

**EPHRAIM CITY COUNCIL MEETING  
EPHRAIM CITY BUILDING  
5 S. MAIN  
WEDNESDAY, August 18, 2004  
5:30 PM**

**MEMBERS PRESENT**

Morris Casperson, Mayor  
Don Olson  
Jannette Anderson  
Kim Cragun  
Penny Kittelsrud  
Garth Sorenson

**OTHERS PRESENT**

Richard Anderson  
Leigh Ann Warnock  
Bryan Kimball

Mayor Casperson called the meeting to order at 7:10 PM.

**PUBLIC SESSION**

**APPROVAL OF MINUTES**

The Council reviewed the minutes of the August 4, 2004 City Council meeting.

**Mrs. Kittlesrud moved to approve the minutes of the August 4, 2004 City Council meeting as corrected. Seconded by Mrs. Anderson. The vote was unanimous. The motion passed.**

**APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of August 18, 2004.

Mr. Olson asked why the City bought more power poles. It was decided that the Purchasing Policy would be put on the agenda for the next Council Meeting.

**Mr. Olson moved to approve the warrant register of August 18, 2004. Seconded by Mr. Sorenson. The vote was unanimous. The motion passed.**

**VOTE ON CHANGE TO ZONING ORDINANCE TO ALLOW STUDENT HOUSING IN C-1A OVERLAY AS A CONDITIONAL USE**

Use of the Burnham house located at Center and 1<sup>st</sup> East for student housing was the topic of discussion. Richard Anderson commented that at the previous Council Meeting there was discussion on whether or not to put a cap on the number of students allowed to dwell in an individual facility. This ordinance doesn't specify, but it can be changed.

It was decided that there would be a limit of 2 people per bedroom. A bedroom would be defined as having a minimum of 10'x10' or 100 square feet.

Parking was discussed and concluded the existing requirement found in the Zoning Ordinance was adequate.

**Mrs. Kittelsrud moved to approve the zone change based upon the room size change and the addition of the words "existing structure" to be added to the table. Mr. Sorenson seconded. It was unanimous. The motion passed.**

#### **MEMORANDUM OF UNDERSTANDING—STATE FIRE MARSHALL**

Fred Johnson, with the Utah Forestry and State Lands, introduced a proposal by the State of Utah to formalize fire fighting activities that have been practiced in the past. Mr. Johnson read through the agreement for the Council.

Mr. Johnson and Ronde Larsen have discussed and agreed upon pay rates for the firefighters based on certification.

Mayor Casperson suggested the City review the rates, and present this to our Fire Department before approving to assure we're not committing them to something they don't want to do. This agreement will be put on the September 8th agenda. The City will get rate schedules together and approve it at that time.

#### **RICHARD AND BONNIE NIELSON PROPERTY DEDICATION**

The 1<sup>st</sup> West road in front of the Richard and Bonnie Nielson property was narrowed at time of construction. This narrowing left a gap between the road and the property boundary line. City Planner Kimball feels the best use of the property would be to deed it to the Nielson's as it has no practical use for the City; however, all utility easements should remain. All expenses incurred would be borne by the Nielson's.

**Mr. Sorensen moved that Ephraim City will issue a Quit Claim Deed for that property but retain utilities and easement rights. Nielson's will incur all costs. Seconded by Mrs. Anderson. The vote was unanimous. The motion passed.**

#### **REVIEW OF ROAD EXTENSIONS WITHIN EPHRAIM CITY**

Roger Baker brought to the attention of the Council the problem of inadequate access to 6<sup>th</sup> East. With the development of the Thompson Subdivision, there was concern about there being only one access and the general understanding was that the City would be providing another access to that area. There has been enough growth to the area that it has

become an immediate problem. It can also be a safety concern because if there is a need for emergency vehicles in the area, other vehicles cannot get in or out.

It was suggested that a short term solution would be to grade 1<sup>st</sup> south as a temporary route. Some members of the Council felt that if improvements are to be made, the road should be done right the first time, making sure water and sewer is in place, as this will service a whole new area. There was discussion as to who would ultimately benefit from these improvements and who should pay.

Richard Anderson suggested going through the Master Plan and making a list prioritizing the roads that need improvements and start work based on this list. This was well received by the Mayor and the Council.

Mayor Casperson determined that more research will be done on the subject before any decisions are made.

## **REPORTS AND UNFINISHED BUSINESS**

Mr. Sorenson brought up completion of the soccer field at the new Canyon Field Park, and suggested getting a bull dozer to push all the top soil off and to contour the ground before moving the top soil back onto the field. Mr. Sorenson mentioned that when the top soil was brought in, Todd Alder's drivers were told by Chad Parry that they could not dump there. Chad was not aware that it had been authorized by the City.

The cost of hiring a CAT to complete the work was discussed. The possibility of using the National Guard was also brought up, but it was pointed out that their equipment is not available. Mayor Casperson suggested the possibility of the City purchasing a CAT from the state surplus for approximately \$10,000. If there is enough future work to justify the cost, this might be a viable solution that would save the City money in the long run. It was suggested that bids are collected for hiring someone to do the job and compare the two. Mr. Sorenson will get with Richard to determine who needs to start working on this.

Mrs. Anderson reported on The Utah Rural Summit that was held in Cedar City. The conclusions drawn were that rural Utah should not count on outside big business for growth. The suggestion was to encourage entrepreneurs in the area and support homegrown businesses and their growth. Mrs. Kittelsrud added that downtown needs revitalization, as the City is losing a lot of businesses. It was suggested that the City talk with Far West Bank about advertising SBA loans to encourage young entrepreneurs. Richard Anderson talked about the possibility of incorporating business incubation in which the City would help new local businesses for the first couple of years to get them on their feet. Mrs.

Anderson reported that this has been done in the past but was unproductive because when the City stops helping, the businesses leave. Bryan Kimball mentioned that there is also a parking issue and that some downtown businesses do not appear to be structurally sound. No decision was reached.

Mr. Cragun announced that the erection of the park lights is completed. Mr. Olson will spearhead a celebration when the project is done. It is not decided yet whether to have a barbeque turkey dinner or punch and cookies.

Don Olson mentioned that donations and commitments could result in \$4,000 over what will be required for the project. It was also decided that something was needed to recognize Alma and his crew for all the work done on this project. Richard Anderson suggested a night in Salt Lake with dinner and a hotel for two. Mr. Cragun mentioned that the addition of a plaque with names on it would be something permanent for posterity. It was also suggested that we get the Recreation Director busy scheduling adult recreation. The lights will help attract games.

Mr. Olson recommended that Council Meetings be changed from September 1<sup>st</sup> and 5<sup>th</sup> to September 8<sup>th</sup> and 22<sup>nd</sup> to prevent interference with League Meetings. There were no objections. September's Council Meetings will be held the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays instead of the 1<sup>st</sup> and 3<sup>rd</sup>.

Mrs. Kittelsrud commented that the Cemetery Committee is almost ready to send the gazebo out for bids. Mrs. Kittelsrud and Mrs. Anderson are working on a newsletter for November. Mrs. Kittelsrud asked what should be done for the Airport Committee and Richard explained that nothing can move forward with improvements to the airport until the City has all the avigation easements.

Richard Anderson mentioned that he published a proposal in the paper for the demolition of the old DWR building. No interest has been shown thus far but bids are not due until August 27<sup>th</sup>. There are a lot of valuable structural materials on the inside that could be salvaged. Mr. Anderson has made calls and sent a letter to the UDOT office in Richfield. Mr. Hawkes responded saying that the \$30,000 committed for the Southtown SID is still coming, he just needs to get an agreement that says what the money is for. Mr. Hawkes will work on that this week.

Public Works has hauled away the debris on the road east of the commercial subdivision and improvement of this road will clear the issue concerning access to the area. With the debris gone, Public Works will now level it and determine what is necessary to complete that road. The

road must be made accessible through the winter. Mr. Olson mentioned the possibility of getting money from the state.

Bryan Kimball presented Alders' mylar for signatures. It was decided that the wording should be changed before the Council signs it. No meeting is needed to sign. Mr. Kimball was concerned that the City had given the go ahead to print the mylar. The Mayor told Bryan to assure the Alders' that it was by the Council's request.

Bryan Kimball also brought up the subject of parking on Main Street. A letter was sent to all businesses and it was unanimous that their concern was less about aesthetics, as the urgent need for more parking on Main Street. The second option is painting a T separating parking spaces, which would offer the most parking. Bryan will contact DOT to see if they will paint the lines.

Mr. Olson asked to have UDOT contacted about changing the speed limit in front of Wal-Mart from 45 to 35 miles per hour.

**ADJOURN**

**Mr. Sorenson moved to adjourn at 9:10 PM. Seconded by Mrs. Kittelsrud. The vote was unanimous. The motion passed.**

**MINUTES APPROVED:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**ATTEST:**

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

\_\_\_\_\_  
Date