

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
APRIL 3, 2019
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, April 3, 2019, in the City Council Room. Mayor Squire called the meeting to order at 6:05 p.m.

OPENING CEREMONY

Councilmember Anderson offered an invocation. Mayor Squire led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

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

MEMBERS EXCUSED

Richard Wheeler

STAFF PRESENT

Kerry Steck, Fire Chief
Bryan Kimball, Community Dev.
Leigh Ann Warnock, City Recorder
Steve Widmer, Financial Director
Chad Parry, Public Works Director
Aaron Broomhead, Police Chief
Leah Romero, Planner

PUBLIC COMMENT

Ted Meikle saw the Council had mosquito abatement on the agenda which reminded him of an issue he had been thinking of the last few years. There is a pile of tires growing on the north side of Canyon Road. He has watched that grow and had concerns. Other than aesthetics, mosquitos thrive in those types of environments, and it is also a fire hazard. He provided a memo to the council regarding mosquito breeding and tire fire hazards. He also stated it is a violation of law to dump in an agricultural area. A Utah State Law governs tire disposal with penalties and provisions for options sited. He specifically asked the City for their support in resolving this issue.

Mayor Squire said that at the Mayor's and Commissioner's meeting, they have discussed purchasing a shredder for the County, but it is cost-prohibitive.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of April 2, 2019.

The charge for Smash Athletic volleyball shirts was questioned by Councilmember Boothe. Tyler explained the City pays for them when purchased, and the kids must pay for their own shirts with registration.

Councilmember Alder moved to approve the April 2, 2019 Warrant Register as presented. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Anderson, and Alder. The vote was unanimous. The motion carried.

DISCUSSION OF MOSQUITO ABATEMENT FOR 2019

Mayor Squire commented a lot of people in the community are for mosquito abatement and a lot against. The City has not done abatement in a number of years, and in that time, advancements have been made in chemicals that are not as harmful to children and animals. The Council feels a mosquito problem is imminent this year and should investigate the different methods to use and the new chemicals the Mayor mentioned. Chad commented most of the concerns came from residents who said the chemicals got sucked into buildings in their AC units when the roads were sprayed. He said the spray works well on ballparks and is crucial. Mayor Squire will reach out to the State to get information to present at a future meeting.

APPROVAL OF BID FOR LAND LEASE

Bids have been opened for a 12-month lease for approximately 190 acres of City property recently purchased from Rex Nielsen at 400 W 900 N. Mike Larsen, Mike Lund, and Kyle Oberg turned in bids. The high bid was from Mike Larsen in the amount of \$175 per acre for a total of \$33,250. A condition was listed and he asked the Council to review before approval. In the requested condition, Leasee would be responsible for utility bills on the property. He is asking \$0 or reduced lease payment for the first four months and equal payments for the last 8 months on the ground only, not the pump. It is just a request, not a requirement for the bid offer.

Councilmember Scott moved to approve Bid for lease of City property from Mike Larsen and his conditions in the amount of \$33,250. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Anderson, and Alder. The vote was unanimous. The motion carried.

APPROVAL OF BID FOR WATER LINE EXTENSION

Bids have been opened for a water line extension at 300 E 1200 S. Money has been budgeted for the waterline and loop near Gary Ray's home. Todd Alder and Lamar Barton submitted bids. Todd is the low bidder in the amount of \$23,600 and staff recommends approval.

Councilmember Alder declared a conflict of interest. Mayor Squire reminded him that although he has made his declaration, he is still entitled to vote.

Councilmember Boothe moved to accept bid for construction of a water line extension from Todd Alder in the amount of \$23,600 as recommended by Staff. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Anderson, and Alder. The vote was unanimous. The motion carried.

A \$50,000 bond is required to make sure the road is put back the way it was before the line was laid. That amount would be refunded after the road is repaired.

COST-SHARE REQUEST: TOM LUND

Tom Lund will be leasing Steve Butterfield's property which adjoins Ephraim City property. He has requested assistance in replacing the existing fence between the properties. He proposed the City purchase materials and he would install a 5-wire barbed fence. He intends to lease the property for sheep, and our property will be leased for alfalfa. Part of his negotiation with the Butterfields is to repair the fences. Staff could see both sides of the issue, in that the City will get a brand-new fence and is not opposed to helping a neighbor. On the other hand, he is leasing the property and needs the fence. Mayor Squire feels the City will need the fence as well since the City property is to be leased to someone else who will need the fence. "It benefits the City and behooves us to be a good landlord," said the Mayor. The approximate cost for materials is \$1,700 for 1,200 feet.

Councilmember Scott moved to approve a cost-share with Tom Lund for a new fence on property adjoining City Property, paying for materials to fence the south side of City property while he pays for installation. The motion was seconded by Councilmember Boothe. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Anderson, and Alder. The vote was unanimous. The motion carried.

RESOLUTION ECR 19-03: BIKE SURPLUS

ECR 19-03, a resolution authorizing the police Department to auction bikes that have been held in evidence past the legal time requirement. They have been posted, notice has gone out and the Police Department has completed all legal requirements. Chief Broomhead will probably have an auction after the close of the school year in May. He may do another the week college students come back for the new school year. Concern was expressed about possible effects to local bike sellers. The Chief assured the Council he has discussed the issue with them first and will consult with the auction. He will let buyers know Alley Cats is available for repairs. The money for the bikes will go back into the general fund.

Councilmember Scott moved to approve ECR 19-03, a resolution authorizing the Police Department to auction bikes that have been held in evidence past the legal time requirement. The motion was seconded by Councilmember Anderson. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Anderson, and Alder. The vote was unanimous. The motion carried.

ORDINANCE ECO 19-01: SUBDIVISION PLAT AMENDMENT

ECO 19-01, an ordinance amending the second amended Wakara Point Subdivision plat and vacating the public utility easement.

Robby Layton would like to amend the subdivision plat at the Wakara Point Subdivision by combining lots 7 and 8 into one lot as well as vacating the public utility easements between those two lots. All utilities have been contacted and signed approval of vacation have been received. The only issue was with Manti Phone Company and they have agreed to move any lines. Staff recommends both requests be approved. A public hearing was held with no comments. The Planning Commission approved the changes unanimously. Robby will be installing an 8' fence so nothing from his auto body shop is visible coming into town. Code requires any equipment be kept behind a sight-obscuring fence, landscaping and parking. All requirements have been met.

Councilmember Boothe moved to adopt ECO 19-01, an ordinance amending the second amended Wakara Point Subdivision plat and vacating the public utility easement. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Boothe, Anderson, and Alder. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Tyler Alder

Recreation Board – Just finishing volleyball. Soccer is going on right now with a lot of kids playing this year. Baseball and softball signups end in two weeks. Numbers are looking good there as well.

Margie Anderson

City Manager – an offer has been extended for the City Manager position, but a contract has not yet been signed.

Youth City Council – Starting to advertise for next year's group. Juli talked about doing a leadership experience this summer at the ropes course. They don't generally go over budget, but this may mean they need a little bit extra for that experience.

Greg Boothe

Piles of road base behind baseball diamonds – A resident has asked about the piles. Chad commented they are doing several roads around town and will be using that up. Asphalt came from the parking lot at the Activity Center. It was given to the City and a place was found quickly for storage.

John Scott

Airport Board – a meeting will be held on Monday at 6:30 which will include discussion of a mutual meeting with Manti and a movie night about importance of rural airports.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Corps of Engineers – Bryan has been working on setting up an agreement with them to define the scope and cost of the grant. Priorities are set.

Well – A preconstruction meeting was held last week. They will pour concrete and let it cure and then hopefully get to the bottom in less than two weeks.

Ferguson Group – Bryan reached out to representatives to ensure budget discussions will not touch the money we have already had approved. He is trying to get a meeting set up next week for EDA.

Chad Parry, Public Works Director

Irrigation – He would be glad to discuss culverts with anyone who would like to contact him. It is a full-time job trying to keep everything clear.

Water Line – We are putting in a pressure station before this next year's budget.

New Picnic tables- All the parks will have matching tables. Tables around Canyon View and gazebo with cement pads with picnic tables under each one will be installed at the splash pad. Trees will also be planted at the splash pad.

Aaron Broomhead, Chief of Police

Tires – They are aware of the tire pile and have received complaints. Six months ago the owner said they were removing tires every couple of months. Problem was, they still are not attacking the biggest pile. He talked with Ted and will do some research on it and get going on the issue.

Steve Widmer, Financial Director

Big Purchase – The sewer truck is old and not working well anymore. Streets, water, sewer and power department all use the truck. The existing truck was purchased from Midvale City a long time ago. It is a '97 and was in good shape when purchased. It is hard to get parts for it. The bearing went out in the pump. One pump was available at \$30,000 for a replacement part, not including installation. Everyone's recommendation is that the truck is too old to justify that kind of expense. Manti has a pull-behind to help with emergencies until we can get a new truck. A sewer truck has been located. It is smaller than the existing truck but would last at least 20 years, possibly 30. Rentals were priced at \$12,000 per month. All options have been researched. The new truck would be

about \$280,000. A bigger unit would run \$500,000. It was built for municipalities. It is a freightliner and could be here by next Wednesday.

Because of this situation we can jump in and do it if Council is okay with it. Streets, water, sewer and the Power Department each has funds in the budget for a backhoe, but that could be delayed. It is proposed that money be used for the new sewer truck which will be used by all four departments. The balance would be taken out of reserves. Steve proposed that spending be controlled between now and the end of the year and we could come close to covering the expense. Liability on sewer backups is steep.

Clothing Resource Center – They now want the City to pay for the utilities. Their contract stipulates clearly that the center will make all arrangements and pay utilities for the premises. The Council will consider the issue at the next meeting.

Kerry Steck, Fire Chief

Burn Permits – Chief Steck has worked with Leah on getting an established burn permit on the website which stipulates what can and cannot be done. Residents would need to fill that out, sign it and email it back to the Chief or just submit online. They would need to call dispatch to inform them of the location and date of burn and provide them with the permit number they have been assigned by the City. We will get that in the newsletter, Facebook and on the radio.

MOU– A Memorandum of Understanding between The Utah Wildfire Resource and the Utah Division of Forestry, Fire and State Lands and Ephraim City. They will be increasing the reimbursement fees so we have a chance to make a little bit more.

A fire broke out at Fresh Market Sunday morning. Damage was done to the deli section. It could have been a lot worse if the sprinkler system had not activated. Utah Disaster Cleanup has called in. they are rebuilding that section, but the rest of store is still up and operational.

New Fire Truck – an open house will be held at the Scandinavian Festival and the new water truck will be in the parade.

ADJOURNMENT

There being no further business to come before the Council for consideration, Councilmember Anderson moved the Regular Council Meeting adjourn at 7:29 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, April 17, 2019, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date