

**Mendon City Council Meeting**  
**July 14, 2016**  
**Mendon Station - 95 N Main**  
**Meeting began at 7:00 PM**

**In Attendance:**

**Mayor:** Ed Buist

**Council Members:** Karole Sorensen, Bob Jepsen, Jon Hardman, Greg Taylor

**Clerk:** Teena Young

**Recorder:** Paul Cressall

**Treasurer:** Daphne Carlson

**Public Works Director:** Kirk Taylor

**City Engineer:** Eric Dursteler

**Excused:** Kelly Barrett

**Public Attendance:** Andy Hopkins, Stephanie Parish, Jill Pack, Sara Bindrup, Will Bindrup

Mayor Buist called the meeting to order at 7pm. Boy Scout, Will Bindrup, lead the Pledge of Allegiance with Teena Young giving the prayer.

Mayor Buist informed those in attendance of the passing of the city attorney, Bruce Jorgensen. A moment of silence was observed in his memory.

June 2016 minutes were reviewed and approved as written. Council reviewed June 2016 bills. Bob Jepsen motioned to approve the June 2016 bills with Greg Taylor seconding the motion. The motion to approve the bills passed unanimously.

Youth Council was not present to the meeting. Greg Taylor stated that they had a movie night a few weeks ago as an end of year activity. They will be doing sign-ups now, and they will also do a float for the parade. Ages for Youth Council are 14-18 yrs old. Mayor Buist stated that we have an active youth council, they do a lot of service, and they are very appreciated.

Deputy Sutherland was not present, however, Mayor Buist stated that there are some items for council to address later in the meeting.

**Eagle Scout Project Inquiry – Will Bindrup**

Will Bindrup addressed council to inquire about a possible Eagle Scout project, helping with the new building. He stated that he could help organize the library, do some landscaping, or painting. Mayor Buist stated that the painting will be done professionally, but there may be a need for some landscaping. Mayor Buist stated that the hours would be probably be in the Fall when the building is nearing completion. Will Bindrup will keep in contact with Kirk Taylor for a possible project.

**Ground Water Investigation – Eric Dursteler, City Engineer**

Eric stated that the city of Mendon has been using science and technology to do water investigations over about a year time frame. The purpose was to identify a viable location for a city well. Electromagnetic Induction methods bounce off of water locations, and Seismoelectric Resistivity methods send a current through the ground which follows the underground water. Seismoelectric studies are used more for bodies of water, whereas, electromagnetic studies are more for locating pathways of water. Electromagnetic studies investigated the foothill area near the mountain and results found that there wasn't a good resource

for the community to locate a well on the bench area studied. The formation is such that the water flows to the valley, such that there was no location for a high yielding well in the foothills.

The Seismoelectric studied areas closer to the valley and results found that there are deeper bodies of water at the cobblestone well location. The area west of the elementary school was also studied but because of clay layers the location isn't a viable well location.

Eric stated that in conclusion sometimes results aren't favorable but they give us knowledge. Many locations have been ruled out because of these studies. There is positive evidence that water could be found around the Cobblestone Well. A deeper high-permeability formation may exist beneath the area of the Cobblestone Well.

Recommendations would be to deepen the Cobblestone well until a higher yield is achieved or drill a new well in the proximity of Cobblestone well. Paul asked about the nitrates in the Cobblestone well, if they would be present in the deeper areas. Eric stated that the water with the nitrate contamination would be sealed off. Eric stated that if the well casing is sufficient size they can go down the same well, but it may be more beneficial to drill a different well nearby. Jon stated that we do own the well site, but we would have to negotiate for any surrounding property if a new location is needed. Jon added that we don't know the quality of the water until a test well is drilled. Bob asked if it would be better to utilize the current well and drill deeper. Jon stated that the well has been there 40yrs, and his thoughts are that it would be better to do a test well in close proximity. Realistically we wouldn't be testing until later in the fall. Jon stated that the development of the spring source is the highest priority, but the extra money from the state loan can be used to do a test hole.

#### **Boundary Line Adjustment Application – P&Z**

Jill drafted an application for the process of a boundary adjustment. It will provide a checklist of requirements to applicants. Paul asked about the need for secondary water for a boundary adjustment. Ed stated that it may not be needed, depending on the size or use of the adjusted lot size, so the item will be left on the application and enforced as needed. Jon added that we wouldn't approve a lot that is not a buildable lot. Karole stated that this is just required information to provide to P&Z; applicants would then come into P&Z for discussion. Eric suggested adding the current lot sizes and proposed lot sizes be listed on the application. Council agreed and approved of the application.

#### **Lot Split Time Limit Policy – P&Z**

P&Z recommended a policy that implements a waiting period of 3 years after a lot split is approved and recorded prior to any additional subdividing of the parcel. Karole asked about why the recommended time is 3 years. Bob stated that there isn't a magic number but other communities have similar policies. Mayor Buist stated that recently a minor subdivision was approved for 4 building lots and an agricultural lot, the month after the developer wanted to the larger parcel again. Though it would be two separate requests, the intent of the subdivision ordinances would classify the subdivision as a major subdivision. At that time, no major subdivisions were being allowed. Jon stated that we would need to add some minimum lot size information on the policy that once the lot is at the minimum allowed size it cannot be subdivided further. Paul added that clarification on what is a minor or major subdivision would also be helpful. Kirk stated that the problems is the minor subdivisions there isn't a full plan with connecting roads and where the water is run. Bob stated that Kirk and Eric could help develop a policy to cover the infrastructure. The policy will go back to P&Z. Jon asked if council was okay with the 3 years. 5 years has been discussed in the past. Paul stated that it would give them incentive to provide a whole plan. Kirk added that developers could still do the subdivision in phases, but the site plan would be provided initially.

## **Parade Concerns Letter – Cache County Sheriff's Office**

Ed stated that he received a letter from the sheriff's office listing concern about parade safety. There was discussion last year about the water being sprayed from the fire department during the parade, because of some incidents last year. Kids are coming onto the street to be sprayed and that can be dangerous. Karole stated that she did witness an incident with a lemonade stand being sprayed down. There has been a change to the parade this year, there will be a wet zone from center street to 100 S. Greg stated that the wet zone is great. Jon's opinion is all or nothing with the spraying but that if there was no spraying allowed, then the hose down on the square would be encouraged instead. Ed stated that he is willing to try the Wet Zone this year. Jon is concerned that you may have a concentration of people in the Wet Zone. There would be chaos with a lot of kids there in the wet zone. Bob stated that it has always been okay until the situation last year. Paul stated that it has gotten worse every year. Karole stated that if we emphasize the hose down, the fire department should just throw candy and wave during the parade. Mayor Buist read the letter from the Cache County Sheriff's Office which lists concerns about parade safety. Sheriff Jensen suggested that cities adopt a safety policy. Some entities require that the safety rules agreed to by those who have floats in the parade. Karole stated that people could walk next to the floats, keeping the children from running into the street. Bob stated that we have had some good ideas adding that the parents need to be involved with the kid's safety, but we can't count on it. Jon stated that he isn't in favor of having people participating in the parade having to sign the agreement but giving them some guidelines would be better. Ed will suggest to those in the parade to not have water on the parade this year, and suggest that someone walk along the float to make sure children don't run into the road. Ed will talk to Deputy Sutherland about the ideas.

### **Kirk Taylor, Public Works Director**

They are working on installing the power panel on the square, the price has gone up due to Rocky Mountain Power's recommendations. The cost is \$5000 which doesn't include labor; this is only a small portion. In the future, he would like to have spider boxes installed extending to the south. For the streets, the 100 E 300 S project has begun. Staker Parsons is doing the work, but they have been pushed back because of breakdowns. The plan is to widen the bottleneck area to 25' wide. Karole asked about funding. Kirk stated that funding is coming from the streets budget, some from last year and some from the current year. The water situation this time of year is always touch and go. He is working on getting the telemetry more automated. There is a leak between the food stand and the drinking fountain. But he is hoping the electrician will help him locate the power lines, until it is marked, he can't repair the leak.

### **Eric Dursteler, City Engineer**

Jon, Kirk, and Eric met with Kathy Holder, State Floodplain manager about the flood plain hazard areas. They would like to have them reevaluate the 100 S area, as it isn't listed as a flood zone but that center street is the flood zone. FEMA may say that center street stays the same. Eric provided a new map and it has submitted the map to the state for consideration. Jon stated that a change could potentially benefit those along center street, but it could cost those who are along 100 S as they would be required to purchase flood insurance. The cost of flood insurance is increasing. It is difficult to define the boundary, if someone is close they are required to pay for flood insurance. Jon stated that we are just trying to be accurate. There will be some that come to city council to ask why they have been brought into a flood zone. Jon stated that they have the data from previous events, and we need to be accurate. Ed agreed that the flood a few years ago came down the areas that are listed on the map; it is accurate. Jon stated that he hasn't seen flooding in the center of town. Ed commented that in 1980 Main street was a river. Eric stated that we didn't say there wasn't flooding in those areas on the request but only that it hasn't been

seen in those locations during recent events. Jon stated that one thing that has helped us with the state is that we haven't had to issue flood permits. Ultimately, if we allow building in these flood zones, they will need to obtain a flood zone permit.

Eric stated that there are 429 existing connections. 64 of those connections use culinary water for irrigation, which is 15% of the population. Eric and Kirk will meet with the state on Monday. Once they determine how many ERCs (Equivalent Residential Connections), the state will hold you to it. The state will issue a letter to the city that says how many connections we can service. Ed asked if we could get that number by next council meeting. Eric stated that he will have the numbers next week.

### **Council Reports:**

#### **Bob Jepsen**

Bob mentioned the swale letters will be delivered as a second notice to residents along 380 E. Eric stated that he will come out and help deliver and answer questions. During P&Z there was frustration expressed by neighbors concerning Top Job. Their business license has expired, so it is a good time to have them come in. Jon suggested a time constraint for improvements. Bob stated that they are in the process of getting a well dug. Bob asked about concerns from the council. They had said they would install a fence, some trees would be nice, they need to do the things they had promised to do.

#### **Greg Taylor**

The floors at the station will be refinished in September. The wall downstairs was sheet rocked, and we will get the door put on. Also, 15 new tables were purchased. He talked to Juliene as there are some damaged old tables; she will fix them and use them in the celebration trailer. Mosquito abatement will be here Monday or Tuesday. Thursday they will do the square again. Kirk asked that they not drive onto the baseball field.

#### **Karole Sorensen**

Karole had an email with a questions concerning the 5K Run; Teena will get contact information to the person who had the questions.

#### **Jon Hardman**

Jon stated that his topics have been covered.

#### **Mayor Buist**

The building is coming along. He asked council and staff to support the celebrations. Mayor Buist stated that we are saddened by the loss of Bruce Jorgensen. Mayor Buist suggested to the council that Attorney James Swink, who is the Cache County prosecutor, be asked to act as city attorney. Mayor Buist would like to talk to him about the possibility of him being the new city attorney. Paul mentioned Olsen and Hogan as we have a retainer through this year. He thought they might contact the city to talk about a replacement attorney who would take over for Bruce Jorgensen.

Jon Hardman motioned to adjourn the meeting at 8:52pm. Greg Taylor seconded the motion. The meeting adjourned at 9:10 PM.