravel walking trail, adequate drainage and a 24-foot gravel road is allowed for lots larger than 1.5 acres. His lot is more than 5 acres. A right-of-way dedication sufficient for his half of a future road would be required. Bryan feels there is potential for significant long-term gain, but also at fairly significant short-term expense, potentially affecting multiple departments of the City. If the above suggested conditions of approval are met, we think we can work with the other issues over time.

Chad commented it would be on a dead-end line. That can be dealt with; however, it reduces flow. As people add on, it reduces more. Water becomes stagnant in a dead-end line making the chlorine ineffective. He would like to make a loop making things better for the future. He is all for the waterline going in, he just wants to make sure the Council know all the facts. When this was done before, two miles of waterline We must look to the future when roads, sewer and power need to go out there. He would like to get it in writing now so past problems do not reoccur.

Bryan explained you cannot have islands in City limits and pointed out where the annexation would need to occur. Antonio has two 5-acre lots needing water. There are some other potential property owners who would connect in the future.

Chase Andrizzi said he could draw up a development agreement for future costs. We might have a problem getting property owners to sign such an agreement in exchange for water.

Antonio would like to build his home there. He has two well rights with the property. Neighboring owners do not. He feels it would be helpful for future development to have a waterline out there.

An agreement will be put together to present at a future meeting. We want to go forward with some sort of connection if we can get an estimate of short- and long-term costs.

#### **UTILITIES BOARD RECOMMENDATION: SOLAR MORATORIUM**

Utilities Board has been talking about a moratorium and have decided to redo the agreements and meter standards and application process. They would like a motion approving a moratorium until all documents are in place. An education class will be put together to give to applicants before an application can be approved by the City.

*Councilmember Boothe moved to approve a moratorium on net metering for a period of not more than six months, until the Utilities Board and Staff can finalize procedures. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

#### **CEMETERY BOARD RECOMMENDATION: AWARD OF PLOTS**

A family purchased six plots many years ago, and two of them were sold to someone else by the City, and those plots have now been used. The Board would like to award the original family two new plots to make up for our mistake.

*Councilmember Anderson moved to approve giving two plots to the resident in order to correct the error. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.*

#### **REQUEST FOR RAP TAX SURVEY**

Nate Johnson would like approval to begin a survey to get public opinion regarding a RAP tax. The County sees no reason why they would not approve and gave the go-ahead to have them ask the Council for approval as well. One-tenth of a percent on retail purchases would go towards parks, art and recreation.

*Councilmember Alder moved to approve a survey to get public opinion on a RAP tax. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **APPOINTMENTS AND COUNCIL REPORTS**

*Councilmember Lund moved to appoint Lorna Larsen to the Utilities Board. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.*

#### **Tyler Alder**

**Cemetery** – The Board is beginning to plan the Memorial Day Celebration.

**Recreation Board** – 61 people signed up for Volleyball. 134 have signed up for soccer. Volleyball will be played in Mt. Pleasant. 25 are signed up for track, but registration is still open for another couple of weeks.

**Margie Anderson**

**Youth City Council** – Went to Legislative Day on the hill.

**Richard Wheeler**

**Utilities Board** – We are working on Solar power and will continue to revise the procedures as needed.

**Greg Boothe**

**Scandinavian Festival** – Met with Anne Fonville briefly about getting meetings going. Would like to do that by the end of February.

**Alma Lund**

**Fire Board** – Reviewed the new truck. It is quite impressive. Camaraderie is good; still working on a little bit of tension.

**Cory Daniels, Power Director**

**HYDRO** – We are in the process of installing fiber on the hydros.

**Pole Testing** – A pole tester from UAMPS has been testing the integrity of our power poles. They have found 3 decayed poles so far.

**Chad Parry, Public Works Director**

**Well** – the existing well has been used for emergency use because of arsenic. But arsenic has been down the last little while and we can use it now as one of our sources.

**Staff Appreciation** – Chad commented he appreciates Shaun and is glad the Council hired him. Come into stressful situations and he can make you feel better about where we are.

**Leigh Ann Warnock, City Recorder**

**Code online** – With the help of Municode, the Ephraim City Code is now available on the City's website.

**Michael Patton, Rec Director**

**Youth Sports Scholarship Program** – some of the fees in the sports programs have been increased to help off-set expenses. He has implemented a scholarship program where businesses or families can donate to help pay for low-income families to play sports.

**CITY MANAGER REPORT**

**Vehicle Repairs** - Repairs for 3 police vehicles have been completed.

**Dillon Rasmussen** – Dillon has passed his 6-month probation; we are glad to have him onboard.

**Clean-up Day** – in the past garbage dumpsters have been set out. This year we are thinking about ways to get community buy-in. we have been talking with the Police Department about ordinance enforcement to get residents to clean up personal properties that could be health hazards.

**Mosquito Abatement** – On March 4<sup>th</sup> we will make a decision on mosquito abatement. March 18 is on the schedule for a public hearing on urban deer removal.

**CLOSED SESSION**

*Councilmember Anderson moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205(c) pending or reasonably imminent litigation and (d) purchase, exchange, or lease of real property. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.*

*The Closed Meeting began at 7:39 p.m.*

*At 8:09 p.m. Councilmember Lund moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

**ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Alder moved the Regular Council Meeting adjourn at 8:10 p.m. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, March 4, 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