



**EPHRAIM CITY COUNCIL  
REGULAR MEETING AGENDA  
Council Chambers – Ephraim City Hall  
5 South Main, Ephraim, Utah  
Wednesday, July 20, 2022  
6:00 PM**

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Today's meeting will be held in person in the Council Chambers and is open to the public. Members of the press and public are also invited to view this meeting live with Zoom.

<https://us02web.zoom.us/j/83333591318?pwd=T0RGWk9BdmZMWEpU1I2RmZMS3VYZz09>

To participate in the public comment period or any scheduled public hearings, please email [candice.maudsley@ephraincity.org](mailto:candice.maudsley@ephraincity.org) before 3:00 PM on the day of the meeting.

Join Zoom Meeting

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## **CALL TO ORDER**

### **OPENING CEREMONY**

The Ephraim City Council invites any community organization, church, or individual resident to present a thought, reading, or invocation in the opening ceremony portion of the public meeting. Those wishing to participate in an Opening Ceremony should contact the City Recorder by the Friday morning preceding the meeting. City Council meetings are held the first and third Wednesdays of each month.

### **ROLL CALL**

### **PUBLIC COMMENT**

Members of the public may address the City Council on matters not listed on the agenda. Those interested should fill out a public comments form to be given to the Mayor prior to the meeting. Each individual will have five minutes to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each public comment, the Council may respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

**I. PUBLIC HEARING AND RELATED ACTIONS**

- A. Public hearing for the purpose of receiving public comment regarding the proposed annexation approval of the West Christensen Annexation 2022.**
  - 1. ECO 22-16, an ordinance adopting the West Christensen Annexation 2022.**

**II. PRESENTATIONS**

- A. Children's Justice Center**
- B. Carbon Free Power Project (Cory)**
- C. Police Department Presentation (Aaron)**

**III. MOTION AGENDA**

- A. Ratification of the June 30, 2022, Warrant Register as previously approved**
- B. Ratification of the July 6, 2022, Warrant Register as previously approved**
- C. Approval of the July 19, 2022, Warrant Register**
  
- D. Approval of the June 15, 2022, Work and Regular City Council Meeting Minutes**
  
- E. Request for Donation: Fly-In**  
Discussion and possible approval of a donation for the annual Manti-Ephraim Airport Fly-in. (Richard Wheeler on behalf of Tom Herbert)
  
- F. Zone Change Request: Amy Strate**  
Discussion and possible approval of a zone change from R1 (Low Density Single Family) to R2 (Medium Density) at approximately 580 East 100 North. (Bryan Kimball)
  
- G. Conditional Use Permit: Pablo Hernandez**  
Discussion and possible approval of a CUP requested by Pablo Hernandez for a detached accessory dwelling located at approximate 630 North Main. (Bryan Kimball)
  
- H. Conditional Use Permit: AT&T**  
Discussion and possible approval of a CUP requested by AT&T to co-locate on an existing cell tower on the property located at approximately 1780 East and 6500 North. (Bryan Kimball)
  
- I. Ephraim Crossing Final Approval**  
Discussion and possible approval of Ephraim Crossing Phase 3 Subdivision located at approximately 450 South 200 West consisting of 12 lots. (Bryan Kimball)
  
- J. Fire District Uniformity in Billing**  
Discussion and possible approval of fire district uniformity in billing by billing all accounts that have an electric meter. (Jeff Hermansen)

**K. ECR 22-10 Consolidate Fee Schedule**

Discussion and possible approval of the updated Consolidated Fee Schedule.

**L. ECR 22-11 Steel Solar 1B Project**

Discussion and possible approval of ECR 22-11, a Resolution authorizing the Steel Solar 1B Project amended and reinstated transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems; and related matters.(Cory Daniels)

**M. ECR 22-12 Environmental Certifying Officer**

Discussion and Possible Approval of ECR 22-12, designating Michael Patton as the Environmental Certifying Officer for Ephraim City. (Michael Patton)

**N. Approval of Annual Utility Write Offs**

Discussion and Possible Approval of Annual Utility Write Offs. (Jon Knudsen)

**O. ECR 22-13 Tier II Contribution Pick Up**

Discussion and Possible Approval of ECR 22-13, authorizing the city to “pick up” the employee portion of the Tier II Public Safety & Firefighter retirement system contributions. (Jon Knudsen)

**IV. DISCUSSION AGENDA**

**A. EPHRAIM CITY PROPERTY LOT LINE ADJUSTMENT**

**B. BOD DISCHARGE AT SEWER PONDS (RYAN REESE VDOT MEATS)**

**V. APPOINTMENTS AND COUNCIL REPORTS**

Discussion and possible action on the following items:

**A. Appointments**

**B. Council Reports**

1. City Council may report on meetings/events attended and issues discussed in meetings/events attended by a Councilmember in their official capacity as the City’s representative.
2. City Council questions regarding the update must be limited solely for clarification purposes. If further discussion is warranted, the issue will be added to a future agenda for a detailed briefing.
3. City Council report of upcoming meetings.
4. City Council request for agenda items to be placed on future Council Meeting agendas.

**VI. CITY MANAGER REPORT**

This is the City Manager’s opportunity to give notice to the City Council of current events impacting the City. Comments are intended to be informational only and no discussion, deliberation or decision will occur on this item.

**V. CLOSED SESSION**

The Council may vote to discuss matters in Closed Session pursuant to Utah Code annotated 52-4-5 and will determine if any action should be taken from items discussed during the Closed Session at that time.

**ADJOURNMENT**

From time to time, matters are discussed by the City Council that do not appear on the posted agenda. Items that require/request action taken by the City Council will appear in the posted agenda. Submitted Action Items for the Council agenda must be received by the City Recorder's office by the Friday prior to the Council meeting and should be accompanied by any and all supporting written documentation. Without such documentation, the recorder reserves the right to postpone the hearing of any item until such documentation has been submitted.

In Accordance with the Americans with Disabilities Act (ADA) this facility is wheelchair accessible and handicap parking is available. Request for accommodations and interpretive services must be made three (3) working days prior to the meeting. Please contact the city office at 283-4631 for information or assistance.

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted this 18<sup>th</sup> day of July, 2022. A copy was also provided to the local media and posted on the Utah State website.

CANDICE MAUDSLEY  
EPHRAIM CITY RECORDER