

Mendon City Council Meeting
February 9th , 2017
Mendon City Hall & Library
15 N Main
Meeting began at 7:00 PM

In Attendance:

Mayor: Ed Buist

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

Excused: Greg Taylor

Clerk: Teena Young

Recorder: Paul Cressall

Treasurer: Daphne Carlson

Public Works Director: Kirk Taylor

City Engineer: Eric Dursteler

Public Attendance: Benjamin & Rachel Stacy, Randy Kidman, Josh & Bambi Heater, Leslie Larson, Becki Taylor, Lana Archibald, Kaden Myers

Mayor Buist called the meeting to order at 7pm. Paul Cressall led the Pledge of Allegiance with Karole Sorensen giving the Prayer.

Council member Greg Taylor was excused from the meeting.

Council reviewed and approved the January 2017 minutes.

Council reviewed the January 2017 Bills. Mayor Buist asked that we do our best to keep to the budget as the end of the fiscal year approaches. Bob Jepsen motioned to approve the bills with Karole seconding. The council approved unanimously.

YOUTH COUNCIL REPORT

Kaden Myers reported that the youth council held a fundraiser on January 20th for the Emily Wright Service Award. They had a family movie night and made over \$500 for the scholarship. The Youth Council party was Feb 3rd. They had a scholarship speaker planned, but it was cancelled due to the weather and needs to be rescheduled. They will be planning the Easter Egg hunt. Kaden asked what the budget is for the Easter Egg Hunt. Council reviewed the budget. The banners are in good shape. Kaden stated that the age signs were ruined because of the water in the Mendon Station basement and they need to be replaced. The Youth Council will look into the prices for the yard signs and the banners. They sound equipment will be moved to the new building. Mayor Buist thanked the youth council.

PUBLIC HEARING: TEMPORARY LANDUSE MORATORIUM EXTENSION

Mayor Buist closed council meeting at 7:11PM and opened the public hearing.

Mayor Buist stated that we can extend the moratorium for 6-month time periods. If at any time water is secured, the moratorium can be lifted. Lana Archibald stated that they had permission to build in the past, but they weren't able to sell their home. Ben Stacy stated that they have been working to clean up a parcel on 300 N and 100 E and would like to build. He asked if they could get a well permit. Jon and Mayor Buist stated that wells are not allowed within city limits. Ben asked if he could get a permit to develop the spring on the property. Jon stated that as far as his knowledge that water is already spoken

for downstream. Josh Heater stated that he is looking to purchase property in Mendon and wanted council to know that people are looking to move into the community.

Mayor Buist stated that we would love to see people move into town. Mayor Buist stated that there has been a figure or limit of homes allowed on the system, but we haven't necessarily had that number defined in the past. Now we do; based on some figures from the state. With a 3% contingency, we are now 3 hookups over, with a worst-case scenario. When this report came through is when the moratorium was passed. Mayor Buist added that we did have a time restraint on the Archibald approval and with the data we received had to overrule everything. Just so the public is aware, one water source has been secured, it will take time to develop, and we are working with the Forest Service. We also have a test well in place.

Eric stated that in December we dug a test well and found a good zone of water. The initial test came in high in iron. Eric stated that they wanted to wait a while and test again. In the second test the iron levels had dropped significantly. Now we are waiting until the snow melts to do a pump test. There is good flow of 200-300 gal per minutes but we need to do the test to determine the iron levels. Mayor Buist added that the iron is treatable. This source would be 6mo to 1 year out. Ben Stacy asked how many new hookups would be allowed. Eric stated that typically 1 gal per minute per hookup is a good amount.

After no further public comment, Mayor Buist closed the public hearing at 7:23PM and reopened council meeting.

Mayor Buist read the Resolution 2017-02 Moratorium Extension. Jon stated that with the moisture we have gotten and if we have success with the additional sources we could potentially in July allow some new homes. He doesn't want to give false hope, but if we are far enough along with these new sources we could consider additional allowances at that point. The water would be in place before the next dry season. Bob stated that he is looking at these potential home builders and wonders about concerns they may have about locking in interest rates. Lana stated that they sold their home in Oct and since then the costs have increased, so cost is a concern. The moratorium is set to expire on August 9th but will be revisited during city council meeting on July 13th. Jon Hardman motioned to adopt the resolution as read. Kelly Barrett seconded the motion. Council approved unanimously.

Mayor Buist added that we got ourselves into a situation where we may have given too many permits because we kept a waiting list. We didn't have the numbers at that time. We wanted to approve 6 but we had 8 people who all wanted to build on the list and it put council in a difficult spot. Bob stated that we have to be very cautious moving forward as this may be our last attempt to secure additional water. We don't want someone coming in and doing a large subdivision and taking all the resource. Mayor Buist and Jon stated that in the future we put this on the developers, they need to secure water before developing. We have looked at many options over the years but at some point, we will need to link Mendon and Wellsville.

Lana Archibald asked if water will be set aside for original Mendon lots. Mayor Buist stated that there will be.

DEPUTY SUTHERLAND

Deputy Sutherland stated that with the flooding the county road department is trying to help the cities and unincorporated areas as much as they can. They are running out of resources and are prioritizing. If

individual cities are running out of sandbags the sheriff's office has some also. Mayor Buist stated that the fire department doesn't have any, but Mendon City does have some. Deputy Sutherland stated that they have their flood trailer out as well. Deputy Sutherland just wanted to touch on flooding as it is a big issue right now. Bob stated that he would like to invite Officer Powell, Animal Control Officer, to the next city council meeting. Deputy Sutherland will give him that message. Mayor Buist stated that we have May Day coming up. ATV issues come up in the spring. Deputy Sutherland stated that the biggest issue in Mendon is the speed on 100 E. They are going between 43 - 49 mph, and he recently stopped someone at 52mph. Daphne stated that the corner at 600 N 100 E is an issue also. Mayor Buist expressed gratitude for our officers and our armed forces.

BUSINESS LICENSE FEE INCREASE

P&Z has recommended the increase of annual business licenses fees from \$15 to \$25. Mayor Buist read Resolution 2017-03. Mayor Buist was in the meeting where P&Z talked about not having a grace period for the fee. Daphne stated that some business owners overlook the renewal so she suggested extra publicity. Bob motioned to accept Resolution 2013-02. Kelly asked if we need to look at different cities' prices. Mayor Buist stated that they are in tune with other cities. Kelly seconded the motion and the council approved the resolution unanimously.

ERIC DURSTELLER, CITY ENGINEER

Eric shared a thought that since there is so much water coming off the foothills, there is a way now to date the water in a water source. This is just something to consider to see if the water is 1 year old or 10 yrs. The cost is about \$300. They did a well in Beaver Dam and found good water and the water is 60 years old. Eric stated that as he has driven around town, he stated that it might be a good time to develop a storm water master plan.

KIRK TAYLOR, PUBLIC WORKS

Kirk stated that we had some ice dams on this building. We need to budget for some heat tape to take care of the problem. He will get quotes to Greg for budgeting. Kirk stated that he'd like to develop a landscape plan for this building that would minimize maintenance. There was one internment at the cemetery.

For streets, the plow truck oil pan went out and that was an expensive repair. Snow removal on the trail just got done on Monday. Storm water looks pretty good, with everything contained in the ditches. There are lots of water coming off the fields. Karole stated that there are a lot of people that are flooding.

Leslie Larsen stated that they have an issue in her neighborhood on 380 E as consequence of the Powell's development. There is a clear river running down the Powell's driveway. She has 4 sump pumps and has lost everything in the basement. Their understanding is that the Powell's should have taken care of the water and keep the water on that side of the road before they got occupancy. Jon asked if it is surface or coming up from below. Leslie stated that when it hits the Davidson's driveway, it dams and runs right into her property. There is a small culvert at the Lemons that causes another dam. This water seeps down into their home. She would like to work together and get a solution.

Eric stated that it would help to improve their approach. Jon wondered where the breakdown was for the Powell's to get occupancy. Bob stated that the swale was designed to convey water on both sides of the street south. Over time property owners have filled the swales. We told those people to put these things in place to convey the water south. The decision was that the city would renew the swales where new

property owners had purchased the property after the swales had been altered. Original property owners were asked to reinstall the original swale in front of their property. Eric stated that culverts are no use in the winter, because they clog and freeze.

Eric stated that in Sept 2015, Mendon City gave a substantial completion to the Powell's requiring them to finish the development with the Davidson's approach. Jeff is saying he did do it and John came in to fill in his approach afterward. John should have put the swale back in to specification. Eric stated that our hope and intention was to have this in place so we wouldn't have this problem.

COUNCIL REPORTS:

Jon Hardman

Jon stated that he is still looking into the urban deer hunt. There is one location in the city that would meet the 600' setback requirement, so they are waiting to hear back from DWR to see if we can include the areas surrounding the city. Jon stated that he sees there are about 20 deer in the trouble areas. His proposal would be to issue 10 permits. There is a draft ordinance available on the cloud and asked that council read through that, he would like to add a paragraph that protects people feeding domestic animals.

Jon displayed a soil map survey. GsA soil type covers much of the city; the water table is at 30 inches at this location. He stated that there are going to be years that if basements are below 30 inches there will be flooding issues because of the subsurface water level. If it is surface water, we can work together to redirect it, but when it is subsurface it is much more difficult to redirect. Another concern is that our designated commercial area, lies in the Rs soil type. This soil type is hydric soil so it qualifies as wetlands. We need to be very careful on what we allow these zones and let people know that these issues do happen. Leslie Larsen stated that the county did not allowed basements in the subdivision below the railroad tracks near Mendon Road. Jon stated that as a municipality we need to put it right on the plat map that no basements are allowed in designated areas. P&Z needs to be updated about these issues

Jon stated that the someone has come to the city offering to sell water shares from the Mendon Central System. Jon stated that we have measured the spring at 65 gal/min but we are hoping for 100 gal/min. Eric stated that with the shares we currently own it would cover 74 gal/min. Jon stated that potentially we would want to purchase more shares. If we do purchase the shares, Jon would be inclined to offer what we had paid previously for shares. Total cost would be about \$48,000.

BOB JEPSEN

Bob met with the May Day Committee. Bob stated that Jennifer Gyllenskog needs poles at the school on March 17th, Queens tea is March 18th, March 23rd Pizza Party with the court. Paul asked that all the information from May Day committees go out in the water bill on one flyer.

P&Z did have John Davidson join the commission. They are in need of another commissioner. Suggested names are Kristin Jarrett, Dave Kuntz, Kevin Wright, Earl Doolittle, Rusty Myers, and Pam Buist. We are working to get things in place for P&Z to make their job easier. Leslie Larsen stated that the county is more than willing to help.

KAROLE SORENSEN

Karole stated that she had a call from Bruce Andersen concerning benches along the trail and the need for sealing the trail. He also asked about RAPZ money. Daphne stated that council should meet and discuss

what projects funding should be sought for and all be on the same page. Paul stated that we pay for the County Trails person, he should be able to help with grants to provide assistance in planning and funding.

Justin Helms contacted Karole to give a eagle scout status. He moved the library books from Katie's house to the library. He is logging his hours and will present the completed project at a later time.

KELLY BARRETT

Street's budget is tight, but Kelly thinks we will make it to the end of the year. The Fire Department has had a lot of calls in January. Usually they have one or two per week, but they had 19 calls in January. They have been called out a lot for flooding today.

MAYOR BUIST

Mayor Buist stated that the LDS church is looking into some community service projects. The Saturday before May Day can be a community cleanup. They also are looking to have people volunteer to read with elementary students.

Mayor Buist will be starting on the budget in March. He asked council to look at budgets for next year. We will be meeting in May this year for the budget in order to consider a possible property tax increase. Jon asked if we could do a work meeting in March to talk about our main priorities. Next council meeting they will set up a time to do that. Ed asked Eric for a punch list for items needing to be addressed with the city building. Eric sent the substantial completion to Raymond's, with a listing of things that need to be fixed. Eric stated that we need to do another list. They will have a Monday meeting to talk about these items.

Karole talked about the screen in the bell tower, she asked about possibly getting ornamental work done there as it will look nicer. She will look for ideas, and it will need to be budgeted for. Mayor Buist stated that we are so happy with the building. It is really wonderful and we are grateful.

Jon motioned to adjourn the meeting with Karole seconding. The meeting adjourned at 9:53PM