

**EPHRAIM CITY COUNCIL MEETING
EPHRAIM CITY BUILDING
5 S. MAIN
WEDNESDAY, MAY 3, 2006
7:00 PM**

MEMBERS PRESENT

Cliff Birrell, Mayor
Garth Sorenson, Mayor Pro Tem
Jannette Anderson
Kim Cragun
Penny Kittelsrud

OTHERS PRESENT

Richard Anderson, City Mgr/Recorder
Bryan Kimball, City Planner
Leigh Ann Warnock

Elaine Reid absent due to illness

Mayor Birrell called the meeting to order at 7:07 PM. Councilmember Sorenson offered an opening prayer. Richard Anderson led the audience in the Pledge of Allegiance.

PUBLIC SESSION

APPROVAL OF MINUTES

The Council reviewed the minutes of the April 12, 2006 City Council/Neighborhood meeting.

Councilmember Kittelsrud moved to approve the minutes of the April 12, 2006 City Council/Neighborhood meeting with corrections. Seconded by Councilmember Anderson. The vote was unanimous. The motion passed.

The Council reviewed the minutes of the April 19, 2006 City Council meeting.

Councilmember Anderson moved to approve the minutes of the April 19, 2006 City Council meeting with corrections. Seconded by Councilmember Sorenson. The vote was unanimous. The motion passed.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of May 3, 2006.

Councilmember Sorenson moved to approve the warrant register of May 3, 2006. Seconded by Councilmember Anderson. The vote was unanimous. The motion passed.

KRISTINE FRISCHKNECHT – INTRODUCE NEW ELECTION LAWS AND EQUIPMENT

Ms. Frischknecht explained some of the changes that will be incorporated into the next election. One of the changes will be a common polling place which will enable them to use one set of judges to facilitate all the voters. Voting will also be done on new voting machines rather than paper. Judges will have an encoder and they will encode each ballot.

Early voting is now allowed. Anyone may go to the County Clerk's office and vote beginning June 13th from 8:00 am to 5:00 pm. After this first election the County will try to have a place set up in Ephraim for early voting. This must be done in a public building.

Ms. Frischknecht would like the municipalities to consider using this equipment for their own elections. The County would have to program the ballots, but would be willing to share their equipment. Absentee ballots would still need to be printed. The new equipment was demonstrated and the Council and others had an opportunity to try it.

NORTHFIELD POWERLINE PURCHASE AGREEMENT

Richard Anderson explained that Jay Olsen and Steve Olsen are turning the line over to the City and will not have to maintain it any longer. Upgrades will be made at their expense. Mr. Anderson recommended that the Council approve this purchase.

Councilmember Cragun moved to approve both the contract for Jay Olsen and the contract for Steve Olsen. Seconded by Councilmember Sorenson. The vote was unanimous. The motion passed.

DURKE GORDON – PROPOSED PROPERTY EXCHANGE

Councilmember Kittelsrud feels comfortable trading this property, but expressed concern about whether the value of the two parcels is comparable.

Richard Anderson suggested that a public hearing be held in order to give the public an opportunity to make comment and then make a decision at that point. The Council agreed. The Public Hearing will be held on May 17th.

Richard Anderson also mentioned that some of the land up the Canyon Road could be made into a picnic area. Mayor Birrell anticipates that this

will be a very positive thing once the trails are in place and the picnic area is complete.

BEN GORDON – SHINGLE MILL PHASE III - PRELIMINARY

Ben Gordon was informed that the lot sizes in his subdivision are not large enough to be in compliance with the City's Subdivision Ordinance. The property is currently Zoned RA, but would need to be R1 the way the project is currently planned. Ephraim City's Master Plan calls for this area to become zoned as R1. City Planner Bryan Kimball stated that the area to be rezoned would have to be designated, but that could include Mr. Gordon's subdivision.

Councilmember Sorenson feels the City should press forward with the rezone since the Master Plan shows the area as a future R1 zone anyway.

There would be a minimum of three months to get it through if there are no hang ups anywhere. A public hearing requires two weeks notice. The Planning Commission must have one first, and if approved they can make a recommendation.

Issuing a variance for a use change is sometimes easier than getting a zone change. One possibility would be a PUD. This would take care of the lot size restriction. Mr. Gordon qualifies for a PUD where he is building the homes and preparing the property, and the plans would not have to be redrawn.

Both solutions have merit, and will be discussed further with Mr. Gordon.

DON OLSON – WATER CONNECTION OUTSIDE CITY LIMITS

Richard Anderson commented that this is the same issue that was faced with Spencer Dyches in January. In the early 90's when the wells went dry south of town, people in the area went together to put in a water line and Ephraim City provided water to those homes. In 2002 the Council published an article in the newspaper stating that the City would no longer furnish water outside of City limits. Gary Ray addressed the Planning Commission, who recommended that the Council approve water hookups at South Haven Estates for up to 12 homes because they were included in that area. The Council said that water impact fees would be waived in exchange for culinary water rights because the residents in the area had paid for the line. Gary Ray was given this, but not Wayne Peterson.

Tonight's proposal is to obtain permission to build a home on another of Mr. Peterson's lots. Because they are outside the City limits, water use fees would be double that of those within the City. Richard Anderson recommended being consistent with the approval of Gary Ray.

In order to clarify the intent of the Council's decision made May 15, 2002, assuming they came up with the number of 12 but did not include those parcels sold to Wayne Peterson, Councilmember Cragun moves that the City allow the other three lots of Wayne Peterson's part of South Haven Subdivision to connect onto the City water, being that it's already there, in exchange for .45 acre feet of water. Seconded by Councilmember Sorenson. The vote was unanimous, and motion passed.

The Council will review the water rate structure and encourage annexation in the future.

PRESENTATION OF DRAFT BUDGET

Richard Anderson presented a draft of the budget to the Council. The budget must be finalized and submitted to the state by June 22nd. A work meeting will be scheduled for later in the week in order to go over everything fully.

A work meeting has been scheduled for Friday May 5th at 1:00 PM to discuss medical Benefits. The medical plan selection must be decided upon and sent to PEHP by next Monday.

REPORTS AND OLD BUSINESS

Mayor Birrell has spoken with Judy Parrish about nine soldiers who will be coming home in June, and would like the City to put up flags that day. Judy will purchase a banner if the City will hang it. We expect their return sometime between June 23rd and the 25th. The Council suggested having a BBQ with the soldier's families and the City would furnish cake. It is also a possibility to have Miss Ephraim there as well.

The Mayor announced that there will be a neighborhood meeting Wednesday at 6:00 PM. This will be for all residents south of 400 S and east of hwy 89. The topics of discussion will be the new park, nature trails, and general neighborhood concerns.

After talking with other communities, the Mayor would like to reinstate a City clean up day. We can start with dumpsters in the Spring and have another cleanup day in the fall where residents can put nearly anything they want except for tires, batteries, chemicals, etc.

Councilmember Kittelsrud reported that the Library Board would like to use the downstairs storage area as a temporary library. A \$3,000 donation has been made to the library.

Councilmember Sorenson reported that the park is shaping up. He would like the Recreation Board to let him know if the soccer field has to be perfectly flat or have a crown. Councilmember Cragun said that an official statement will be made.

Councilmember Cragun has received a grant for a speaker, but feels the strings attached are too much to make it worth the money.

Councilmember Anderson has hung the tree posters up in the Lobby of the City Building. The Housing Authority houses are nearing completion.

Bryan Kimball reports that things are very busy. A preliminary site plan has been received for the new hotel. There are plans to pipe the irrigation ditch, but nothing has been heard about taking trees down.

Richard Anderson commented that the cemetery gazebo is taking shape. The electronic sign at the Commercial Subdivision should be up and running within the next week. A decision on the fence is still pending.

ADJOURN

Councilmember Sorenson moved to adjourn the meeting at 9:40 PM. Seconded by Councilmember Cragun. The vote was unanimous. The motion passed.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date