

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
SEPTEMBER 15, 2021  
6:00 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, September 15, 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, Margie Anderson offered an invocation. Tyler Alder led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Margie Anderson, Mayor Pro Tem  
Tyler Alder  
Lloyd Stevens

**STAFF PRESENT**

Shaun Kjar, City Manager  
Brian Page, City Attorney  
Leigh Ann Warnock, City Recorder  
Bryan Kimball, Community Dev.  
Steve Widmer, Financial Director  
Jeff Jensen, Public Works Director  
Jeff Hermansen, Fire Chief

**MEMBERS EXCUSED**

Richard Wheeler  
Alma Lund

**PUBLIC COMMENT**

No public comment presented.

**APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of , 2021.

*Councilmember Alder moved to approve the September 14, 2021 Warrant Register as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

**APPROVAL OF MINUTES**

The Council reviewed the minutes of the September 1, 2021, Work Meeting and Regular City Council Meetings.

*Councilmember Stevens moved to approve the September 1, 2021, Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Anderson. The vote was unanimous. The motion carried.*

#### **LOT SPLIT: CAMINO VERDE GROUP**

Approval of proposed lot split at 455 W 100 N. The intent is to split off the portion of the property with the shed. It was an original industrial park development in the 70s. Planning Commission and Staff recommend approval of the subdivision.

*Councilmember Anderson moved to approve a lot split for Camino Verde Group at 455 W 100 N. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.*

#### **CONDITIONAL USE PERMIT: KIM POWELL**

Approval of a CUP application for an in-home preschool/kinder-prep school located at 481 S 440 E. The property is located directly east of the elementary school. Ms. Powell plans on 10 students or less, with no additional employees. Planning Commission voted to recommend approval based on condition of staggering drop-off and pick-up times and compliance with State code.

*Councilmember Stevens moved to approve a CUP for Kim Powell to run an in-home preschool/kinder-prep school located at 481 S 440 E with conditions set to stagger drop-off and pick-up times and compliance with State code. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.*

#### **EPHRAIM CITY RESOLUTION 21-14: CONSOLIDATED FEE SCHEDULE**

Amended Fee schedule adds a \$75 processing fee for an Event Permit. Shaun Kjar explained there is a growing number of events and competition for available venue space in Ephraim. This process will make things smoother for both the City and the applicant. It walks them through the preparation for an event and hopefully people will not be planning events at the same time as someone else in the same venue.

*Councilmember Anderson moved to approve ECR 21-14 as presented. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

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

##### **Tyler Alder**

**Recreation Board** – Volleyball starts tonight, and soccer ended last week. Basketball signups are upcoming. Michael got a grant for the skate park in the amount of \$300,000. He will work on another grant to take care of the match.

##### **Margie Anderson**

**Youth City Council** – They are doing well.

**State Legislative Liaison** – Meetings will be held via Zoom for this next year.

## DEPARTMENT REPORTS

### **Bryan Kimball, Community Development Director**

**Misc.** – Dealing with the last of the summer rush on building and working with some others to beat fall and winter regarding their asphalt.

**APA Planning Training** – Bryan, Devan and Shaun attended that training and learned some new state laws that will change some things we do. We will have to update City Code to comply. Heard about some COVID money available and we submitted an application asking for \$4.2M to go towards the well.

**Corp of Engineers** – We have meetings scheduled to get that project moving along.

### **Jeff Jensen, Public Works Director**

**New Well** – Water levels are down drastically. Levels have dropped 37 feet since July. It is not working at this point. The old well has dropped minimally and is currently running. A call has been made to have the new well looked at.

**Sewer Inspection** - Division of Water Quality completed a sewer lagoon inspection and we did well with that.

**Misc.** – We will be starting on the Canyon View Park pavilion cement on the 27<sup>th</sup>. Asphalt overlays have been completed. We are just waiting on oil to proceed with the chip seal project.

**Tour** - Scholten Products flew Jeff and representatives from other cities to check out the foundry in Palmyra New York. They were able to go to the baseball hall of fame. He reported he learned a lot.

**Sewer Piping** – We sent off the agreement on Tuesday, and they are hoping to get to it in November. That will go from behind Christiansen Furniture to the Co-op, and then by I-four Media to 100 S. They have cameraed everything they will be piping.

### **Jeff Hermansen, Fire Chief**

**Misc.** – United We March raised \$80,000 to pay for injured firemen or police officers. A small BBQ fire occurred last week.

## CITY MANAGER REPORT

**9-11 Service Project** - It was coordinated well with a large group of people participating. Volunteers worked on everything from a project at the airport to highway 89 into town. Weeds were removed from planter strips on Main Street, as well as other areas in town that were weeded and cleaned up. It was a very successful event.

**Airport Fly-In** – It will be held on the 25<sup>th</sup>. We will have a group to see if a plane could do flights in, but there will be no helicopter rides this year. Many events are planned, and we are anticipating a great success. Youth City Council will be participating.

**Airport Turnaround Project** - The Turnaround is complete as of yesterday. An inspection will be the final task.

**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. (d) purchase, exchange, or lease of real property. (e) sale of real property. The motion was seconded by Councilmember Stevens. A roll call vote was called. Voting yes: Councilmembers Stevens, Anderson, and Alder. The vote was unanimous. The motion carried.*

*The Closed Meeting began at 6:43 p.m.*

*At 9:55 p.m. Councilmember Alder 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 9:55 p.m. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, October 6, 2021, 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