

Mendon City Council Meeting
June 8th, 2017
Mendon City Hall & Library
15 N Main
Meeting began at 7:00 PM

In Attendance:

Mayor: Ed Buist

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

Clerk: Teena Young

Treasurer: Daphne Carlson

Public Works Director: Kirk Taylor

Recorder: Paul Cressall

Public Attendance: Lana Archibald

Mayor Buist called the meeting to order at 7PM. Karole Sorensen led the Pledge of Allegiance with Greg Taylor giving the prayer.

Council review the May 2017 minutes and approved.

May 2017 Bills were reviewed. Jon motioned to approve the bills. Karole seconded and the bills were approved unanimously.

Public Hearing – Amendment of the current year’s budget, FY 2016-2017, with adjustments to the General Fund departments and the Capital Projects Fund

Mayor Buist closed council meeting and opened the public hearing at 7:04PM

Paul presented a spreadsheet of the department budgets and the projected totals for the end of the year. He mentioned that the spreadsheet is different than May’s bill spreadsheet, because he has added in the bills paid already in June and the wages for Kirk and Logan for the month of June. Council asked about any further costs that will be coming up before July 1st. Kirk stated that there is a radiator to replace in the truck. Barry Locke will take it in next Wednesday, he may be willing to bill in July.

Department Budgets breakdown: Administration and Attorney budget items are all ok. Engineering is under budget, Paul suggests taking out \$1300 to reallocate. Buildings: \$8600 over. Station is under budget; Paul suggests taking \$4850 and reallocating. Cemetery is also under budget; he suggests \$3850 to be reallocated. This adds up to \$10,000 that can be reallocated. Parks over by \$7100. Kirk stated that there isn’t anything else coming in. Streets is over \$9620. Fire department over \$7,495. They had a revenue of \$8600 from grants that will be put into the fire department. Sanitation is \$6,650 over. Celebrations over \$249.27. P&Z \$460 over. Building permits over by \$1410. Quality of Life over by \$43,500. Capital Projects, which is the building & mower, is over \$203,000. No Public discussion was given.

Mayor Buist closed the public hearing at 7:13PM reopening the council meeting.

Mayor Buist stated that there was money brought in by the Brick Builder donations. Paul stated that a total of \$10,000 from Engineering (\$1300), Station (\$4850), and Cemetery (\$3850) will be reallocated. Paul suggests that \$203,143 out of the general fund to allocated to the buildings (\$8600), Parks (\$7100) Streets (\$9620), Fire Dep (\$8600), Sanitation (\$6650), P&Z (\$460), Building permits (\$1410) Quality of Life (\$43,500). For a total of \$75,940 into the general fund and \$117,203 into Capital Projects.

Mayor Buist asked for a motion to amend the current year's budget 2016-2017 with the following adjustments to the General Fund and Capital projects fund: take out of Engineering \$1300, out of Station \$4850, out of Cemetery \$3850 for a total of \$10,000 to be added to and with \$203,143 of the general fund. We will allocate this money to the following: to buildings \$8600, to parks \$7100, to streets \$9620, to fire department \$8600, to sanitation \$6650, to P&Z \$460, to building permits \$1410 and to Quality of Life \$43,500. For a total of \$75,940. Total from the general fund will be \$193,143 and from that \$117,203 to capital projects. Bob motioned to approve. Greg seconded and the council approved unanimously.

Steve and Lana Archibald

Mayor Buist stated that on Tuesday we got positive results from the test well and positive results on the stream. The building moratorium needs to stay in place because we have to do things properly to get the water in the system. He is proposing to the city council to open the two permits that had expired. These permits would be the Archibald's and the Bodily's as they had previously been given permission to build. The planning and zoning meeting is next Wednesday so they would need to go to the meeting. Mayor Buist stated that there has been a lot of thought and concern over this. Jon feels comfortable with this proposal. There is a lot of work to do.

Mayor Buist stated again that we have the possibility of water, we don't have it yet. There are still things to do, and it's going to take months. There will be no line up for permits.

Jon stated that we originally approved eight homes, two of which were not able to proceed. Jon motioned to honor these two original approvals which had expired. Mayor Buist added that if either could not move forward, then it is the discretion of the city council to determine what to do with that permit. Bob added that the same parameters that were given originally should apply. If they accept, then they should move forward within a timely manner. Council agreed that the two property owners need to decide by September 1st whether they can proceed in a timely manner or not. Bob seconded the motion. Council agreed unanimously.

Mayor Buist speaking to Lana Archibald stated that they need to get on the planning and zoning agenda. Karole reiterated that it is just these two. The moratorium will be discussed again in July with a public hearing and go from there.

Interlocal Agreement for Dispatch Services

Shelly Peterson, Logan City, made us aware that this Dispatch Services agreement had expired. Mayor Buist read the letter from Shelly Peterson. There is not an increase, it is still the \$3 cost per month which is in the water bill. Jon asked for clarification as there was an overage on the Sanitation budget, Jon asked if they raised Sanitation. Paul stated that they just picked up a few more cans, with the extra homes it just went up a bit last year. The city has some dumpsters and other items that have been added in also. Mayor Buist stated that we included an increase in the next year's budget.

Mayor Buist read the agreement between Logan City Dispatch Services and Mendon City. If there is a termination to the agreement, notice must be given to Logan City 6mo prior to the beginning of their fiscal year. Karole asked when the fiscal year is, it is the same as Mendon City. The term of the agreement is for 5yrs, and shall continue in 1 year increments unless terminated. Jon motioned to approve of the agreement. Karole seconded and the council approved unanimously.

Deputy Sutherland – not in attendance

Eric Dursteler- City Engineer

Eric reported on the new well. They did a step draw down test which identifies how much the well can produce. They started at lower gallons per minute without the well level dropping. Then they increased up to 300 gal/min and the well dropped 18 inches in 6 hours. The 300 gal/min is a good amount of water. We can't declare capacity until the real well is out there. While it was pump tested, Kirk and Eric took water samples. Back in Nov the iron was 10.6 milligrams/liter (mg/L), on May 25th it was .36 mg/L and later the same day it was at .06 mg/L. It is cleaning up and these are good numbers. Nitrates in June were 3.63 mg/L so a minor increase from December. This could be from heavy precipitation. It is not necessary out of the ordinary. The Cobblestone well nitrates bounce between 10 and 11.

Eric gave the council a cost analysis for the a new well adding in the items needed to add the water to the system. The first thing will be to have DEQ involved and do a site walk. The estimate would be \$275,000 for the project. Mayor Buist stated that we should start taking steps. Bob asked about a hydrant also. Jon stated that there probably will be and some vents along the line. Eric will set up a meeting with DEQ in a few weeks. Jon stated that we need to work with the state water rights to get approval to use this as a source location so that we can draw the original water right from the three sources. With the pumping test, the Cannon's well did decrease slightly. In moving forward, we may have to discuss a mitigation element that we would allow hookup for people whom we would potentially impact. Eric stated that it isn't a major impact, but there is a potential for impact, so we should offer some sort of mitigation.

Kirk asked about the land, Mayor Buist stated that we are in discussions on that. Jon stated that as part of the report on the water right, we filed an extension for water right 25-7710 to the Division of Water Rights and they did approve that extension.

Jon stated that we had applied to change the use of the water on the maple bench spring. There were no protests received during the protest period. Bob asked if we have a time limit to develop the spring. Eric stated that once we approach the state they will have a year time. Water rights have a 7 year right before needing extension so we are alright to pursue the test well first.

Mayor Buist asked Joni to contact Paul Taylor, building inspector to let him know of the two homes that may be built that were discussed earlier.

Kirk Taylor, Public Works

Bob will be donating a freezer that will replace the one downstairs at the food stand. Kirk stated that we have pothole patching to get done. He would like to get with Kelly and do a street survey and see where we are at and what is needed.

The Cobblestone well has had issues today, he is trying to flush the line with chlorine, but the chlorine hasn't been pumping. He is working to get that repaired.

Karole stated that the Schroeder's said the refrigerator went out a week ago at the food stand. Kirk stated that we just bought a new refrigerator. They will go talk to Schroeder's about it.

Looking at the year-end budget totals, Kirk highlighted items that were extraordinary expenses. For parks, there were unforeseen emergencies that cost \$12,800, one of them was the power panel. For streets, we used twice as much salt, extended the salter wings, truck repairs and tires for the plow truck, and snow removal for the path all added up to \$15,200 of unexpected expenses.

Council Reports:

Jon Hardman

Jon stated that last month the Bureau of Reclamation was looking to increase cost of water shares. This is third hand information as Jon hasn't gotten the information directly. They are redoing the spillway. The \$7 million of the repair gets passed on to the water share owners. What is being proposed is that residential user would see their cost increase by over \$100 per acre foot. They anticipate a public meeting in July. The City shares would fall under the residential, the city has 215 acre feet. He doesn't know when this would take effect, but spillway would be installed in 2019. This would have an impact on who rents the shares from the city. Jon stated that his understanding is that city can't sell water shares because the city may need them down the road. The fee now is \$31 so that is a significant increase. Jon stated that a question would be why should residential be more than agricultural. It doesn't cost them anymore to deliver for residential or agricultural. Jon stated that if you have an opinion and own acre feet of water, you may want to attend that meeting. This would be a \$70 increase per year and would be permanent. Jon stated again that this is all 3rd hand information. There will be a chance for public comment.

Jon added that the Deep Canyon Spring was split this week, we have benefited from having full share since April. The total amount came to 650 gal/min which last year in May it was 350. That is why we are seeing a generous benefit from the snowpack. The water split is 325 gal/min to the irrigation company and the city. Since the city has benefitted in the past two months, currently, it is at around 300 gal/min to the city. We will monitor that for a bit. We don't go up weekly or monthly so what happens is what goes to irrigation slowly diminishes over the summer; what goes to the city is constant. The high flow is another reason why allowing the two homes is reasonable.

Bob asked about the tank repair and how to cover costs. Jon stated that right now the city has always charged more than what the irrigation company charges for the secondary water the city rents out. The extra has gone into general fund intended for storm water, if we want to change that allocation we can. The state will do an assessment of the tank and let us know how it is.

Bob Jepsen

Bob expressed gratitude to council as he has been taking care of his wife recently and missed out on May Day. Planning and Zoning will be going forward with the development with Top Job. We are allowing for them to have their business up and running and have allowed for them to drill a well. The purpose and intent is to see as that gets developed that all utilities are established in that area. The next person to develop commercial property wouldn't be allowed to continue to just drill a well in the future as that area is being developed. P&Z is working to clean up some ordinances and Josh Runhaar is helping; this is ongoing. We have a good group of people, and we should have tools in place to help this group. The codifying of the code will help. We will begin the process to Codify in July. This will be a great benefit to us and to the public. Jon stated that he provided contact information to Top Job for the departments at the state that they need to contact; so that they do have that information.

Greg Taylor

Greg stated that the mosquito abatement has begun. Our biggest concern is for the celebrations. They will be careful of those who have bees and who have submitted application for a no spray zone. There is going to be a lot of mosquitoes because of the water.

Eric mentioned last month about a grant that could be looked at for a generator for this building. Greg will try to get that process moving along. Mayor Buist stated that we hopefully can do some weather tape and see what costs are for the antenna and radio. The city would like to find someone to be the city liaison that could check in on the HAM Radio and be the city specialist. Eric stated that the grants include anything communication related. Kirk stated that Brent Linford put a generator into the fire department.

Karole Sorensen

Karole asked about the youth selling candy on the square. Greg Schroeder is against it as he thinks it is competition and takes away from his sells. The Hunsaker's are supposed to get Karole a list of what they are selling. Mayor Buist and council agreed that they should take Greg's concern under advisement and not allow other sells.

Mayor Buist stated that there are still a load of books upstairs. Karole will advise Katie that those need to be moved. Karole has been spending money to make prints for the displays, she will submit receipts.

Kelly Barrett

Streets have been addressed. Nothing from the fire department or youth council. Karole asked about getting signs for restricting air-breaks that can be put up on HWY 23. Kelly stated that the process is to contact the region graphic engineer and request them. Kelly will check on that. Bob also agrees this is needed. Kelly stated that it would be good to have a letter from the Mayor.

Mayor Buist

Mayor Buist asked about Youth Council and whether there is enough help. Greg stated that she has good help with Amber and Dana Myers. Mayor Buist stated that he would like the youth council and city council to participate in the parade again. The suggestion for the water sprayed from the fire department being limited to one block during the parade worked well last year.

Mayor Buist was thinking about council assignment changes but will be discussed after the end of the fiscal year. Mayor Buist spoke with Amber and he is concerned about the restrooms in the city building during the celebrations. These bathrooms will be locked and closed to the public and portable restrooms will be provided. The office will be open for public for a bit during the celebrations.

Mayor Buist stated that Forest Service contacted Daphne about the bike trail as trails are going into the Forest Service land. If anyone is getting off the city property and onto private property or forest service it is a problem. Daphne has given the Forest Service Wayne Wheeler's phone number as he is the one who proposed the trail. A map will be put on the website. Jon stated that some signage would be helpful also.

Jon motioned to adjourn. Kelly seconded the motion and the meeting adjourned at 8:34PM