

Mendon City Council Meeting
August 9th, 2018
Mendon City Hall & Library
15 N Main
Meeting began at 7:00 PM

In Attendance:

Mayor: Ed Buist

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

Clerk: Teena Young

Treasurer: Daphne Carlson

Recorder: Paul Cressall

Public Works: Kirk Taylor

Excused: Greg Taylor, Kelly Barrett

Attendance: Deputy Casey Sutherland, Eric Dursteler, Bob DeGasser, Rachelle Miller, Tonya Romney, Gary Romney, Karina Brown, Joshua Velazquez, Karina Brown, Nikki Oswald, Brecken Oswald

Mayor Buist called the meeting to order at 7:00 PM. Daphne Carlson led the Pledge of Allegiance with Paul Cressall saying the prayer.

Council approved the July 2018 minutes.

Council reviewed the July 2018 bills. Jon motioned to approve of the bills as presented, Karole seconded, and the bills were approved unanimously.

Deputy Sutherland

Deputy Sutherland has been with Mendon City for seven years, this will be his last meeting. Deputy Clark will be taking over. He looked at last month's notes, he asked that the city inform them on the updated winter parking policy. We will send the winter parking information to Deputy Clark. The Sheriff's department will also be involved in the urban deer hunt. Mayor Buist and council thanked Deputy Sutherland for his service to Mendon.

Youth Council

No youth council representatives.

Brecken Oswald, Eagle Scout Project Proposal

Brecken would like to build a musical play area for the park. It would be placed in the southeast corner of the playground at the park. He would take fliers and put posters up to get donations, and he would like to get it finished by the second week in September. He is not sure on the total cost; he is planning to build it himself. Kirk is ok with the location. Jon stated that there are some similar structures at Willow Park. A bit of a concern would be noise at night. Bob's concern is vandalism. Brecken and his family would be able to upkeep the structure. Karole likes the idea, anything to get the kids out and exposed to music is good. Kirk recommended redwood or Trex, and the posts would have to be cemented. Mayor Buist asked that Brecken get some pricing and work with Karole and Kirk. They will look at how much the city could put into it, within reason. Mayor Buist stated that there are concerns about chemicals in pressure treated wood, so he doesn't recommend that material. Karole also asked that the corners be smoothed. Brecken will be working with Karole and Kirk moving forward.

Karina Brown – Candidate for Utah House District 5

Karina stated that she was happy to participate in the parade and with a booth at the 24th celebration. This is her last stop on the city council visits. She wanted to thank those who serve in the community. She is the Democratic candidate for House District 5. She became interested in politics as she was involved in supporting a health initiative when her mother was ill and learned that her voice and everyone’s voice matters. Karina is the mother of four, and she has been a county and state delegate for the democratic caucus. She was also accepted into the FBI citizens academy recently. Josh Vasquez is the high school intern for her campaign and is a resident of Mendon. Karina stated that there is a town hall in August with Senator Hillard, and on Sept 19th there is a suicide awareness meeting that may interest the community members. Mayor Buist appreciates her coming and council wishes her the best.

Public Hearing Ordinance of Annexation – Fletcher Annexation

City council meeting closed, and the public hearing opened at 7:30 PM.

The planning and zoning recommended annexation. The city council approved the annexation by resolution and the 45-day protest period has passed.

No public comment.

Public hearing closed at 7:32PM, re-opening council meeting

Mayor Buist read Ordinance 2018-12 Fletcher Annexation. Bob motioned to approve the annexation. Karole seconded, and the council voted in favor.

Public Hearing -Temporary Land Use and Development Regulation (Moratorium)

City council meeting closed, and the public hearing opened at 7:36 PM.

Mayor Buist stated that in 2009 one of our main wells was found to have nitrates, and we have been in a constant hunt for water. It is a challenge in our location to find water. We did drill a well in 2010 and the water was full of arsenic. We have drilled 3-4 test wells and struggled to find water. We were able to find one well up cobblestone, however it doesn’t provide enough, so we are in that process again. We have found water in a test well south of town. We are waiting for the state to give the go ahead. The most recent moratorium has been in place for a few years. The last one was extended for 2 months, but we need to extend again to the 12th of October.

Bob Degasser stated that he has been waiting for a building permit for a family member. He is frustrated, and he wants to start as there is a lot of money on the line. He is wondering if it would help to have a resident call the state and put some pressure on them. He feels like they are giving us the run around. Jon’s feeling is that this is close, the state engineer has everything, there are some clarifications needed and that information was submitted a few weeks ago. Cache County is a closed aquifer for water, there are calculations to show that we won’t over use the water we are allocated. Jon has been in touch with Will Atkin; he feels like a decision is close. Jon stated that the council can lift the moratorium at any time. If the permit comes through, we do have a well driller ready. The city council could take the risk of going ahead without the approval, but his feeling is that this will be resolved sooner than later. If we get the pump test to show us good quality water and a good amount, then we can lift the moratorium.

Mayor Buist agrees that we have been on this roller coaster before, so we are very conservative. We want to make sure we have what we saw in the test well.

Eric stated that the state and regional engineer have been back and forth on calculations. The last indication is that it is balanced now, and he sees that we are close. Jon stated that we are the 2nd driest state; the state engineer has got to make sure there's water for everybody.

Bob Degasser stated that we may have 2 more weeks of secondary, and then the culinary will be drawn down. Karina stated that she was invited to the Utah Rivers Council where it was discussed that Utah has some of the highest water usage rates in the country. Their website has ways to conserve water as consumers. Jon added that Cache Water District is looking at conservation as a top priority, also.

No further public comments.

The public hearing was closed at 7:53pm.

Bob commented that a lot of the development is on the east side of the valley as their water sources are much more available. We are doing what we can to keep Mendon independent. Bob stated that dense housing keeps being brought up, but we have a lot of issues against that, water being one. Mayor reiterated and agreed that we are wanting to keep independent of other cities.

Mayor Buist read 2018-13 Temporary Land Use Moratorium Extension. Jon motioned to adopt the resolution as read. Bob seconded, and the council voted in favor of the resolution.

Public Hearing - Amendment of Agricultural Zone

City council meeting closed, public hearing opened at 8:04 PM.

Mayor read the amendments proposed by the planning commission. Jon stated that when larger agricultural lots don't have secondary water, the lots get grazed off and then covered with weeds. By holding them to a requirement to have secondary water, this hopefully enables the owners to manage those parcels. Many of these properties are above the canal. Since we are on septic tanks and there are water sources in these areas, we want to have these agricultural less-condensed areas. Bob asked about using the canal water above the canal. Jon stated that for now, they do not allow pumping the water above the canal.

The public hearing was closed at 8:09PM.

Karole read Ordinance 2018-14 Amendment to the Agricultural Zone. Jon motioned to adopt the ordinance as read. Bob seconded, and the council approved unanimously.

Prohibiting Private wells

Eric Dursteler stated that we have added provisions to the proposed policy to clarify the state requirements for shallow wells. These changes are putting us more in-line with the state requirements. The changes clarify the "domestic use".

Eric Dursteler, City Engineer

The Gateway project will start September 4th; we will issue a notice to proceed as soon as we get the contract back. It will be a two-week project. The 2018 COG funding application is in, and the presentation is on the 30th. It will be for a 2019 project. Bob asked about storm water on 400 N. We did begin the process to repurpose some funds, but it was suggested to put that on hold until this 2018 application is processed. Mayor Buist stated that where that wasn't proposed initially, it's bringing it around a back door, so we are looking at another avenue. Mayor Buist stated Kirk had mentioned to him that Deep Canyon Road would be another good project for this type of funding.

Kirk Taylor, Public Works Director

The 300 N storm water project will require 36” squash pipe and a headwall all the way from the top. One of the culverts will remain the irrigation company’s. The other one will divert water into the storm drain that continues south and captures runoff along the way. They will reshape the swale. Todd Thurston will do a lot of the work on that project, it will be the middle of next week.

Our springs dropped to 224-gal min, we started at 231. Our booster station well has dropped. Cobble stone well stays steady. Nitrates for Cobblestone were at 9.67 before the blend and in the 5’s after the blend. That’s where we like to keep it. Kirk is not comfortable with the booster station well because the recovery has not been good over the years.

Jon stated that Kirk Lindley asked about an invoice for the work that was done with the canal. Daphne stated that we sent that in; she will check on that.

Rachelle Miller is here on behalf of Debbie and Randy Plagmann who own the trailer court. Rachelle’s sister and husband wanted to move a 5th wheel trailer into the trailer court. Paul Taylor told them that it wasn’t zoned for RVs. Council stated that they would need to address planning and zoning. The next P&Z meeting is September 12th. They wanted to move it there in a long-term basis. Bob stated that if they want to change their operation at the trailer court, they need to come to P&Z.

Council Reports

Bob Jepsen

Bob asked that a meeting at the cemetery be moved to Wednesday Aug 22, at 6pm. Jon stated that something that is going to complicate this is that the Wellsville-Mendon Canal is not allowing pumping of water above the canal. Wherever this goes, we won’t be able to use the canal water. Bob stated that we have to have water and need to know what the options are.

Bob stated that P&Z is doing a great at reviewing zoning ordinances. They are needing another council member. Gail Taylor will be replacing Jill Pack as the P&Z secretary.

An issue at the celebrations was the drones flying during the fireworks. As far as the wet-zone, it could be moved to the end of the parade to open the area for sitting. The celebration was a great event.

Greg Taylor

Not in attendance

Karole Sorensen

Karole read an email from Dayton Crites, County Trails, about the passing of a colleague. She sent condolences from the city council. The library seems to be going well. We had a lot of good comments about the program during the 24th. They did get some funds for the library.

Kelly Barrett

Not in attendance

Jon Hardman

The potential cutoff for the canal is August 20th. There is a combination of the dry weather and big users at the front. He doesn’t think it’s worth raising the issue this year, but we may need to raise the issue.

The Cache Water District will be meeting with councils. There has always been the consideration of having to bring water from Wellsville to Mendon. If that is still something that needs to be monitored, then that may be something to have the district looking at this issue. Providence has had some similar issues and wanted to have a way for communities to have emergency agreements in place. They are also working with cities to develop secondary water sources for parcel owners who don't have access. They are looking for ideas on how the district can work with the communities.

Mayor Ed Buist

Mayor Buist stated that we need to maintain the building, he is going to ask that Eric and Kirk to walk through the building and make notes of things that need attention. We don't want to wait until there are a lot of repairs. The lighting has been installed for the flag outside this building.

Jon motioned to adjourn. Bob seconded, and the meeting adjourned at 9:03pm.