

Mendon City Council Meeting
February 8th, 2018
Mendon City Hall & Library
15 N Main
Meeting began at 7:00 PM

In Attendance:

Mayor: Ed Buist

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

Clerk: Teena Young

Treasurer: Daphne Carlson

Recorder: Paul Cressall

Public Works: Kirk Taylor

Attendance: Eric Dursteler, Lana Archibald, Casey Snider, Officer Bryce Chesnut, Sherriff Chad Jensen, Lexie Myers, Becki Taylor, Dayton Crites, Wayne Wheeler, Mike Carlson, Roger Conrad, Bonnie Conrad

Mayor Buist called the meeting to order at 7:00PM. Bob Jepsen led the Pledge of Allegiance with Karole saying the prayer.

Council requested two corrections on the January minutes: 16,000 library book circulations changed to 1600 and a grammatical correction on page 2. Council approved of the minutes after the two corrections.

Council reviewed the January 2018 bills. Karole motioned to accept the January bills with Kelly seconding, and the bills were approved unanimously.

Deputy Chesnut

Deputy Chesnut asked about the city celebrations. Mayor Buist stated that for May Day we would like a presence Friday evening. Also, May Day morning at 9:30 we have the procession walking along the road 100 N and that road is closed. As far as the 24th Celebration there are events all week. On the Saturday we like to have the sheriff's office participate in the parade and set up a booth. We have a huge turnout that day. Deputy Chesnut stated that they will plan on being there for those events.

Cache County Sheriff Chad Jensen

Sheriff Jensen addressed council. He encourages the city to involve the deputies as much as possible. The contract is coming up again. He will get them out in March so there is plenty of time to go over them. He doesn't see any changes on their side. We are consistent with the calls for service and the time. He doesn't see a need for change unless Mendon wants it. Animal Control numbers are also consistent. They are training a new animal control officer and have Officer Powell also. He has met with them and the patrol about Mendon, they don't see any need for any fixes. Mayor Buist stated that we have been pleased with our deputies. Kelly Barrett is the new animal control liaison.

Sheriff Jensen stated that he has been at the legislative session. There are some justice things coming down that would be of concern for cities that have justice courts. The bill deals with all justice courts, and he isn't a proponent either way. The bill requires that the judge offer community service in lieu of fines for an infraction, Class C Misdemeanor, or Class B Misdemeing. This will impact the courts because not only will fee collection decrease, but there will be a cost to manage the community service. The sheriff's office has a backlog for 6-8 months of people who need to do service hours, they can't add

to that, so this burden will be back on the cities. Cities and the Sheriff's Office are going to be stuck in the middle of that process. The rest of the law enforcement bills look ok this year. As things come up that effect the cities and towns, he will let the cities know.

Mayor Buist stated that we are having a similar issue with the moderate housing regulation that makes sense in big cities, but it is difficult for small cities. Sheriff Jensen stated that it takes a lobby presence and the Wasatch Front carries a big stick. Many of these have good intentions, but they need to be educated about how the real world works.

Sheriff was asked about what is driving the justice system change. He stated that there is a need for rehabilitation and addiction recovery, so that is a reason. Also, this comes out the same year they want to build a new prison and to save money they want to make a smaller prison. He agrees that we shouldn't jail people for petty crimes, but consequences are still necessary. Similar changes came to the juvenile systems, which led to these juveniles thinking that there are no consequences for bad actions. We should get people help, but there should be programs in place to get people help.

Mayor Buist appreciates Sheriff Jensen and is grateful that the budget is staying the same. Sheriff Jensen stated that at some point we may have to adjust the numbers. He wants to get a track record to base numbers on.

Youth Council Report – Lexie Myers

Lexie reported that the youth council had a party earlier this month. They played a murder mystery game and had dinner. Thirty kids were able to attend. Lexie asked about the Easter Egg Hunt budget. They have \$400 and will look for donations for a golden egg activity for each age group. Mayor Buist stated that Greg is the city council liaison now. Youth Council is planning to be in the 24th of July parade.

Public Hearing - Annexations during the building moratorium

Mayor Buist closed the public meeting at 7:31PM and opened the public hearing.

Mayor Buist stated that there were questions about why annexations were prohibited during the moratorium. Council agreed that it was a policing effort to protect someone from misrepresenting whether someone can build on a property that is approved for annexation. Mayor Buist stated that Kelly had questioned whether it is the city's responsibility to be someone's moral compass. The council passed a moratorium last month with the knowledge of having a public hearing to discuss possibly allowing annexations during the building moratorium. Paul Cressall asked that if there are people in town, who are waiting and wanting to build, are we allowing people to annex and take those spots. Are we going to give priority to the people who have been waiting to build as opposed to those who just barely annexed into town? Paul stated that it should be a consideration as it could be a problem. Mayor Buist stated he believes that should be a consideration. However, there is some interest in building, but he doesn't see a large portion of people coming forward. Karole asked if we have an estimate of people who want to build in town. We know of maybe six that are interested. We are not keeping a list at this point because the last time it caused problems. He has just asked people to be aware, so they can know when the moratorium is lifted.

Paul would suggest to not allow the annexations yet and give those that are already in the city a chance. Mayor Buist stated that it is a fair point. Kelly stated that we are going to be a city that has controlled growth. We are not going to allow 350 hookups in a year, there is going to be a set number per year.

There is always going to be the opportunity or potential for more to seek the permits than we allow. We need to make a process for this, not just initially. Kelly stated that once people are annexed into town, they still have to go into the process to build, he thinks these should be separate.

Mike Carlson stated that you deal with a double-edged sword allowing annexations at this time. In some ways he doesn't see a problem, people are planning and moving forward, but he sees a problem that we got into last time, where people were angry because the process was slow. Is there an estimated time that we will have the well? If it is this year, maybe it won't be a problem. Mayor Buist stated that in the perfect world it could be this year. We will make plans to move forward in the June meeting to possibly lifting the moratorium. Mike stated with that being said, let people annex. Lana Archibald asked if the purpose of annexation is either for tax base or are people asking to be annexed. Mayor Buist stated that some have come to request annexation. Lana stated that if that is allowed it expands the pool of buildable lots. Mayor Buist agrees, but we aren't having a lot come to us stating that they are wanting to build on lots inside the city. We are not advertising to come build at this time, but we are preparing for proper growth. Roger Conrad is concerned about the first come, first serve policy. Mayor Buist stated that he is hesitant to start a list but he understands the concern. If we see that it is going to get bigger, we may have to start a list.

Mayor Buist closed the public hearing at 7:48PM, reopening council meeting.

Bob stated that we need to have an accurate record of meters, unused or inactive, so that we can see what we have. If someone has an inactive meter, do we let them build, was that figured into the equation on the water system? Jon stated they were not figured into our calculations, if they are inactive. Bob stated that this needs to be noted that just because you have an inactive meter doesn't mean you have get a building permit. Bob stated that he agrees that annexations and water should be separate. We have talked about requiring someone who wants to develop to find their own water source.

Mayor Buist stated that in the foreseeable future we would limit the per year number to approximately 10, and developers will realize that they can't develop large subdivisions. Jon stated we need to look at whether we increase impact fees to help generate the funds to cover costs. Bob stated that people who have an inactive meter should be accounted for when deciding on the number of permits allowed. Jon stated that has been his position, that a percent is held in reserve for these properties. Those people have been paying taxes on those properties for a long time; it's not fair to reward those who choose to develop first. Bob stated that they need to also understand that we have interested parties wanting to build. Mayor stated the we may get toward the end of the year and have been holding off some annex for a minor subdivision because someone in town could build. We need to open it up and be fair and look at that as well. We have a lot of preparation to do.

Jon is comfortable will allowing annexations to go forward. Greg stated that he would like people to be prepared, let them annex in. Karole thinks it needs to be continually looked at based on who is coming in and what their plans are, situations are different. Bob agreed with Karole. Kelly already stated his opinion.

Mayor Buist read the Resolution 2018-03 – Petitions for Annexation during Moratorium

Bob motioned to approve Resolution 2018-03 as read by the Mayor. Kelly seconded. All in favor.

Wayne Wheeler – RAPZ grant proposal

Dayton Crites, County trails, and Wayne Wheeler stated that they propose to apply for the RAPZ grant for Deep Canyon trail. As people are using the trail we want to maintain it and keep it in pristine shape. Dayton stated that he could pursue the grant as the county trails planner and coordinate with the city. We have already leveraged volunteer labor and potentially Mendon staff time. Dayton stated that there are two different price structures. A larger sum includes the cost of a parking area, pit run and road base. Mendon City would match with labor. If we take the parking lot out, the commitment is to pick up trash once per week. Dayton stated that it would be part of Mendon's match to go up and empty the trash; it could be done by a volunteer. Wayne would be happy to lead that or take care of it himself.

Bathroom facilities are not part of the grant. Jon stated bathrooms are needed. Dayton will see what they can do to include that. Jon is not opposed to it, but he has asked that we get a committee to plan things; a parking lot, trash collection, and bathrooms have got to come with this. Jon stated that council needs to weigh in on whether we are willing to put an outhouse in.

Dayton stated that this could be an initial step do the parking lot, then in May and June there are recreation-based grants that could be looked at for a restroom facility. A small permanent restroom facility could be installed, and Dayton would be happy to work with Forest Service also. Kirk agreed, stating that the Forest Service has designs for restrooms. Jon asked if we are in favor of paying the cost to pump it out, maintain and clean the facility. Dayton stated that he worked with Wellsville to do a similar issue he saw a cost of about a \$600 per year to maintain. Wayne stated for reference the 15-stall parking lot would be lower down on the property.

Karole wondered about events up there. Wayne stated that he is opposed to events up there because of the impact. Dayton stated that disc golf and bicyclist can work together but there is more trampling of the areas. Jon stated that he is more inclined to see the parking lot up at the top and not at the bottom; this wouldn't be as disruptive. Kirk stated that he is also supportive of up higher.

Kelly stated that the roadway is used more now than in the past. Maybe it is the time to improve that road to the top. Dayton will take this issue to the county planner. Jon stated that the biggest issue is to get the water off the road. Kirk stated that there is a lot of use, some dust control would also help. Dayton will look at the possibility of the county doing some road improvements. Mayor Buist asked that Executive Buttars be involved also. Jon stated that the city wants to be in control with Dayton being the liaison. Karole is the council contact.

Roger Conrad

Roger addressed council to reaffirm that they are interested in a water permit. They came to P&Z and council two years ago. The agreement was that they could move the current meter permit to the new house at the time of completion. There is an intent to have hookups for both homes. Mayor Buist stated that we still have that agreement and encouraged Roger to stay in contact about this as we get closer.

Council Reports:

Karole Sorensen

Last month we did the Emergency Preparedness trainings in Hyrum. She was excited about the trails presentation. She has been talking about budgeting for the library. Mayor Buist stated that it has been requested by the library board that our \$10,000 budget be increased to \$12,500, which would be matched by a donor. This would cover the shortage on the payroll. His feeling is that the \$10,000 that they

committed to for 10 years is extremely generous, and he doesn't feel like we should go above that. If more money is needed than the library or library board needs to come up with that. Karole stated that they will be applying for RAPZ grant, and they will be going through the council.

Eric Dursteler, City Engineer

The booster station well rehab will be next week which will get it operational again. The Cold Water Well project is out to bid until March 8th. On Feb 22nd we have a pre-bid meeting at city hall at 10am. He had someone call asking about the capacity of the elementary school. Mayor Buist stated that the school was built to be expanded if needed. Bob asked about the 250 S agreement. Mayor Buist stated that Jeremy Martin hasn't delivered it to the other home owners yet.

Kirk Taylor, Public Works Director

Kirk stated that they met with the health department and planned for installation of the sink at the food stand. They are working with Wayne Myers to get a cost on that. March 10th at 9am they are looking to get some help to haul concrete down to the Mendon Station floor. It will be a mix on site.

One interment will take place next week. They have begun aerating the parks. The Dodge truck is needing to be repaired. Kirk put a surplus list on the cloud and asked that council to take a look at that list. Not everything needs to be surpluses at this time, but he would like council's input. The plan is to clean up the back area of the shop as much as possible. We do need to look at the truck bed, there are holes on it. Bob asked about costs on aluminum truck beds. Kirk has reached out to Rusty to begin preparations for the sprinkler system installation for the new building.

Greg Taylor

Youth Council doesn't have many boys participating, mostly girls. Years passed it has been a better ratio. Greg would like to use a device to check for moisture in the Mendon Station walls. Concrete will be put in downstairs. Mosquito Abatement is preparing and getting their sprayers ready. As far as turkeys, we have caught 192 at this point. They will probably stop trapping soon. Next year we will start earlier; this year they started on January 3. The biggest week we caught 86, that was when it snowed.

Kelly Barrett

For streets we are looking at what we can spend for the rest of the year. There are plenty of areas needing attention. Mayor Buist stated that he would like to work with Kelly to prepare the budget for next year.

Jon Hardman

We already talked about water.

Bob Jepsen

Bob stated that they have had discussion with Eric about the cemetery and are trying to set up a meeting to talk about expansion. Bob stated that we have some funding to work with the sprinkler system. Bret Fannesbeck and his son will work on the landscaping. P&Z will discuss the policy about private wells in city boundaries. Kelly stated that some people over the mountain drill 15ft wells to water property. Kelly asked if someone has an inactive well are they in the same boat as someone who doesn't. Mayor Buist stated that they should be allowed first and some of those inactive meters were on the list. Eric asked if any pay a standby fee; some of them do. Bob asked about how to use a standby fee, when people are going to assume they can build if they have a meter. Eric stated that it's for a pre-moratorium meter. Jon stated that the report we gave to the state was 431 hookups; those are meters that were actively using

water and paying the city. He doesn't think the report included those inactive meters. Paul stated that we counted all meters. Mayor Buist stated that when the Archibald's were looking we encouraged them to look into some of those unused meters. Paul stated that there are 439 meters with 7 inactive. Kelly stated that this is leading to discussion on Bob DeGasser's property where a water meter was requested in 1972. Jon stated that we are at 432 active meters; we can't allow more because we only used the 431 for the report. So contrary to what we have said, we are saying no. Mayor Buist stated that Archibald's and Birds were added so the active number is 433 now. Eric stated the 431 is what the state gave us on the report. Paul asked about whether someone has an active meter and inactivates it to give that to someone else. Mayor Buist stated that would be allowed.

Mayor Buist

Mayor Buist had Casey Snider introduced himself; he is running for Kurt Webb's seat. He has worked with Sen Bennett and Rob Bishop. He feels like he would be able to help cities, and his commitment is he would be to council meetings once per quarter.

Mayor Buist is starting the budget, he is asking council to come talk to him about needs. He would like to see as soon as possible the last two year's income verses expenditures and expectations of revenues.

At P&Z meeting last evening, they had Brian Carver from BRAG present an extremely bold presentation of Mendon City Affordable Housing Assessment. This goes off the 100% wage in Mendon \$54,000, by 2020 the state tells us that We have a developer looking to put in a 54-unit high density housing who is saying the state is mandating it. By 2020 the 30% \$22,000 under there needs to be made available 2 places for them to live. 7 units for 30%-50%. 9 out of a possible 10 would need to go to these lines. Mayor Buist met with him after the presentation. He stated that the reason he gives that boldly is that there are communities that have the resources and don't do this. In your situation, I will come in to say this isn't the time for such units. With no major subdivisions with fourplexes or duplexes. Kelly stated that the intent is not to discriminate that from happening. Mayor Buist stated that when we set the parameters we realize that we are going to have individuals that want to put these types of developments. We need BRAG the Division of Drinking Water, and attorney to be involved. Another thing to get in order before we lift this. Mayor Buist asked Eric and Jon to work with Division of Drinking Water to prepare for this. Eric stated that it is based on ERC equivalent conversion. Kirk stated that 54 units is 54 connections. Mayor Buist stated that what if we get 200 hookups and that's all we find. Roger Conrad stated that someone who makes \$20,000 isn't going to be living in Mendon because of the expense to travel into Logan. Mayor Buist stated that we will do as much as we can to get things in order and get some backing going forward.

Jon motioned to adjourn. Kelly seconded, and the meeting adjourned at 9:32 PM.