

**MINUTES OF THE EPHRAIM CITY COUNCIL MEETING
EPHRAIM CITY BUILDING
5 S. MAIN
WEDNESDAY, APRIL 27, 2011
7:00 PM**

The Ephraim City Council convened in a regular meeting on Wednesday, April 27, 2011, at 7:00 p.m. in the Ephraim City Council Room.

MEMBERS PRESENT

David Parrish, Mayor
Kim Cragun, Mayor Pro Tem
Greg Dart
Terry Lund
Don Olson
Richard Squire

STAFF PRESENT

Regan Bolli, City Manager
Bryan Kimball, City Planner
Leigh Ann Warnock, City Recorder
Ron Rasmussen, Police Chief
Alma Lund, Power Superintendent
Betsy Erickson, Librarian

OTHERS IN ATTENDANCE

See attached.

Mayor Parrish called the meeting to order at 7:00 p.m. Local Scout, Karson Shaffer, led the audience in the Pledge of Allegiance. Councilmember Lund offered an opening prayer.

PUBLIC SESSION

APPROVAL OF MINUTES

The Council reviewed the minutes of the April 6, 2011 City Council meeting.

Councilmember Dart moved to approve the minutes of the April 6, 2011 City Council meeting as presented. The motion was seconded by Councilmember Cragun. A roll call vote was taken: voting "yes" Councilmembers Dart, Lund, Olson, Cragun, and Squire. The vote was unanimous. The motion carried.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of April 25, 2011.

Councilmember Don Olson moved to approve the warrant register of April 25, 2011 as presented. The motion was seconded by Councilmember Lund. A roll call vote was taken: voting "yes" Councilmembers Dart, Lund, Olson, Cragun, and Squire. The vote was unanimous. The motion carried.

PUBLIC COMMENT

Abraham Hundepool was present to discuss reviewing the budget of the prior year, the current year, the projected budget and the 2011/2012 budget.

City Manager Bolli commented that the budget presented tonight will be posted online by tomorrow. Mr. Hundepool would like to see all as mentioned above. He is concerned there always seems to be a “magic spending period” when the budget year is over. Manager Bolli informed him the budget was amended a month ago to prevent that from happening and that he could review copies of all versions of the budget in the City offices. Mayor Parrish pointed out that a stronger approach has been made this year to focus on actual project costs rather than just numbers with no way to reach them. He feels this is a better approach and complimented Manager Bolli and Financial Director Steve Widmer for the fine job they have done.

Mr. Hundepool commented that of all the programs sponsored by the City in the last four years, the library sponsored programs, specifically the writing workshop that was held recently, was phenomenal and well-attended for the entire day. “Kudos to the library.”

PUBLIC HEARING FOR THE WATER QUALITY APPLICATION ON THE PROPOSED EXPANSION OF THE SEWER LAGOONS.

It was originally projected the sewer lagoons would last until 2020; it is only 2011 and capacity has almost been reached. City Manager Bolli reported, as outlined in the Sewer Master Plan, expanding the lagoon would require purchasing additional land. The City is in the process of purchasing land just southwest of the current lagoons. A pump station will be installed to pipe it over and the land will be available for grazing. A new lagoon will eventually have to be built on that property, but for now the project just includes land acquisition.

An application will be made to the State Division of Water Quality for a loan in the amount of \$900,000. The project will have a total cost of 1.2 million. Just over \$200,000 has been awarded from a CDBG grant to apply towards this project, plus there is money from impact fees. The project is estimated to be complete in December, though that is an optimistic estimate.

In order to qualify for the loan, sewer rates will need to be raised. The current rate is \$18 a month, which is the lowest in the county by a considerable amount. The Master Plan projects an increase of \$5.50 per month bringing the rate to \$23.50. The State may have a different figure.

Abraham Hundepool commented that he feels a modest increase to the sewer rate would be quite equitable.

No further comments were forthcoming; the public hearing was closed.

Councilmember Cragun moved to close the Public Hearing. The motion as seconded by Councilmember Olson. A roll call vote was taken. Voting yes: Councilmembers Lund, Olson, Cragun, Squire, and Dart. The vote was unanimous. The motion carried.

LIBRARY REPORT

Ephraim Librarian, Betsy Ericksen, reported on the last six months since she began her job with the City.

The first thing she did was install an automatic counter so they would know how many people come into the library. The average weekly patronage so far for 2011 is as follows: January 730/week, February 799/week, March 827/week. That does not include those entering by the back door. It is estimated an additional 25% enter by the back door.

The number of checkouts plus renewals so far for 2011 is as follows: January 6,700, February 6,500, and March 7,800. These numbers should increase during the summer.

In the last six months, over 1,200 items have been added to the collection with an estimated value of over \$19,000. \$15,000 was budgeted, but citizens have donated a lot of that. 1,300 items were donated at an approximate value of about \$4,400. Ms. Ericksen implements careful purchasing practices and bargain shopping, etc.

Story Time attendance is high with an average of 49 children and 28 adults. Two author signing events were held within the last six months with 29 people attending the first and 16 at the other. The Writers' Event last weekend was a huge success. 20 authors were present and 130 people attended. This event will be repeated.

The State Library gifted the library with an early literacy computer, valued at \$2,300, for children aged two to ten. Not all libraries received these computers, which boast a touch screen with a mouse. Installed programs include reading, writing, math, science, human body, and geography.

There is a brand new bookshelf showcasing new arrivals. A new print program has also been installed to keep track of print jobs which are not released until they have been paid for.

From grant money awarded in the amount of \$6,500, the print program and children's books were purchased.

Staff Meetings have been instigated and have proven very productive. It is a place to vent, plan, and get everyone on the same page. All library personnel now wear nametags so people know who they are talking to.

Ms. Ericksen was thanked for the energy she brings to the Library; the changes made have been very noticeable. The look, feel, patron appreciation and even behavior have all improved.

PRESENTATION OF FISCAL YEAR 2011/2012 PROPOSED BUDGET

Mayor Parrish presented the proposed 2011/2012 budget. Department heads have all submitted what they would like to see in the budget for this next year. In the next months they will be able to sit down with the council to further discuss what they would like to

include in the budget with available funding. Mayor Parrish prefers to be conservative just in case. As far as expenditures are concerned, every effort is made to make sure money is spent in the right places.

Today the council receives the proposed budget. On Saturday, May 14, at noon, the Council will spend several hours going over the budget. At that meeting all the department heads come in individually to meet with them. On June 1st after Council Meeting, another budget meeting will be held to go over any changes and cuts made on May 14 and in the interim. On June 15th a public hearing on the budget will be held, and a vote taken to adopt the 2011/2012 budget.

CONDITIONAL USE PERMIT—MIKE LINDHARDT.

Mike Lindhardt is requesting a conditional use permit to build a duplex apartment building behind the existing duplex apartment building located at 80 S. 300 E. in Ephraim. Mr. Lindhardt's proposed duplex would be the same height as that building or lower. These will be two-bedroom apartments.

Planner Bryan Kimball stated the Planning Commission reviewed this request at their previous meeting with standard comments for this type of development. They meet ordinance requirements for landscaping, fencing, and off street parking as shown on the plans. Staff recommends approval based on compliance with ordinance requirements. He recommends approval based on same conditions. One neighbor requested additional landscaping to shield the apartment from view; the Planning Commission did not require that, though Mr. Lindhardt will probably do it.

Councilmember Lund moved to approve the Staff's and Planning Commission's recommendation for approval of the Conditional Use Permit at 80 S. 300 E. to build a duplex based on Planning Commission and Ordinance conditions. The motion was seconded by Councilmember Cragun. A roll call vote was taken: voting "yes" Councilmembers Dart, Lund, Olson, Cragun, and Squire. The vote was unanimous. The motion carried.

CONSIDERATION OF REQUEST FOR PROPOSED ZONE CHANGE

Brent Wallace is requesting a zone change from Residential Agriculture (RA) to Single Family Residential (R1). He would like to finish his development, which originally planned for 17 duplexes. Plans have changed to include 13 homes, and the zone change is needed to accommodate the new lot sizes. Given the long term plan for the City is to go to R1 there in the future, he is requesting that change be done at this time. Existing infrastructure will be moved around for the new subdivision plan. Planner Kimball feels this subdivision is a good fix to clean up some property that is partially finished, as the plans fit into future zoning of the General Plan. The rezone will cover only this subdivision to account for minimum lot size. Staff see no problems and the Planning Commission have also reviewed this and a public hearing has been held. Neighbors were mailed notice two weeks ago about the public hearing and the proposed zone change. No comments have come to the attention of the staff.

Councilmember Olson moved to approve the zone change from RA to R1 to accommodate the proposed subdivision at approximately 525 S 400 E. The motion was seconded by Councilmember Lund. A roll call vote was taken: voting “yes” Councilmembers Dart, Lund, Olson, Cragun, and Squire. The vote was unanimous. The motion carried.

Councilmember Squire moved in accordance with staff recommendations to approve the preliminary subdivision plat consisting of 13 single family lots at approximately 525 S 400 E in accordance with staff recommendations and ordinance requirements. The motion was seconded by Councilmember Dart. A roll call vote was taken: voting “yes” Councilmembers Dart, Lund, Olson, Cragun, and Squire. The vote was unanimous. The motion carried.

COUNCIL REPORTS AND UNFINISHED BUSINESS

Terry Lund

Cemetery Board—The flags in front of the cemetery are getting tattered; we talked about getting new ones. The ground between the sidewalk and the road needs gravel to dress that up a little bit. We had a discussion regarding the funds from perpetual care. There is a good program set up for Memorial Day; Karl is getting things going on the grounds at the Cemetery. They have hired two guys.

Kim Cragun

Tree Committee—we need to plant some trees some time soon.

Scandinavian Festival—we added to the fun run a half marathon this year. There will also be a new presentation in the Library.

Richard Squire

Rec Board—Phil Murray has inventoried all the recreation equipment; this was a major undertaking. He has made a list of everything we have with recommendations as to what to do with old equipment. Baseball and softball will be up and running quickly; practices are under way. Next week we will have our first games. We appreciate all Phil has done to get things going. Chris Stover is the new Recreation Board President. Carol Green is the new Secretary.

Greg Dart

Primary Election—Do we need to have a filing fee? It is not a requirement, but there are some good reasons for it. A filing fee can help with administrative costs and it could deter possible applicants that are not necessarily serious, that would force a primary when we may not need one. Anything between \$20-\$100 would be acceptable. Regan Bolli will do some research on that and make a recommendation.

Fire Department—A grant was received and the money will be spent on a new compressor. We have great volunteers and people who aren't afraid to write grants for money that doesn't have to come from our budget. They are doing great work over there.

News Letter—the May newsletter will be submitted tomorrow.

Emergency Info—We are testing a new text messaging system. People can text the word “Ephraim” to receive flood information.

Bryan Kimball

Water Tank—We are moving forward; there was a little hiccup with wet ground, but should see concrete hopefully by the end of next week.

Snow College—You will see a request for a conditional use permit for a new college stake center probably at the next meeting.

UDOT—We want to extend our Main Street enhancement to 100 N. We are meeting with UDOT next week to see if we can redo our application to include 100 N. with new dorms and a stake center. We would also like to add a Sculpture Garden.

Sewer Grant—We have applied for a sewer grant with Water Quality and will start construction on that as soon as possible.

Zions Bank--is looking towards building across the street again.

Ron Rasmussen

Police Department—Officer Jackman’s last day of work is tomorrow. Interviews for a new officer have taken place; we will narrow it down and make recommendations for that as soon as possible.

Regan Bolli

Water Levels—We are at 180% and rising for this time of year. We are working on getting the community organized.

Mayor Parrish

Flooding—is a huge concern here. We hope everybody will get involved with helping their neighbors and anybody in the community. We need to do our best to be prepared on that and do some future planning as well. We need to find potential problems and then chase after money to help us in preventing this from happening every year. The Irrigation Company has been active to try to clear ditches and get backhoes in critical areas, etc.

Scandinavian Parade—We as a Council will be riding on a train in the parade. If you can be there, invite your families as well.

Councilmember Lund moved the Council adjourn into a closed session pursuant to the provisions of sections 52-4-205(a) for the purpose of discussing the character, professional competence, or physical or mental health of an individual. The motion was seconded by Councilmember Olson. The vote was unanimous. The motion carried.

Councilmember Dart moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.

ADJOURN

There being no further business to come before the Council for consideration, Councilmember Dart moved the meeting adjourn at p.m. The motion was seconded by Councilmember Squire. The vote was unanimous. The motion carried.

The next meeting is scheduled to be held on May 18, 2011, starting at 7:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date