

**EPHRAIM CITY COUNCIL MEETING
EPHRAIM CITY BUILDING
5 S. MAIN
Wednesday, September 08, 2004
7:00 PM**

MEMBERS PRESENT

Morris Casperson, Mayor
Don Olson, late
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 7:05 PM.

PUBLIC SESSION

APPROVAL OF MINUTES

The Council reviewed the minutes of the August 18, 2004 City Council meeting.

Mrs. Anderson moved to approve the minutes of the August 18, 2004 City Council meeting as corrected. Seconded by Mrs. Kittelsrud. The vote was unanimous. The motion passed.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of September 8, 2004.

Mr. Sorenson moved to approve the Warrant Register of September 8, 2004. Seconded by Mr. Cragun. The vote was unanimous. The motion passed.

PUBLIC COMMENT PERIOD

EMT representative, Kari Arnoldsen, asked that a decision be made on the location for the new Ambulance Shed. Pros and cons of building on Center Street as opposed to behind the City Building were discussed. Mrs. Anderson was concerned about tying up retail property when other options are available. Main concerns with building behind the City Building included limited visibility, access, and parking. The Center Street location would be safer due to better access and visibility. The EMT's have thought through the issues thoroughly, and it is estimated that 75% of those involved would prefer the Center Street location. With the exception of Mrs. Anderson, and Mr. Olson who was not present, the Council approved building the ambulance shed on Center Street.

Mr. Lanier, Director of the Great Basin Experiment Station, renewed his invitation to a BBQ as thanks for getting power and water out to his property. He suggested the Council find a time that would work for them, preferably on a week night.

AGREEMENT OF UNDERSTANDING BETWEEN UTAH DIVISION OF FORESTRY AND STATE LANDS AND EPHRAIM CITY

This Agreement has been approved by the Division of Forestry and State Lands, and by the Ephraim City Fire Chief, Ronde Larsen. Rates are clearly stated.

Mr. Sorenson motioned to approve the Agreement. Seconded by Mr. Cragun. The vote was unanimous. The motion passed.

APPROVAL OF CONDITIONAL USE PERMIT FOR CHURCH OF THE BIBLE

The Ordinance was changed in a previous Council Meeting to allow additional students.

Mr. Cragun motioned to grant the conditional use permit. Seconded by Mrs. Anderson. The vote was unanimous. The motion passed.

DISCUSSION OF MARK AND SUSIE NILSSON PROPOSED RETAINING WALL

When asked why the city should get involved with his flooding problem, Mr. Nilsson stated that this historical building flooded once during the '83-'84 season, and that was the only time in 43 years. Since the City parking lot was finished two years ago, it has been a problem every time the creek rises. The grade of the bottom of the culvert is above the former grade of the creek, and the grate fills with debris and the water level rises. The current grate requires clearing 2-3 times a day to prevent flooding. The grate has been modified from a 6" opening to a 12" opening, which does not help. Mr. Nilsson suggested bringing in an engineer to analyze the situation and see what the best course of action is. The Council is leery of going to the expense of bringing in another engineer and possibly having the improvements fail again.

Several suggestions were made to rectify the problem, including working higher up in the canyon to stop debris from coming into town, bringing in top soil and having the Nilsson's plant grass, possibly using railroad ties, or bringing in an automated grate with an arm that clears itself off at intervals. It was decided that Chad and Bryan would go look at it, and if it looks reasonable, Chad can bring in some topsoil and think about railroad ties or blocks along the bank. The Council will also try to come up with ideas and check on improvements to the grate. Mr. Nilsson was invited to come to the first Council Meeting in October to see what the Council has come up with.

DISCUSSION OF GENE HANSON DIVISION OF PROPERTY

Gene Hansen wants to subdivide his property. The quickest way is to divide it into two lots as a minor subdivision, otherwise there are complications with center of block development. It is under review by the Planning Commission and will be to the Council at the next City Council Meeting.

DISCUSSION ON ART CENTER

Adam Bateman, Director of the Ephraim Art Center, presented a plan for the future of the Art Center, and ways to acquire the necessary funds. The Center has received funds in the past from various sources, including The Utah Arts Council, the Eccles Foundation, Green Thumb, and Ephraim City. Green Thumb is no longer a contributor, necessitating renewed focus on funding. The Arts Board would like to change their status from amateur to professional by bringing in professional artists and shows, thus making a name for themselves with grant giving organizations. This would also attract tourists from Salt Lake and Utah Counties, who would also spend money in the community.

The Eccles Foundation only provides matching grants. The Art Center would like Ephraim City to donate the first \$200 a month to utilities. This, along with the donated rent and money earned from projected art sales and art classes offered to the public, would greatly help them qualify for a matching grant. Council suggested Mr. Bateman take this request to the Utilities Board for approval, after which the Council would be able to make a decision.

The Art Center would like the City to donate new locks to the two doors of the building. Security has become a real concern. Council has agreed to provide these locks.

The Art Center would like to get permission to restore the Christensen Cabins behind the Art Center. Two possibilities for the use of these cabins would be a Christensen Art Museum, or a working artist's studio with an apartment as part of the Artist Residency Program. No decision was made.

NOLTE AGREEMENT ON GIS PROJECT

The City has arranged with Nolte Engineering to oversee certain aspects of Bryan Kimball's work to help him qualify for his Engineering License. Richard Anderson and Rod Mills, of the Salt Lake City office, have discussed the best ways to do this. A GIS project is the first of possibly several where the City will have an engineering project that will be under

the direct control of Nolte, but the majority of the work would be done by Mr. Kimball. The City would bill his time back to the project, thereby greatly benefiting for a minimum of outlay. This project would require a lot of Mr. Kimball's time, but the City would end up with a very useable product. Mr. Anderson asked for permission to go forward with the Agreement with Nolte. This would fulfill the City's commitment to Nolte and to Mr. Kimball, however, the \$4,700 the City would pay Nolte does not include the price of Software or a GPS unit. It was concluded that purchasing a new GPS unit for the City would be more cost efficient than renting one each time it was needed. However, before the decision is made, research will be done to determine whether Snow College would loan their equipment or whether the City could possibly obtain a grant.

Mr. Cragun motioned to approve the Nolte Agreement contingent upon finding money for the software and GPS unit. Seconded by Mr. Olson. The vote was unanimous. The motion passed.

ADOPT INTEREST RATE ON SOUTH MAIN SID

South Town property owners who would like to pay their assessments over time may do so with an interest rate agreed upon by the Council. Several rates were discussed. It was decided that it would be less arbitrary if the City went with 2% over prime.

Mr. Cragun moved to set the interest rate at 2% over prime as of September 9th at 9 AM. Seconded by Mr. Sorenson. The vote was unanimous. The motion passed.

More discussion ensued as to an amount of time in which the assessments should be paid.

Mr. Cragun amended his motion to include a term of 10 years. Mr. Sorenson maintained his second. The vote was unanimous. The motion passed.

REPLACEMENT OF DR. MCGARRY AS EPHRAIM REPRESENTATIVE TO CITIZEN'S ADVISORY COUNCIL AT CUCF

A representative must be approved by the Mayor and the County Commissioners. The City will have names prepared to present at the next Council Meeting.

UNFINISHED BUSINESS

Todd Alder would like his building and zoning permits signed for his 1st North and 6th East property. The Mayor pointed out that the Master Plan shows a road that was missed when approving the subdivision. Discussion ensued regarding the placement of roads. Council's

recommendation was to go ahead and sign the building permit. Mayor Casperson or Mr. Sorenson will get with Morris Hermansen to see if his property, which is located next to Todd Alders' is available to allow possible extension of 6th East.

Mrs. Kittelsrud stated that the cemetery gazebo will soon be ready to go out to bid.

There will be an open house to present the Master Plan from 5-7 PM on September 22nd.

Alma Lund is looking toward the 8th of October for the completion of the park lights and to be ready for tournaments.

Mr. Cragun brought up the question as to what will be done about the Pin~ata festival. Judging from past years' participation, it was suggested that perhaps the Festival has run its course. One idea is to maybe showcase the pin~atas at the Arts Center. Mayor Casperson will take it to the committee to discuss it.

Mr. Sorenson discussed grants for new park. The City is hoping to qualify for \$150,000 to \$180,000 of the \$900,000 of available Federal Money. Since this is a matching grant, CIB funds would count toward the match as it is not federal money. This application is due by October 15, 2004. Applicants must show what is available towards matching money and make an estimate of what matching work will be done.

Mr. Anderson suggested that as the Ambulance Association is not going to build their new shed behind the City Building, demolition of existing buildings here could be postponed until funds are available to do so. Bids have come in from \$10,000 to \$18,000. It was suggested by the Mayor that our crews do it themselves, but the right equipment is not available. There is the possibility of leasing equipment or purchasing a bulldozer for the City.

Mr. Sorenson motioned to move to closed meeting for the purpose of discussing litigation. Seconded by Mrs. Anderson. The vote was unanimous. The motion passed.

ADJOURN

Mr. Cragun moved to adjourn at 10.27 PM. Seconded by Mrs. Anderson. The vote was unanimous. The motion passed.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date