

**WORK MEETING MINUTES**  
**CITY COUNCIL**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**MARCH 4, 2020**  
**5:30 PM**

**CALL TO ORDER**

The Ephraim City Council convened in a work meeting on Wednesday, March 4, 2020, in the City Council Room. Mayor Scott called the meeting to order at 5:30 p.m.

**ROLL CALL**

**MEMBERS PRESENT**

John Scott, Mayor  
Margie Anderson, Mayor Pro Tem  
Tyler Alder  
Alma Lund  
Greg Boothe  
Richard Wheeler

**STAFF PRESENT**

Shaun Kjar, City Manager  
Leigh Ann Warnock, City Recorder  
Chase Andrizzi, City Attorney  
Bryan Kimball, Community Dev.  
Devan Fowles, Planner  
Chad Parry, Public Works Director

**DISCUSSION AGENDA**

**WATER CONNECTION: JIMENEZ**

Chase drafted a re-annexation development agreement for the Jimenez property to provide water if he puts in improvements. Chad would like the loop if it goes in, with assurances that the City will not have to go back and pay for the improvements. If the City is willing to pay for the road, that would be a cost of over \$200,000 not including right-of-ways and other improvements. His concern is that this would set precedent for everyone else.

Shaun commented that even if the request is approved here, the State could still say no. Council asked about doing that step first. Chase said the agreement is based on information we have now. There are no future development and growth speculations, etc. that he would like to include in the agreement.

Bryan said staff is not comfortable with approval, but if it is, that Jimenez be required to follow existing City code as if the property were located within city limits, and loop the water line. The Utilities Board approved the development without the loop. If he divides the property into pieces less than 1.5 acre lots, it would trigger all the infrastructure requirements. He also must annex or agree to annex as soon as it is viable. He would pay for extension and follow City code as if in City limits. He asked the Council to keep in mind there may eventually be a trigger point when other properties are developed in the area and

other improvements would need to be done. If it went into several small lots, he feels improvements would never happen.

If the request is approved tonight, a set of plans would need to go to the State for the approval process. A finalized agreement would then be prepared to cover all agreements. Once those things were in place, we could move forward from there.

The Council does not feel ready to make a decision at this time.

**ADJOURN**

*There being no further discussion, Councilmember Alder moved the work meeting adjourn. The motion was seconded by Councilmember Boothe. The vote was unanimous. The motion carried.*

**MINUTES APPROVED:**

\_\_\_\_\_  
John Scott, Mayor

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Leigh Ann Warnock, City Recorder

\_\_\_\_\_  
Date