

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
MARCH 20, 2019
6:00 PM

CALL TO ORDER

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, March 20, 2019, in the City Council Room. Mayor Pro Tempore Anderson called the meeting to order at 6:04 p.m.

OPENING CEREMONY

Councilmember Wheeler offered an invocation. Scout McKaden Baker led the audience in the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT

Margie Anderson, Mayor Pro Tem
Tyler Alder
John Scott
Richard Wheeler

MEMBERS EXCUSED

Richard Squire, Mayor
Greg Boothe

STAFF PRESENT

Brant Hanson, City Manager
Bryan Kimball, Community Dev.
Leigh Ann Warnock, City Recorder
Steve Widmer, Financial Director
Chad Parry, Public Works Director
Aaron Broomhead, Police Chief
Leah Romero, Planner
Cory Daniels, Power Director

PUBLIC COMMENT

No public comment presented.

PRESENTATIONS

YOUTH CITY COUNCIL REPORT OF ACTIVITIES

Ethan Ostler reported on Legislative Official's Day in SLC. Classes were related to being a leader. He said it was great getting to know legislators. They had a mock trial and civil discourse. They got to talk with Utah Representatives for our Sanpete district.

Kari Arnoldson reported on the Leadership Conference in Logan. The theme was, “I’m possible.” There were many speakers. It was fun to see how other youth councils are run and listen to the speakers. We learned how we can impact our communities.

APPROVAL OF WARRANT REGISTER

The Council reviewed the Warrant Register of March 18, 2019. With the addition of CO Builders to build a truck wash bay building.

Councilmember Wheeler moved to approve the March 18, 2019 Warrant Register as presented along with the addition of the new building. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

APPROVAL OF MINUTES

The Council reviewed the minutes of the March 6, 2019 Regular City Council Meeting.

Councilmember Alder moved to approve the March 6, 2019 Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

GIRLS’ STATE DONATION

Emilie Lewellen, Aleya Hardy, and Nicole Nelson were present to ask for sponsorship to go to Girls’ State at Weber State College. They felt it would be a great opportunity to meet people around the state and learn how the country runs along with its politics. They would run in mock elections and learn leadership.

Councilmember Scott moved to approve a donation of \$50 per girl up to five girls attending Girls’ State from Ephraim. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

CONDITIONAL USE PERMIT: INGRAM

Planner Leah Romero reported the Ingrams turned in an application for a basement home rental at 111 N 460 E. There is adequate parking. Zone R1 allows for accessory apartments. Planning Commission has reviewed and recommend approval upon conditions.

Councilmember Scott moved to approve a Conditional Use Permit for the Ingrams as stated above with those conditions set by Planning and Zoning. The motion was seconded by Councilmember Wheeler. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

BID: DRILLING OF THE WELL

The new well is slated to go in SW of town. A test well was drilled last year which found good production and really good water quality with low arsenic. Eight drillers downloaded the bid documents. Three bids were received. The low bid received was from Leon Ross Drilling which was well below the estimated amount. References were checked. They did not provide a bid bond or acknowledge anything the City put out. Franson feels it would not prevent the City from awarding the bid. Their recommendation was to award the project to Leon Ross Drilling. The contract is a general contract put together by a commission of engineers, contractors and lawyers. It includes bonding and scheduling information.

This is for drilling the well only.

Councilmember Wheeler moved to award the bid to drill the well to Leon Ross Drilling, and authorize the Mayor to sign the Agreement and the Notice to Proceed. The motion was seconded by Councilmember Scott. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

LEASING OF CITY PROPERTY

Bryan shared a map of city-owned property purchased from Rex Nielson. Farmers have approached him about leasing the property. Roughly 190 acres are available for lease. Staff recommended a lease to Rex under same conditions as two previously leased pieces, for one year, with the rest of the property to be leased to others. It would go out to bid. The property would be restricted to agricultural use. Sprinkler equipment is available on each piece that would be available as part of the lease.

Steve Widmer commented the property switches from taxable to non-taxable when purchased by the City. If it is leased out, it will be taxed by the county. He wanted to make sure the lease amount was enough to cover those taxes. Brant said we do collect the taxes for the County.

It was proposed the property be put out to bid per acre with a minimum to cover taxes with a right to reject. Phone calls would be made to those who have already shown interest. Councilmember Scott would like to see an amount covering taxes and some administrative costs. "We want the land and water to continue to be used, not necessarily to make a profit. It keeps the weeds down." We are obligated to use our water. Leasees would be responsible for setting up their account for utilities for pumping the well. That would be included in the agreement.

HISTORIC PEACE TREE

A survey was conducted to see what residents would like to have done with the peace tree approximately a year ago. The tree is now dead. Chad would like to make the existing tree safe by securing it around the base, trimming it up and preserving the trunk. Another

suggestion was to plant a new tree. Chad has a tree that was a start from a Pioneer Cemetery Red Cedar that could be planted by the existing Peace Tree. Both could easily be done.

Chad also spoke with the college and they are good to help fix the totem pole. They may be able to give information on preservation of the Peace Tree.

Councilmember Wheeler moved to approve Chad's plan to preserve the trunk of the original Peace Tree and to transplant a cedar tree from the Pioneer Cemetery. The motion was seconded by Councilmember Scott. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

RESOLUTION ECR 19-02: CONSOLIDATED FEE SCHEDULE

ECR 19-02, a resolution adding a \$25 per month fee for hand-read meters.

The City has four hand-read meters. The Utilities Board would like to include a fee for the hand-read meters to minimize the number of requests. Some feel those radio frequencies could be dangerous; however, studies have proven it is so minimal it is not enough to worry about. A letter will be sent to those requesting a hand-read explaining the new fee and giving them the opportunity to discontinue the service. The fee would become effective immediately upon passage.

Councilmember Wheeler moved to approve ECR 19-02, Consolidated Fee Resolution adding a \$25 per month fee for hand-read meters. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

APPOINTMENTS AND COUNCIL REPORTS

Margie Anderson

Youth City Council – The youth have appreciated Brant and the support he has shown to the Youth City Council.

ECHA – Olene Walker funding for affordable housing in cities has been removed as an option.

Richard Wheeler

Utilities Board – A discussion was held regarding hand-read meters. Residents asking for hand-reads must understand that we have added costs with Staff to do these hand-reads.

The Board, along with Cory, would like to get the Mayor, Council and Board together to visit the new substation. It is up and running. Huge amounts of money were saved by putting the substation in and having the crew do all the labor. Richard feels the Council

could come up with some kind of recognition award for the Power Department, as well as Public Works as they got us through the water disaster last summer. Richard would also like to see a thank you letter to Congressman Stewart who helped us get \$2 million from the Corps and Engineers for our water project.

Fire Department – Updating and recertification has been taking place regarding wild land fires.

John Scott

Airport Board – Like to have a movie/dinner night with the Manti and Ephraim Councils, inviting Ed Sunderland from the County. Javiation will provide the dinner. It would be good education. The movies would show the importance of airports to cities and economic development. A date will be set in the near future.

Planning and Zoning – There has been a flurry of applications for new homes. An application for a new subdivision north of Danish Fields has been submitted as well as an application for a subdivision just NW of the water tanks.

DEPARTMENT REPORTS

Bryan Kimball, Community Development Director

Feed Plant – P&Z heard from feed plant. Commission spent a couple of hours talking over concerns. Direction from Planning Commission is to come back with conditions. One application has been withdrawn for the time being.

Growth – It is warming up; we have subdivisions coming in. One is 40 lots. Developer brings what the development requires. We will figure out what all those things are.

Ongoing conversations regarding civil design on the old motel property have been held. The Capital Facilities plan is moving forward.

Cory Daniels, Power Director

Brant – Cory thanked Brant for his time with the City. He has been a great help to the Power Department and to Cory himself.

Substation – It is up and running. Will start putting load to it which will feed the City building and the interior of town. Then we will work on getting another two circuits working in the next few weeks.

Chad Parry, Public Works Director

Wash Bay –It will be tall and in the winter the sewer truck will be put in there. It is available for all other departments. Crews will do the building themselves, needing approximately \$20,000 for materials.

World-wide Water Supply – Division of Drinking Water talking about other places with trouble with water. Trump is making it an issue of importance, saying the water situation

is bigger than global warming. 10,000 people a day world-wide die because they don't have safe drinking water. We are lucky to have the water we do. Water is over 140% this year in Sanpete.

Aaron Broomhead, Chief of Police

New Body Cameras – Body cameras are out. Everything has been installed, policies and procedures in place and the officers are employing them right now. Chief Broomhead is impressed with the quality. We came in under budget and saved about \$1,700. He thanked the Council for the opportunity to deploy those.

Steve Widmer, Financial Director

City Manager – He wanted to express publicly how grateful we all are to have had Brant working for us. He has been great to work with.

CITY MANAGER REPORT

UAOA - Utah Airport Operator Association – Brant attended with Jeremy Hallows and Kent Barton from Manti. Brant wanted Manti to get an idea of what we deal with. He was sufficiently overwhelmed. They met with the State regarding FAA Capital Improvements Projects. Kent was present and a discussion ensued about developing a joint airport. Director of Aeronautics jumped right on that and wants to help. We don't have an airport authority. He would like to have a strong model of that in Utah. There will be assistance from the State to develop that, along with agreements and best practices. Nephi talked about sharing a full-time manager between the two operations. He felt that might be a viable option. That relationship is being explored and developed.

Budget – Steve and Staff do a great job with the budget. Brant is working on getting a balanced budget before he leaves.

Appreciation – Brant expressed his appreciation to the Council for all their support and forward thinking and being cognizant of issues. Staff is incredible. He said this is the best Council he has ever worked with. It is bitter-sweet to be leaving.

Margie expressed appreciation to Brant for that ability to look into the future. We really have appreciated what he has done for Ephraim City. The Council was in agreement.

CLOSED SESSION

At 7:12 p.m. Councilmember Scott moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205 (c) pending or reasonably imminent litigation. The motion was seconded by Councilmember Alder. A roll call vote was called. Voting yes: Councilmembers Scott, Wheeler, Anderson, and Alder. The vote was unanimous. The motion carried.

At 7:19 p.m. Councilmember Scott moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Alder. The vote was unanimous. The motion carried.

Brant reviewed current projects and things for the Council to be aware of. The City is in need of another full-time Public Works employee, a full-time library director, and Fire Chief. It would also be good to look at a part-time community events person. Brant recommended going back to a yearly contract with the Ferguson Group.

ADJOURNMENT

There being no further business to come before the Council for consideration, the Council Meeting was adjourned at 7:35 p.m. The vote was unanimous. The motion carried.

The next regular City Council meeting is scheduled to be held on Wednesday, April 3, 2019, starting at 6:00 p.m. in the Ephraim City Council room.

MINUTES APPROVED:

Mayor

Date

ATTEST:

City Recorder

Date