

Mendon City Council Meeting
April 9th, 2015
Mendon Station – 95 North Main
Meeting began at 7:00pm

In Attendance:

Mayor: Ed Buist

Council Members: Greg Taylor, Jon Hardman, Bob Jepsen, Shawn Osborne, Kelly Barrett

Treasurer: Daphne Carlson

Clerk: Teena Young

Recorder: Paul Cressall

Public Works Director: Kirk Taylor

City Engineer: Eric Dursteler

Other Attendees: Daniel Bindrup, Will Bindrup, Brock Bowen, Bryce Jensen, Maggie Felsch, Mary Taylor, Curtis Taylor, David Bindrup, John Davidson, Jeff Powell, Asher Powell, Mark Bryner, Becki Taylor, Kaitlyn Taylor, Valerie Larsen

Mayor Ed Buist called the meeting to order at 7:00pm.

The Pledge of Allegiance was led by Boy Scout, Bryce Jensen, with the prayer being given by Jon Hardman. *Councilmen Kelly Barrett and Shawn Osborne were excused at the beginning of the meeting, but arrived later.*

Minutes: The March 2015 minutes were reviewed and approved.

Bills: The March 2015 bills were reviewed. Motion to approve the bills was made by Bob Jepsen and seconded by Greg Taylor. Motion approved unanimously

Final Plat – Taylor Land-split

Mary and Curtis Taylor presented the final plat for their land-split. They have 13 ¼ shares of secondary water and have committed to transfer ¼ share to Mendon City, splitting the remaining between the two parcels. In review of the plat map, City Engineer, Eric Dursteler, didn't see anything out of order. Jon Hardman stated that there are sufficient water shares on the property to meet the water policy, although the flow fluctuates and may not actually produce the amount of water that each share is valued at. Motion to approve the final plat was given by Bob Jepsen, and seconded by Greg Taylor. The final plat was approved unanimously.

Valerie Larsen – Historical Committee

Valerie Larsen stated that she has overseen the historical committee but will be stepping down from that position. All current committee members will also need to be replaced. She suggested some possible replacements including Paul Willie, Shirley or Kent Larsen, or John and Karla Davidson. The committee should consist of five members and meet twice per year. Grants are available and the committee will work to obtain these grants. Mayor Buist thanked her for what she has done. Valerie stated that she will notify the state history committee of the change once someone has taken her place.

Powell Subdivision Status – Run off Mitigation

Jeff Powell presented the construction drawings for the Powell Subdivision to council. The Powell's Engineer, Mark Bryner, was also present. Mayor Buist stated that the council needs to discuss the option of retention or conveyance of the runoff water. The swales on the west side of the road will continue as water will be conveyed to the south. On the east side of the road there is an issue as to detain the water in the retention swale or convey to the south. Detaining would require the construction of a retention swale.

Mayor Buist stated that both options can work, but there is a concern with conveyance because the property owners tend to fill the swales over time. Retention areas have also been altered in the past.

The city does have the right-of-way for the maintenance and upkeep of the swales. Jon Hardman favors

the retention swale because he would like the water to seep into the ground instead of being conveyed onto other properties. If the water is conveyed, the swales down the line will need to be fixed. If it is detained, there is potential for the retention swale to be filled resulting in no drainage.

Councilman Barrett arrived at 7:30pm.

Neighboring property owner, John Davidson, stated that the runoff from his property doesn't go to the south; it goes to the north. Jon Hardman stated that there may be a natural flow to the north, but there is no way to deal with the water to the north. It either needs to be retained or conveyed to the south. Bob Jepsen stated that the original subdivision was developed to take the surface water and convey it to the south.

Mark Bryner, the Powell's engineer, stated that the current drawings meet the code and don't impact the surrounding properties any more than they were impacted before. A retention swale on the east side will detain the water and will be self-sustaining. Jeff Powell stated that the best solution would be to hold the water in the retention swale.

Mayor Buist stated that this development adds to the need for the properties to the south to have swales in place. The city will have to take care of the problem with the swales that have been filled.

Kelly Barrett stated that he doesn't have a problem with the construction drawings. As long as the swales are built properly, he doesn't see an issue. Kelly stated that the swales to the south need to be fixed and maintained by the property owners. Mayor Buist stated that the designs are good, but it pushes the city to improve the swales to the south.

Kelly Barrett motioned to accept the plans as submitted with conveyance on the west side and the retention swale on the east side. The motion was seconded by Greg Taylor, and the motion passed unanimously.

Councilman Shawn Osborne arrived at 7:38pm.

Final Plat – Powell Lot Split

Jon Hardman stated that, per the water policy, the Powell's need to provide 5 shares per acre. The 1.88 acre lots require 9 shares each. Jon has talked to the Mendon Central Canal Company, and they require 5 shares per acre. Also, 5 shares need to be transferred to Mendon City. Jeff and Mandy Powell stated that when they met with the water company, they were only allowed to irrigate one acre per lot. The Powell's made this agreement with the canal company. Jon Hardman stated that it is up to the canal company to enforce the requirement, adding that per the agreement with the canal company, the minimum is 5 shares per lot. The Powell's agreed to provide 6 shares to each of the 1.88 acre lots, transfer 5 shares to Mendon City, and retain the remaining shares. The transfer must be done before the issuance of building permits. Bob Jepsen motioned to approve the Powell Lot-Split as presented with the previously stated secondary water requirements. Kelly Barrett seconded the motion, and the motion passed unanimously.

Youth Council Report – Becki Taylor stated that the Youth Council sponsored the annual Easter Egg hunt. There were 14 council members present to help. The children enjoyed the Easter Egg hunt, the prizes, and the Easter Bunny. Next year the Youth Council may include more activities. Upcoming, they will do the music for May Day Dance. They have some members trained on the music system and hope to keep members trained from year to year.

Discussion on Building Permits for the Oct 2014-Oct 2015 year

Council allowed five homes to be built this year and had discussed that this limit could be re-evaluated in April. Kelly Barrett understood that the reason the council would re-evaluate this issue in April was to look at the capacity of the new well, the effects of newly built homes, and the effect of taking the church off the culinary system.

Eric Dursteler mentioned that the city applied for a grant based on the fact that no growth has been allowed because of the water shortages. If more homes are allowed, it may affect the possibility of getting the grant. Jon stated that the secondary water may be on in mid-May, adding that a large effect of the culinary system happens when the secondary water is shut off at the end of summer. Kirk Taylor stated that an additional issue is the nitrate levels; as long as the nitrates stay low, we can increase the flow. Kirk added that the booster station may not recharge as quickly as needed, this needs to be considered. The dynamics of the new well have not been tested, but this will happen over the summer months. The council agreed that the allowed building permits will remain the same, discussion will be continued in October 2015. Mary Taylor asked whether home approvals given in previously years that haven't been used could be sold and transferred. Bob Jepsen stated that the approvals do not carry over and that once approval is given progress has to be shown within 6 months.

Law Enforcement Contract

Mayor Buist stated that the contract amount has decreased \$500 from last year to a total of \$6800. The contract provides 141 hours per year above what is normally allotted through tax revenue. Shawn Osborne questioned if we are getting those 141 hours and what the tax based hours are provided. Shawn will call the Sheriff's Office to get answers these questions. The contract will be reviewed and considered in May.

Animal Control Contract

Mayor Buist stated that the animal control contract totals \$3840 providing 120 hours of service. Paul Cressall asked about a monthly report. Bob Jepsen stated that reports will be sent to the council. Teena Young will provide a list of registered dogs to Officer Parker. Shawn Osborne mentioned a citizen report that dogs were on the highway and causing cars to stop. When the citizen called into the dispatch, they were told that the animal control officer was in a meeting and nothing could be done. Last month this problem was discussed with the animal control and Sheriff. They stated that if the animal control officer isn't available that a deputy will be available to come and take care of the situation. Shawn will review the contract and speak with the Sheriff about these issues.

Kirk Taylor – Public Works

Kirk stated that they have been removing the basketball court. Much of the concrete has been pulverized and hauled to the shop and will be used for a base for a pad. A lot of gravel will also be hauled to the shed. The plan is to have the material from the basketball court removed prior to May Day.

New garbage receptacles have been placed around the parks. Eventually, the construction of cement pads for receptacles could be completed by an Eagle Scout.

Work will be done on filling pot holes around town. Kirk also mentioned that work needs to be done on 4th north where it meets State Road 23. Kelly will look into the UDOT policy concerning city roads tying into state roads. There is some money left in the storm water budget; Kirk is hoping to use the money to make some repairs.

Kirk is creating a surplus list. The list includes the chain link and pipe from the basketball court. Mayor Buist stated that it could be used for a batting cage at Taylor Park. Other surplus items include a truck shell and pallets of bricks. The trailer he has used to haul the lawn mower was damaged, and he may list it, also. The snow plow has needed several repairs and may need to be replaced. Kirk inquired about the city's ordinance on trading in the plow and applying the trade-in value as a credit toward a new plow. Paul Cressall will look into the policy. Kirk also purchased the bases for the softball field, and he will ask the softball association to cover half of that cost.

Eric Dursteler – City Engineer

Eric Dursteler stated that he submitted the grant for the electromagnetic ground study. Eric and Kirk would like to review the current storm water policy. Kirk stated that the last storm water study was done in 2003 and is due for an update. The council agreed that the policy needs to be reviewed and updated. Mayor Buist stated that he will have a line item in next year's budget for city engineering. Development

engineering costs are 'pass-through', but items that aren't need to be budgeted for.

Council Reports

Bob Jepsen

Bob stated that he will not be in attendance to City Council Meeting in May. He will contact the animal control to discuss the problem with not having animal control when needed. The Easter Egg hunt was a success, and May Day is in the process. P&Z has discussed the closing of the loop hole for subdivisions and will be putting together a policy for council to review.

Shawn Osborne

The 100 E Trail Project - Phase 3 has been publicized for the bidding process. 11 Contractors have expressed interested in the bid. The close date is April 24th.

Shawn will speak with the school principal concerning the possibility of using the school for city events and discuss the cost and policies. In association with the groundbreaking of the new building in July, there will be a program which could hopefully be held at the school.

The council will wait until Fall to begin the NIMS Compliant training with Fire Chief, Ray Olsen.

Kelly Barrett

Gary Spence is stepping down at the fire department. Gary was a HAM RADIO Controller for the Fire Station. The council agreed that the city needs a HAM Radio Committee, and Jon Hardman suggested Steve Bevan to head that committee. Ray Olsen asked about a double charge; Daphne Carlson stated that the charge has been voided. The Comcast bill has been paid through September from the Fire Department Budget. The Admin budget will cover the Comcast bill after that point.

Remaining road budget money will be used to make improvements on the streets.

Jon Hardman

Jon Hardman updated the council on the possibility of purchasing a parcel of land with secondary water shares. Jon stated that the sellers are having an issue with the selling of the property. The real-estate agent will notify the city if it can be worked out.

The canal will be turned on in mid-May and, hopefully, not before. Farmers are pushing to have the water in sooner. The spring is flowing at 275 gal/min. The worst Jon has seen it was at 210 gal/min. Last year was an adequate water year because of timely storms. Jon will not be present during the City Council Meeting in May.

Greg Taylor

Greg was sworn in on the Mosquito Abatement Committee. They are getting a new fogger. They only had a few complaints about mosquitoes but they only have one fogger that's ready to go. Greg has to do an online training within the year.

Mayor Buist

Paul Cressall is retiring from his teaching job at the end of the school year, but for 60days he can't be on city payroll. He needs to resign as recorder from May 31st to Aug 1st, afterward he will be reappointed. Karine Cressall, will be appointed temporary recorder for those 60days. Greg Taylor motioned to approve the temporary resignation. Bob Jepsen seconded, and the motion was approved.

The revised plans for the Mendon City Hall are available for the council to review and will be placed online. There will be a ground breaking ceremony on Friday, July 24th. Mayor Buist asked the council and staff for help in planning the event.

Mayor Buist will present a preliminary budget to the council during the May City Council meeting.

Motion to adjourn was made by Shawn Osborne and seconded by Greg Taylor. The meeting adjourned at 9:09pm