

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
JUNE 15, 2022  
6:00 PM

**CALL TO ORDER**

The Ephraim City Council convened in a Regular City Council Meeting on Wednesday, June 15, 2022, in the City Council Room. Mayor Pro Tem Alder called the meeting to order at 6:00 p.m. Mayor Scott and Councilmember Anderson were excused.

**OPENING CEREMONY**

At the invitation of Mayor Pro Tem Alder, Councilmember Wheeler offered an invocation. Councilmember Lund led the audience in the Pledge of Allegiance.

**ROLL CALL**

**MEMBERS PRESENT**

Tyler Alder,  
Mayor Pro Tem  
Alma Lund  
Lloyd Stevens  
Richard Wheeler

**STAFF PRESENT**

Shaun Kjar, City Manager  
Chad Woolley, City  
Attorney  
Leigh Ann Warnock,  
City Recorder  
Bryan Kimball,  
Community Development

Candice Maudsley,  
Treasurer  
Jon Knudsen, Finance Dir.  
Jeff Jensen, Public Works  
Aaron Broomhead, Police  
Jeff Hermansen, Fire Chief  
Michael Patton, Rec Dir.

**MEMBERS EXCUSED**

Margie Anderson  
John Scott, Mayor

**PUBLIC COMMENT**

Rob Walsh commented he would like to see the City opt out of participation with the Central Utah Water Conservancy District. He feels Ephraim needs a pressurized water system like other cities. He also questioned the transfer of utility funds to the general fund if that doesn't keep property taxes down. Another concern expressed was why the City required the Eye Center to build a traditional building, but allowed this new construction to move forward without regard to the constricting covenants of the Commercial Subdivision. Bryan explained the Eye Center chose to build traditional, and the new buildings still fall under the CC&Rs for the property.

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING A PROPOSED FIRE PROTECTION SERVICE RATE**

Mayor Pro Tem Alder opened the public hearing.

The Sanpete Fire Protection Service rate increase is proposed at \$1.00 from the current rate of \$7.00 to \$8.00 for residential and \$11.00 to \$12.00 for commercial under 10,000 sq ft. The commercial rate for over 10,000 sq ft. was increased to \$0.00149.

No public comment was received. The hearing was closed.

***Councilmember Stevens moved to approve the increased fire service rate as presented above and designated by the County Fire District beginning July 1, 2022. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.***

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING A PROPOSED SEWER RATE INCREASE**

Mayor Pro Tem Alder opened the public hearing.

Bonnie Nielson commented she understands occasional rate increases, but in January of 2022 Their basement was flooded with sewer from the City line which was found to be full of grease. She then found out that in 2019, the City hired a company to clean the sewer. It cost over \$17,000 to have that done. If the City has a sewer truck to do these things, why are we paying someone \$24,000 to do a third of the City? Jeff explained our truck is small for emergencies, but the company comes in rather than buying a multi-million-dollar truck and paying for extra crews. In 2019 The sewer line was cleaned past our house. That is done every third year. 2 ½ years later is when it flooded our basement. In May of this year, they came again and reported there was lots of grease again. That's not even 6 months from January. Twin D said in 2019 in that particular place, there was lots of grease. Jeff commented when trouble spots are identified, the City will clean them twice yearly. Shaun commented grease traps are required on future business licenses.

A sewer rate increase of \$3.00 from the current rate of \$30.00 to \$33.00 per month has been proposed to cover the increased cost of materials, maintenance, and upgrades.

***Councilmember Lund moved to approve a \$3.00 sewer rate increase from \$30.00 to \$33.00 to cover the increased cost of materials, maintenance, and upgrades, effective July 1, 2022. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.***

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING A PROPOSED WATER BASE RATE INCREASE**

Mayor Pro Tem Alder opened the public hearing.

Jon Knudsen explained the amounts currently in city limits is proposed to go from \$24.96 up to \$30. Out of city residents will increase from \$37.44 to \$45.00. Each additional tier increased by 3%

A water base rate increase to cover the increased cost of materials, maintenance, and upgrades, has been proposed for residents and non-residents, and an increase for each water usage tier.

Phil Murray asked about people outside city limits using our water.

No further comment was received. The hearing was closed.

***Councilmember Wheeler moved to approve a water base rate increase to cover the increased cost of materials, maintenance, and upgrades, effective July 1, 2022. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.***

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING A PROPOSED ELECTRIC BASE RATE INCREASE**

Mayor Pro Tem Alder opened the public hearing.

Vickie Murray asked if the City would benefit from residents adding solar power to their homes. Candice Maudsley explained the majority of people who have solar on their homes pretty much break even every month. Is there benefit to Ephraim City if more of the residents went solar? Shaun explained the power is coming in at a time of day when not ideal. Additional costs are involved. The City cannot endorse it. Cory would explain everything to an applicant because sales companies often misrepresent what can be produced in our area.

Our cost of power is 22% more than we brought in this year. Over the next five years, we will see incremental increases to make sure we can keep providing it. As power is needed for growth, impact fees will be used for that.

An electric base rate increase has been proposed in the amount of \$2.00 from the current rate of \$5.50 to \$7.50 and each electric usage rate tier increase by 1.2 cents per kilowatt hour.

No further public comment was received. The hearing was closed.

***Councilmember Stevens moved to approve an electric base rate increase of \$2.00 and a tier increase of 1.2 cents per kWh. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.***

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING THE PROPOSED BUDGET MODIFICATIONS FOR THE 2021-2022 FISCAL YEAR**

Mayor Pro Tem Alder opened the public hearing.

Bonnie Nielson asked how many homes are billed for Ephraim? Approximately 2,500. Of all increases, how much will that affect individuals? Approximately \$15-18 per household. How much does the City receive every month from this increase? Sewer \$8,000. But we are \$175,000 short this year. The increase will bring in an additional \$100,000. The paper said they were taking funds from utilities because of excess. Shaun explained it is not an excess, it is a used amount. In the future we will move away from those transfers and bill utilities as used. He offered to talk to her about it later.

No further public comment was received. The hearing was closed.

A copy of the FY 2021-2022 Budget Modifications is available for review in the City offices.

*Councilmember Stevens moved to approve ECR 22-06 adopting the Ephraim budget modifications for fiscal year ending June 30, 2022. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING THE TRANSFER OF UTILITY FUNDS TO OTHER FUNDS FOR FISCAL YEAR ENDING JUNE 30, 2023**

Mayor Pro Tem Alder opened the public hearing.

No public comment was received. The hearing was closed.

**PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT REGARDING THE PROPOSED BUDGET FOR THE 2022-2023 FISCAL YEAR**

Mayor Pro Tem Alder opened the public hearing.

Jon reviewed budget items. Larger projects have been added in.

Rob Walsh commented about the dark roads on Canyon Road. Bryan reviewed the Canyon Road project. A \$1.5 million grant was received to put in sidewalk and to continue that up the Canyon Road. The funds become available July 1, 2022. Construction is planned for the spring.

Vickie Murray suggested lights be added on 100 N as well. Shaun said we will continue looking for areas that need lighting. She asked about recreational paths.

Rob Walsh suggested sidewalks for the cemetery and Pioneer Park.

Jon said we need to decide on capital projects. 44 projects were presented. Each are in the budget and asked if Council had any questions about a project.

No further public comment was received. The hearing was closed.

A copy of the FY 2022-2023 Budget is available for review in the City offices.

*Councilmember Wheeler moved to approve ECR 22-07 approving the transfer of enterprise funds and adopting the Fiscal Year 22-23 budget ending June 30, 2023. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

**APPOINTMENT AND SWEARING IN OF CANDICE MAUDSLEY AS THE EPHRAIM CITY RECORDER**  
*Councilmember Stevens moved to appoint Candice Maudsley to the position of Ephraim City Recorder. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

Candice was sworn in by Leigh Ann Warnock, the current City Recorder.

**APPOINTMENT AND SWEARING IN OF VERENA CRITSER AS THE EPHRAIM CITY TREASURER**

*Councilmember Lund moved to appoint Verena Critser to the position of Ephraim City Treasurer. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

Verena was sworn in by Candice Maudsley, the new City Recorder.

**APPROVAL OF WARRANT REGISTER**

The Council reviewed the Warrant Register of June 14, 2022.

*Councilmember Lund moved to approve the June 14, 2022 Warrant Register as presented. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**APPROVAL OF MINUTES**

The Council reviewed the minutes of the February 16, 2022 and the June 1, 2022 Work Meeting and Regular City Council Meetings.

*Councilmember Stevens moved to approve the February 16, 2022 and the June 1, 2022 Council Work Meeting and Regular City Council Meeting Minutes as presented. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

**EPHRAIM CITY RESOLUTION ECR 22-08: CERTIFIED TAX RATE**

Jon explained library bond, flood control, and property tax. Last year the certified tax rate was .001613 and will be reduced to .001357.

*Councilmember Wheeler moved to approve ECR 22-08 approving the 2022-2023 Certified Tax Rate of .001357 to become effective July 1, 2022. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

**EPHRAIM CITY RESOLUTION 22-09: PUBLIC ENTITY/BANKING RESOLUTION**

This resolution updates which City employees can sign on bank accounts. The following are authorized to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Ephraim City Corporation. This resolution removed Candice Maudsley and Margie Anderson.

Name	Title	Email	Signature
John Scott	Mayor	<a href="mailto:john.scott@ephraincity.org">john.scott@ephraincity.org</a>	_____
Shaun Kjar	City Manager	<a href="mailto:shaun.kjar@ephraincity.org">shaun.kjar@ephraincity.org</a>	_____
Verena Critser	Treasurer	<a href="mailto:verena.critser@ephraincity.org">verena.critser@ephraincity.org</a>	_____
Tyler Alder	Mayor Pro Tem	<a href="mailto:tyler.alder@ephraincity.org">tyler.alder@ephraincity.org</a>	_____

The authority of the named individuals to act on behalf of Ephraim City Corporation shall remain in full force and effect until written revocation from Ephraim City Corporation is delivered to the Office of the State Treasurer.

*Councilmember Wheeler moved to approve ECR 22-09 Authorizing specific individuals to transact financial transactions with the Utah State Treasurers PTIF Account and other banking institutions. The motion was seconded by Councilmember Lund. The vote was unanimous. The motion carried.*

#### **CANCELANATION OF THE JULY 6, 2022 REGULAR CITY COUNCIL MEETING**

*Councilmember Lund moved to cancel the July 6, 2022 Regular City Council meeting due to its proximity to the Fourth of July holiday. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **APPOINTMENTS AND COUNCIL REPORTS**

*Councilmember Lund moved to appoint Robbie Cheney to the Planning Commission. The motion was seconded by Councilmember Stevens. The vote was unanimous. The motion carried.*

*Councilmember Stevens moved to appoint Chad Dewey and Kevin Christensen to the RAP Tax Committee which meets every six months. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

**THE MEETING WAS ADJOURNED.**

**It became apparent a closed meeting was necessary.**

*Councilmember Wheeler moved to go back in to the open meeting. The motion was seconded by Councilmember Lund. The motion was unanimous. The motion carried.*

#### **CLOSED SESSION**

*Councilmember Wheeler moved to go into a closed session pursuant to the provisions of the Utah State Code, Section(s) 52-4-205, for the purpose of (d) purchase, exchange, or lease of real property. (e) sale of real property. The motion was seconded by Councilmember Lund. A roll call vote was called. Voting yes: Councilmembers Lund, Stevens, Wheeler, and Alder. Councilmember Anderson was absent. The vote was unanimous. The motion carried.*

*The Closed Meeting began at 7:15 p.m.*

*At 7:45 p.m. Councilmember Stevens moved the Council adjourn the closed session and reopen the public meeting. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

#### **ADJOURNMENT**

*There being no further business to come before the Council for consideration, Councilmember Stevens moved the Regular Council Meeting adjourn at 7:46 p.m. The motion was seconded by Councilmember Wheeler. The vote was unanimous. The motion carried.*

The next regular City Council meeting is scheduled to be held on Wednesday, July 20, 2022, starting at 6:00 p.m. in the Ephraim City Council room.

**MINUTES APPROVED:**

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

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Candice Maudsley, City Recorder

\_\_\_\_\_  
Date