

WORK MEETING MINUTES
CITY COUNCIL
CITY COUNCIL CHAMBERS, EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
JULY 14, 2020
7:00 PM

CALL TO ORDER

The Ephraim City Council convened in a work meeting on Tuesday, July 14, 2020, in the City Council Room. Mayor Scott called the meeting to order at 7:00 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
Brian Page, City Attorney
Leigh Ann Warnock, City Recorder
Bryan Kimball, Community Dev.
Devan Fowles, Planner

DISCUSSION AGENDA

Planning and Zoning reported on various projects in progress in the City, as well as future plans.

Ephraim Crossing

Mike Ballard and Kevin Romney with Comino Verde Group were present to discuss Ephraim Crossing, a new walkable community development for Ephraim which is still in the planning stages. Help with financing and incentives are available to businesses under the Utah Businesses Small Jobs Act and Ephraim's designation as an Opportunity Zone. Many discussions were held to determine Ephraim's needs and assets. They expect the project to take six to ten years to complete. They anticipate a tech center, daycare, restaurants, bank, retail stores, townhomes, a grocery store, a medical office, homes, mixed-use apartments, etc. They are working with the support of Sanpete County to bring Tech companies to Ephraim. This would benefit both the companies and Snow College with their four-year tech program. The project would bring revenue to Ephraim. A website has already launched and can be found at ephraimcrossing.com. Bryan feels the project has a good mix of housing, retail, and businesses. He is excited about this well-thought out project.

Current Development in Ephraim

- Kathryn Anderson has proposed a housing development.
- The owners of the property on Main Street where the old motel used to be has planned 39 condo units at that spot but will reevaluate at the end of the summer due COVID.
- 18 married housing units are planned near Palisade Park Apartments. They would like to widen the road there.
- Plans for 48 duplex two-story tiny homes have been presented to the city and should break ground in the fall.
- Ben Gordon's subdivision is beginning its next phase with 8 lots to be developed.
- 12 lots will be developed behind the credit union in the middle of the block.
- Another subdivision has been listed for sale with a concept drawing for 40-45 lots near Tom Bailey's property. The issue at present is making sure access is available. There is currently not enough right-of-way for a road, necessitating the purchase of additional property.
- Steve Butterfield is developing 22 lots.
- Major renovations are planned for the trailer park on Main Street.

Industrial Properties

With EDA grant money available for industrial property, multiple companies have expressed interest. It is possible the City could move ahead with a first phase within the next year. COVID Stimulus funds increase amounts available for infrastructure for an industrial park. Bryan would like to bring an intersection to the area and put in utilities and infrastructure.

When all the above is completed, it would increase the City by 20%. It is critical to plan for the increase in power, water and sewer demands.

Water and Sewer

A new well be coming online this summer. As part of the master plans, new water lines are going in.

The City has received a \$2M grant for a new well. The next step is to finalize the agreement. It is a 75% grant, which is phenomenal for the City. Construction should begin this fall. Chad believes that well would not have to be updated. The quality is good and would easily change over to culinary. It was originally drilled as an ag well, so the installation of a seal to prevent surface contaminants is needed, requiring an exemption from the State with deed restrictions.

The next priority is the Canyon Road water line. One section of that line blows repeatedly because of the pressure. That section must be replaced along with other 6" lines. Ideally, another hydro is needed to take some of the pressure off the pipeline, allowing for a downsize of the pipe. It is impossible to find pipe rated for the current pressure. An alternative line could be placed as a backup.

In accordance with the Water Master Plan, as one well is completed, work will begin on the next, hoping to be in the design and construction phases next year using the grant from the Corps of Engineers. A future well is planned for the south end of town. In order to accommodate the anticipated growth of 18,000 people in the next ten years, a new well would be needed every five years. We are trying to stay ahead of this growth. Water rights have been purchased and we will continue to do so as needed.

The sewer system is currently in good shape, with enough capacity for 20,000 people; however, it is approaching its natural boundary for a gravity system. North and South growth will eventually require lift pumps.

Impact Fees

Impact fee studies have been completed for the City. We continue to plan for growth and need to determine how much infrastructure is needed to accommodate that growth, who pays for the infrastructure, and whether user rates or impact fees must be raised to do so.

Mayor Scott reiterated the five areas of emphasis for the City. Infrastructure, quality of life, employer relations, financial integrity, and economic development. The Council is serious about these areas of emphasis and stressed the need to progress and grow, and to do it wisely.

ADJOURN

There being no further discussion, Mayor Scott adjourned the meeting.

MINUTES APPROVED:

John Scott, Mayor

Date

ATTEST:

Leigh Ann Warnock, City Recorder

Date