

Mendon City Council Work Meeting
February 22nd, 2017
Mendon City Hall & Library
15 N Main – Mayor’s office
Meeting began at 7:00 PM

In Attendance:

Mayor: Ed Buist

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

Excused: Bob Jepsen

Public Works Director: Kirk Taylor

Public Attendance: None

Meeting was audio recorded and minutes were later transcribed.

Mayor Buist called the meeting to order. As talked about in the previous Council Meeting, Council wanted to get together and talk about priorities in their stewardship. As a preface, Mayor Buist stated that we are sitting in a wonderful project that took a lot of money, it has taken our budget down to bare bones. He will speak with Daphne and Paul about the budget; they are concerned because they are sending out checks as funds are coming in. We may have to take a little bit more out of our reserve to cover us. He wants to make sure payroll and other things are taken care of.

Two things to remember for upcoming budget. Logan will be coming on full-time. The budget meeting will be in May instead of June, because council will be considering a raise in the tax rate. We need to be prepared with some of the smaller things we need to attack. He would like to see \$10,000-15,000 to address some capital projects. We have been ignoring some things, but we are hoping to also build up the reserve again. Mayor Buist will be working on the budget in March.

First project for discussion is the trail extension on 100 N. Kirk mentioned some concerns about the water line that needs to be brought down to the school as this may need to happen prior to the trail being put in. Another concern is the upfront funds, we have to pay for it and then get reimbursed. Mayor Buist would also like to consider concrete on the north side of the square to match what we have.

Kirk stated that the new line would service Mendon Square, the school, the church and pioneer park. Currently, the church is on this line, but it needs to be extended to the other areas. The thought was to get the church off the culinary water use for outside watering. Also, there are other people on the original line, so the city would like to have its own line. Karole asked how much money would be needed to do this. Mayor Buist and Kirk stated that it would be \$15,000 to get the tie-in done, which would take the school off, but it’s going to be a while before the square is completely on because it will take time to reconfigure. This can be done later.

Kelly asked when the RAPZ tax comes in; he stated we could do the water line extension in July/Aug. Mayor Buist’s suggestion is to not apply this year and then re-evaluate next year. The trail isn’t the only interest in RAPZ money that the council needs to consider.

If the tax increase comes through it will be about a \$20,000 increase. For many years, we have put \$50,000 - \$70,000 into reserves, so one year of that savings would mean we could do some of these projects at a later time. Karole asked about the tax rate and how it works. Jon stated it has been 15 yrs since we raised it at all. Council sets a tax rate and as home values go up it decreases, so it is like putting

it back to what it was. Karole asked if we should have been doing this every 5 yrs. Council could have but have been more concerned with having to raise the water rates and couldn't hit the public with both.

Karole asked about government funds for fixing ditches and such. We have to have millions of dollars in damages to qualify for any government funding.

Kirk stated we need to replace the gazebo, he'd like to see a nice building with picnic tables. Something that looks nice and can be used for May Day. We can take some time to research on what we want, something covered and bigger. As far as the trail, we may need to look at something more substantial for clearing the trail. We spent \$700 to have the trail snow blown because it was too much for the four-wheeler plow.

NIMS training is important if we need federal aid. Council would like to arrange for this training.

Karole stated that the Cultural Heritage Board and the Watkins are planning some events. They will put together a plan and present to the city council. They have asked for a few things that can be addressed with the budget. Mayor Buist added that some have approached him concerning pickleball. A good RAPZ project would be to install a tennis court and pickleball court on the square. A great spot would be above the ballfield near left field. Kirk also stated a basketball standard could be added. Anything recreational should be considered.

Kelly stated that we do have road issues. 4th S to the Highway on 100 E needs to be fixed. COGG money is coming up and we need to put in for that. We need to have some engineering done prior. Also 1st south to 2nd south. We need to chip seal some pieces that we did last year and the year before. The trail needs to be sealed.

For storm water, council received an email from Lana Archibald concerning some issues. Down 4th north, Kelly isn't sure we should do anything with that buried pipe. It's flowing down the swale over the pipe. Kirk cut that to help the water flow. Kirk talked to Shawn Kidman about the water there. The city doesn't have the water rights to that source, it's not our water line. Greta Anderson-White finally stated that she is willing to buy the pipe for her section and Shawn is willing to do something. There are several leaks in that line and going behind Shawn's. Jon and Kirk looked at it, and it is 6" mismatched pipe and it's failing. Kirk talked to Todd Thurston and he thinks an 8" would be adequate and 12" would be better. The problem is the water coming off the highway and goes that way, so we have to compensate for additional water. Kirk's thought is to put in a box, so we can clean it out and tie it into the other line. Kirk stated that we can't just wipe our hands about it. We could put the box in and cover the cost of the box wherever the next box would go in. We would like to put in some die to see where that water goes.

Kirk also spoke with Bob DeGasser about these issues. He thinks we should reshape the swale on 100 E in front of DeGasser's and put in a box and gate. We are responsible for the water coming off the road. Kirk and Eric have made notes of concerns and Eric will put a storm plan together. Streets budget will be built up so some of these projects can be taken care of just off the budget. For pot holes, Kirk would like something that can be heated up. Kelly suggested Perma-Patch.

Fire Department is looking at a way to replace vehicles.

Jon's top priority is the well and bringing that water into the city's system. It will use the remaining money that we have with the state loan, and we will have to come up with some out of the water budget. 2nd priority is pursuing the spring source, not installing, but getting our change of use and getting forest service to agree. It may be 3yrs for us to get through the forest service. The well is a quicker solution, but the spring is gravity flow water, so it is cheaper water. The well test is going to be in April. Radio read meters is something we need to speed up also. We were doing 50 meters a year and we have installed 150. Now there is better software. Kirk would like them to come and present with what is available and the cost of the software. We need a new roof on one tank. and we are up for a tank cleaning and inspection this year.

Jon stated that with the situation on 400 N, no one has used that water from that spring. Jon is looking to determine if there is some way we can use the water, then we may consider an offer to buy it. The filing is 67 gal/min. Either they sell the water or they need to take some responsibility. Charlie Bird's trustee is the one filing on it. After talking with Eric, Jon suggests sending a letter stating that it is causing problems and you either need to sell it or take care of it. They may be happy to get out of the responsibility. Jon stated that the fact that it hasn't been used for more than 7 years puts it in forfeiter, but Jon would rather offer to buy it.

Jon stated that water pressure doesn't allow for building above the canal because of our water system. We at this point should stay below the canal with any development of water lines. Also we can't push water past Willie's Dairy. Jon doesn't see in the next 15-20 years, the city wanting to put in infrastructure to push that water, even though our annexation boundary is Maple Rise to Hwy 30. Realistically the better use of the system is looking south and above 5400 W. Kirk stated that we are required to maintain 40psi. As we start planning for the future we want to be aware of this. Jon stated that long range, we will need to tie in to Wellsville. The projects we are doing now, buy us some time. At some point, Wellsville has to do a new sewer system and we will be facing that at some point also. There is an opportunity for us to do something with Wellsville with water and sewer. We ought to start to think about this. Wellsville holds all the cards, they get nothing out of us joining other than us paying.

Jon stated that where we use irrigation ditches for storm water, and we should be willing to use the backhoe and clear those ditches, perhaps every 5 years, especially down 250 S. Irrigation companies should be expected to take care of it other years. This would be a gesture on our part for the use of the ditches for storm water.

Greg stated that the Mendon Station south east corner needs to be repaired. We need to fix the north/west side to see if we can get water from going down there. He is thinking a drain or something. Kirk stated that he doesn't know if we can stop that, there may be a clay layer. We can do something about the surface water with a French drain. We need to keep things of value off the floor.

For the new building, we need the heat tape and landscaping. We have a landscape plan which calls for bark. Kirk will get some more feedback on that. Greg added the need for a master plan for the cemetery expansion. Greg will get started on that with Eric Bowen. The building at the cemetery needs to be painted.

Kirk stated that long-term at the shop, he'd like to get that asphalted with a drainage and some bays for storage. The John Deere rep stated that we can rent the backhoe for another year for \$6500. Smaller communities are struggling because of the government buy-out policy. You have to spend \$90,000 up-

front and then after a year, John Deere buys it back. The rep is going to come up with a 5yr lease and then a buy back after the term. After the five years, they can offer a price to purchase. The lease may be as low as \$5000 per year for 5 years.

List:

Canal Irrigation Tie-In

Gazebo Replacement

Trail 100 N

Pickleball/Tennis

Roads: 100 E 400 S, 100 S, Chip Seal, Trail seal coat

Mendon Station corner, French drain

City Hall: heat tape, landscaping

Cemetery: Shop door, future asphalt, wall

Backhoe

Well, Spring Source, Radio Read Meters, Tank Roof

Cemetery Building Door, future new building

Mayor Buist stated that the projects needed to be finished this year is the canal irrigation tie-in, the road projects (which can be addressed with the budget), Mendon Station corner, heat tape, and cemetery doors and shed, backhoe, well. Jon added that the spring is at 450 gal/min. That is a 100 gal/min increase in a month. Council agreed with the priorities.

Mayor Buist would like to meet individually with each council member after next council meeting to go over each budget. We now have some priorities and will want to meet again at this time next year and prioritize again. Jon mentioned we need to fold this into a capital projects plan. The Irrigation Tie-in will be a capital project. We need a year to build up the reserve for capital projects. Karole added improvement costs for the food stand. Kirk stated that we did get some money from Rocky Mountain Power and hopefully the budget can cover some of those costs.