

MENDON CITY COUNCIL MEETING
THURSDAY, OCTOBER 12, 2019
AT THE MENDON CITY HALL
15 N MAIN

In Attendance:

Mayor: Ed Buist

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

Clerk: Camille Randall

Recorder: Paul Cressall

Public Works: Kirk Taylor

Engineer: Eric Dursteler

Excused: Bob Jepsen

Public Attendance: Ian Nemelka, Wayne Wheeler, Kirk Talor, Gail Taylor, Paul Cressall, Wendi Hassan, Megan Ingleby

Minutes:

Mayor Buist called the meeting to order at 6:05 PM . Kelly Barrett led the Pledge of Allegiance with Mayor Buist giving the prayer.

Approval of Minutes- Mayor Buist asked if council had a chance to look at minutes and called for the approval of minutes. Minutes were approved for September.

Approval of Bills- Karole motioned to accept bills. Greg Taylor seconded. All approved.

Deputy Clark said that he's off graveyard. He does not have any specifics. Mayor Buist said October is coming up. Mayor Buist asked how many officers are on shift during Halloween. Mayor Buist said that he was grateful for Dept. Clark's help during July. He's noticed a lot of speeding by the school. Mayor Buist received a complaint about a speeder by the school. He said that many speeders may be staff at the school. Greg said the youth council will have Zombie wars on the town square next Wednesday night.

Megan Ingleby – CAPSA – Domestic Violence Awareness Month (CAPSA services) – Megan stated October is domestic violence awareness month. CAPSA is domestic violence, rape recovery center. They are equipped with counselors. Everything is free and confidential. Domestic violence is more prevalent than people realize. In 2018 they sheltered many victims of domestic violence. Megan asked if they can leave pamphlets to make people aware of their services. They'd like to set up education for city employees to be aware of signs of domestic violence. Mayor Buist said yes to all three requests. Megan can get information to city clerk to pass on important information to citizens of Mendon.

Wendi Hassan – Cache Celebration of Womens' Suffrage 2020 – It is the women's voting anniversary this year. Utah was the first state to allow women to vote. The first women's vote was passed on Valentines day in 1870. There are many events happening: USU declared it the year of the woman this year. She had many suggestions to for cities to celebrate and ways to encourage women and minorities to vote. Wendi provided pamphlets and appreciates Mendon's support of this anniversary.

Wayne Wheeler – Proposal of Yurt near Deep Canyon Trail Head – Wayne would like to put a Yurt on city property up by the Deep Canyon trail head. He would like to rent the yurt out to people. He would like to do special nights for the scouts. Greg Taylor wondered where he'd like to put it. Wayne thought about near the trailhead or near the lower field. Wayne would insure the Yurt. He would pay a portion of the profits to city. Daphne Carlson researched with the insurance company. Insurance company won't allow wood burning stove

or propane. Kelly Barrett asked where the liability is. Mendon would be liable in case of a problem because it would be on city property. Mayor Buist asked for other thoughts. Jon Hardman was concerned about the restroom situation. Wayne would have an outhouse. The trail has been getting use. Wayne said there is RAPS money available to be used to create a lower parking lot. Daphne Carlson said that the money must be claimed by January. Wayne has used 1/3 of the \$12,000. So there is quite a bit left to go toward a parking lot. It would be good to do it before snow flies. Wayne is happy to help with the lower parking lot in any way. Jon Hardman wondered if we could extend anything to the south. Wayne said going south increases traffic and increased the amount of dirt work (excavating). Kelly Barrett said Rich county sprays roads with brine or sodium chloride that allows roads to be sprayed. The dust issue can be brought up with Cache County. Kirk Taylor said it needs to be done from about 6000 West on to help with dust. Kirk Taylor likes the idea to do something on the upper to avoid not knowing where you can park (up or down). Wayne's other thought process was that in winter sometimes people will block off some roads. Wayne has just been collecting garbage while he's up there. There are currently no restrooms. Mayor Buist said that due to the insurance and liability issue Mendon cannot make a Yurt work.

Setting of Wages for City Building Custodian – Greg Taylor stated that Amber quit her job cleaning buildings. He posted the job and interviewed and hired Mariah Harris. She has been trained. We need to figure out a pay rate. Greg Taylor suggests \$9/hour. Mayor Buist suggests that we start at \$9 and then we can set wages again in June. Greg Taylor said that it is a hard job. Paul Cressall noted that it was above minimum wage. Kelly Barrett asked what Kirks's helpers get paid. They get paid \$7.50 per hour. Jaron is paid \$9. Kelly Barrett wants to keep her pay in line with what Kirk's assistants are being paid. Jon Hardman agreed to start at \$9 and then re-evaluate in June. Mayor Buist entertained a motion. Greg Taylor made a motion to pay our cleaning person \$9. Karole Sorensen seconded. All council members were in favor.

Eric is at the CCOG meeting.

Ordinance 2019-06 Adopting the Mendon City Annexation Policy Plan – Mayor Buist read section D:

ANNEXATION AGREEMENT. An Annexation Agreement will be prepared between the City, owners of protected open space and cultivated ground, and future developers, outlining specific circumstances relating to water, sewer, streets, stormwater, electricity, telecommunications, fiber optic/broadband, and other specific improvements prior to annexation approval. Water rights, shares or filings of the type and quantity acceptable to the City, that can be utilized for underground water rights (culinary) may be required to be conveyed to the City as a condition of development, subdivision approval or issuance of a building permit on the property annexed in the city limits of Mendon. In addition, other water rights, shares, or filings suitable for secondary water (irrigation) systems that will be directly connected to the culinary water system may be required also. It is the intent that the land annexed to the City be accompanied by water rights, shares or holdings where they exist in order to sufficiently accommodate the needs of the existing and potential occupants of said land when development occurs.

Council Discussion on Ordinance Adopting the Mendon City Annexation Policy Plan . Mayor Buist entertained a motion. Jon Hardman made a motion to approve annexation plan. Kelly Barrett seconded. All council members were in favor.

Porter Shed on Mendon City Property – Update and Follow Up – Mayor Buist stated that he and Kirk Taylor had talked. Mike called Mayor Buist and apologized. He's asked for more time to comply. Mike was the one who called the Mayor. Mike was shocked at receiving the letter. They had a good conversation and they are still working to take care of the issue. Kelly Barrett said council's intent was and is to simply address

the problem (they're not out for blood). Jon Hardman would still like a date established to make sure the issue is taken care of. Mayor Buist asked Kirk Taylor to keep an eye on it. Mayor Buist will call to make sure there is a date established. Gail Taylor asked if he needs a building permit to move the shed. Mayor Buist said yes he does need a building permit. It is Mike's intent to move it on to his property.

Daphne Carlson mentioned that we may need demolition permits for Lisa Bird's property. Mayor Buist said Mendon doesn't have a demolition permit. Karole Sorensen asked if we need to implement a demolition permit for Mendon City. Mayor Buist said Mendon needs to get it on our agenda. It needs to watch for gas, water, electricity, etc. Gail Taylor said that they were going to have to come back to city council. Karole Sorensen was worried about asbestos contamination in the dust from demolition. Paul Cressall said if they are working with abandoned houses it definitely impacts Mendon. The property owners currently have approval from P&Z for one house. Kelly Barrett asked if they will do a lot split, in which case you can force a meter. Paul Cressall said it is a meter that has been on the count. Kirk Taylor said the service line goes through the middle of the lot. Kelly Barrett said that they will have to address water issues when they split the lot to avoid more expenses later in the process. Mayor Buist and Gail Taylor will discuss this with Bob Jepsen in a future meeting. Karole Sorensen would like to see what demolition policies that other communities have. Kirk Taylor notes that we don't want to service a home through someone else's property.

Abandoned, Wrecked, Junked, and Dismantled Vehicles - Mayor Buist said that we sent out 5 letters. Four addressed city right on way issues. The other was the residence with many vehicles. The friend will move them by Nov. 4. One issue is a hardship case and the last there may not be an excuse.

Kirk Taylor, Public Works Director

Sam Fannesbeck is looking for an eagle project. He is going to plant plants around the food stand that will survive in the shade. Mayor Buist wondered if we can add trimming the tree on the west side. The tree keeps people from hearing. Sam would be willing to take out dead limbs and shrubs. Mayor Buist is in favor of the project. Karole Sorensen said it sounds great and that Sam should take before and after pictures. Sam would like to start in the next few weeks. Council approved of the project.

Kirk Taylor stated that he was going to do a planter area at the Mendon station on the south side. He noted the landscaping that was done may have covered a row of brick. We need to waterproof all around the Mendon Station. We had one internment – Curtis Hardman. We will blow out the water lines shortly. On the day of service some of the day of service projects got rained out so they had to do them later. He's grateful for those eagle scout projects that have been completed. The full-time fire fighters have been flushing fire hydrants. Next week there are two water service leaks that will need to be taken care of. The Mendon Station is scheduled for maintenance from Oct. 28 to Nov. 14. Mayor Buist stated that we need to be more hard lined on our policy of renting to residents for a non-resident. We currently require water bill number. Maybe we should charge extra if we find out that a non-resident abuses this policy. Mayor Buist asked Greg Taylor and Camille Randall to review policy.

Bob Jepsen – Gail Taylor reported in place of Bob. The Lake's property has a huge out shed. Jenny Johnson put in a huge 2 story out building without building permits. The shed has never been inspected. The home was sold to the Lakes. The finished the outbuilding is now an apartment/shed (2 bedroom 1 bath apartment). The Lakes do not live at the house. They have the renters rent out the shed. Cindy want to rent the out building. Gail Taylor said told Cindy Lake that their out building was already a source of conversation. The building was not legal to be used in the capacity that it was. She could come before planning and zoning but it would not be approved. Paul Taylor said the building needs to be demolished. Kevin Wright (a P&Z board member) has agony over this. Cindy Lake and family at some point were living in an RV on the property as well. They now have another home. Cindy said if it was something that couldn't be approved that she would continue to do what they want until they received a cease and desist letter. Many council members were unaware of these circumstances. The concern is that the Lakes plan to sell the property in the future. Kelly Barrett asked why tear it down. Mayor Buist said it is a secondary resident on a single property. Mayor Buist said that the

building could be kept, but apartment/living quarters should not be allowed. There are questions about septic tank capacity and only one water meter being used for two residences. Planning and Zoning did approve a level II permit for taxidermy. Kelly Barrett noted that when there is a change of use, they should have gone before planning and zoning and they didn't do that. Mayor Buist and Council asked Gail to get with attorney to draft a letter. The building needs to be put back to an accessory building, but it cannot have the features that make it an apartment. Kelly Barrett suggested they pay for a permit and require a post inspection. Daphne Carlson suggested a penalty to deter others from following protocol regarding out buildings.

Eric Dursteler, City Engineer – CCOG went well. Jim wanted to make sure we had a pavement section identified in the plans. We are ready to move forward. They showed what Mendon had done in the past. Eric applied for funding. Jim asked about a master transportation plan in place. With those applications we should have money coming to the city. We are working on the mapping for the general plan and get that wrapped up. Jon and Eric sat down to address the plan. He talked to Lori on Tuesday. He gave September minutes to address road issues there. Eric has some letters to CCOG to get those letters sent off which will bring in \$400,000. Jon Hardman asked if he would share their discussion on water impact fee. There was hesitation on how to approach impact fee analysis and how far back we can make it retroactive. We will take the work that we began in 2013 and then press forward on those fees. Prior to that time it is hard to justify costs and impacts. Jon Hardman said the important thing to realize that all the prior stuff got us back to where we lost the well in the first place. All the work just got us back to where we were. Jon Hardman said that there is the potential for another tank. All this will show in the impact fee. In November/December separate well projects and cemetery. These bids all have to go out in February. If we are funded for the LTAP, we'll get started on that too. We are hoping for a better year cost wise. Kelly asked if they are giving preference for seal coats. Josh wants to separate those out.

Greg Taylor – During building shutdown we will redo the floors as well. They'll give suggestions on what we need to do. It will not have the hand-scraped look. They will sand, stain, and re-finish. Greg Taylor noted we have our urban deer hunt. Someone has permission to do that. Karole Sorensen said there were two dead deer on the road today. Becky Taylor has had a hard time getting youth council organized. She's doing what she can. Karole Sorensen said Becky is doing a great job. Zombie war is next Wednesday. Mayor Buist asked for a text to remind him to show up at zombie wars.

Karole Sorensen – Karole Sorensen thanked Kirk for his efforts. Bruce Anderson wanted to get on the agenda to talk about trails. Karole noted one of our librarians will be leaving. The job has been posted and they are in the process of doing interviews. Council would like to tell Maren thank you. She's brought a lot to Mendon Library. Mayor Buist said, speaking of trails, he wondered if they want to form a new trails group. Karole's thoughts were that the new group should be determined by the new council member.

Kelly Barrett - Kelly asked how property tax works in Mendon. Daphne Carlson said very little property taxes come back to Mendon. Kelly note Cache county gave us all of Deep canyon road now. Jon Hardman noted that 6400 to 6800 is all Mendon. Further down is 50/50. Mayor Buist would like our officer to come watch for speeding violation in the evenings on Deep Canyon road. Kelly Barrett stated that state law sets speed limits to be appropriate for the driving conditions and surroundings. Kelly Barrett recommended a speed study on that road to see if 25 mph is appropriate. Kelly Barrett suggests that we annex the Bishops home and the new Buist home as well. Kelly Barrett also recommends annexing cobblestone so we can get benefit of having them in our community. Daphne Carlson wondered if we need to supply water up there. We cannot force an annex. People must request annexation. Kirk Taylor noted Mendon only plows to the shop. Kirk Taylor said 26th south we own halfway down. Eric Dursteler said Jerry Martin called and Jaggies sold and new neighbor wants to extend storm water into their yard. Mayor Buist said they'd have to get together as a group and re-sign. Kelly Barrett said that we are starting to have pavement issues on Deep Canyon, which made him

think of annexing. Kirk Taylor would like to sit down with Joel and plan out the re-chip. Perhaps Mendon could reimburse them for their efforts. Half of Deep Canyon road is Mendon's and half is the county's.

Mayor Buist wanted to let Maren know that they appreciated the effort Maren has made in the Mendon City Library. On behalf of the council and Mendon City he said thank you and good luck.

Jon Hardman – Jon thanked Gail Taylor, Camille Randall and Daphne Carlson for coordinating the P&Z Public input workshop. Wellsville Irrigation Co. is looking to pressurize the canal system. To get funds to do this they are looking to get federal dollars from NRCS. They said that they can't do stuff on a federal canal. They may choose to privatize the canal system. The bureau would still have water rights, but the canal would be private. This is something to be aware of. Through NRCS there are federal funds available then we can pipe these systems and it would be put into a pipeline. A benefit would be that it would lengthen the amount of time we could water. On the downside Mendon relies on the canal as a storm water system. Jon would like an overflow system to dump before it ever got to Mendon that would take it directly to the river to reduce the flooding hazard. Federal moneys don't cover 100% of the cost. Piping is only covered at 80-90% We could all see our water fees increase. Karole Sorensen asked the time frame. Jon Hardman said 1-2 years. Kelly Barrett asked about work at the dam. Jon Hardman said it is the spill way. They had designed it with a lot of bells and whistles and the cost was too high. Currently they are looking to do something with the existing spill way. Kirk Taylor asked if they pressurize the line he asked if the line can be set further down so the canal can be used for stormwater. Jon thinks they will put piping directly in the canal. Jon Hardman said that he approached Kurt Pinder to plant the Mendon property up by Deep Canyon for our turkey project. We have a huge weed project. Jon approached Kurt to leave two drill widths of grain and get weeds under control. Jon Hardman agreed not to charge him for a couple years. Kurt can't do anything with the lower portion until next spring.

Mayor Ed Buist – We have a staff Christmas party on Dec 13 at 6:30. Ed got an email from Mayor Miller. They are having a meeting with Rod Hammer on the 22nd at the Hyrum city offices at 7:30. The ambulance services in Logan City are opting out of supplying ambulance service to the rest of the county in 16 months. The meeting is to figure out ambulance services for Mendon. The meeting is on Oct. 22. Ed will take Bob and one other council member. Mendon City is blessed with what we have from the Fire Department. Providence had to double their taxes to pay for fire coverage. Karole Sorensen said she would like to go. Jon and Greg will get on an email trail to see who will attend this meeting.

Daphne Carlson said Mandy Powell asked if she needs a business license for teaching swimming. Mayor Buist said yes she needs a business license.

Mayor Buist entertained a motion to adjourn. Karole Sorenson made a motion. Greg Taylor seconded. All were in favor. Meeting adjourned at 8:34 PM.