

Mendon City Council Meeting
October 12th, 2017
Mendon City Hall & Library
15 N Main
Meeting began at 7:00 PM

In Attendance:

Mayor: Ed Buist

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

Excused: Kirk Taylor, Greg Taylor

Clerk: Teena Young

Treasurer: Daphne Carlson

Recorder: Paul Cressall

Attendance: Joni Endicott, Deputy Sutherland, Deputy Chesnut, Teri Miles, Paul Taylor

Mayor Buist called the meeting to order at 7PM. Karole Sorensen led the Pledge of Allegiance with Bob Jepsen saying the prayer.

Council approved the September minutes. Council reviewed the bills for September 2017. Bob Jepsen motioned to approve of the bills. Karole seconded, and the bills were approved.

Deputy Sutherland

The Sheriff's office has provided two deputy liaisons for the city of Mendon. Deputy Sutherland stated that they dealt with trespassing along the canal. The issue has been addressed and dealt with. With Mendon Road opening there are issues there. The average speed on 100 E is about 40mph. Bob asked about looking into a solar powered speed limit sign that would give a reading of current speed. Is there a trend for a different behavior with those signs? Deputy Sutherland stated that in some areas the sign slows people down, and it especially helps if it is the flashing kind. Bob would present to council that the city look into the cost of one of these signs. Karole asked if there were an option to rent one. Jon remembers a discussion on it and that they are quite expensive. Bob will get some numbers for council on those costs. Mayor Buist thanked Deputy Sutherland.

Deputy Chesnut

Deputy Chesnut introduced himself. He lives in Wellsville and passes through Mendon quite a bit. He has been with the department for two years. Jon asked that both deputies be aware that Mendon City is moving forward for an urban deer hunt. We are allowing archery, muzzleloader, or shotgun. Mayor Buist invited them to stay for further discussion on the hunt later in the meeting.

Mayor Buist closed the public meeting at 7:12PM and opened the public hearing.

Public Hearing – Commercial/Light Industrial Submittal Plan Checklist

Mayor Buist stated that the City Engineer, Eric Dursteler, and Building Inspector, Paul Taylor, worked on the checklist, which will require developers to provide a commercial/light industrial checklist when applying for a commercial or light industrial building permit. Eric stated that this is an extensive checklist and it will not fit all applications but most of them. Stamps from a Utah licensed engineer are required on plans. Bob thanked all those involved. We are trying to do what is in the best interest of businesses and the city.

Mayor Buist asked Paul Taylor if this checklist fits our needs. Paul said yes, as it gives the person applying an idea of what they need to plan for. The Planning Commission may need their own checklist to make sure the zoning ordinances are being met. This proposed checklist will be used after P&Z approval, when the business owner is ready to apply for a permit to build. Bob stated that P&Z makes sure they meet the zoning ordinances.

Eric stated that when an applicant comes into P&Z, we will give them the checklist. Paul T stated that perhaps someone from P&Z should be involved through this checklist and permitting process also. Mayor Buist stated that P&Z is wanting to be more involved with these types of things and is supportive of that. Paul T stated that we don't have a city planner, so one of the planning commissioners could be involved. They try to do the review within a two-week period. Jon asked about whether city council gets involved. Paul stated that the only time city council would need to be involved would be if a water line would need to be extended or if the applicant has a problem with something required. Otherwise city council wouldn't need to be involve at this point. City Council will see plans after they are all completed.

Teri Miles asked about if this is for the zoning regulations. Mayor Buist stated that this is for people to know what is needed up front when applying to build a commercial building. Teri stated that it is good. Paul T stated that architects know these items are required.

No further public comment.

Mayor Buist closed the public hearing at 7:29 PM, opening the public meeting.

Council discussion – Commercial/Light Industrial Plan Submittal Checklist

Motion to approve Ordinance 2017-09 given by Jon. Kelly seconded the motion, and council approved of the ordinance adopting the Commercial/Light Industrial Plan Submittal Checklist.

Top Job Revised Site Plan – Teri Miles

Bob asked if the generator is gas or diesel. Teri thought it was diesel and it would be mostly used for when they are welding. The plan is that it be used primarily during the day hours.

Karole asked if there is any plan for when the trees would be planted. Teri stated that they already met with the engineering firm and were told they probably didn't want to build this fall. They hope to do it in the spring. She is not sure but the thought is to do it all as one project. Based on how things have gone, they really need their space and to not be spread out all over the valley. It causes a lot of waste, so they are motivated.

Planning and Zoning recommended approval of the revised site plan. Jon motioned to approve the Top Job Revised Site Plan. Bob seconded, and the council approved unanimously.

Urban Deer Hunt

Jon stated that the application has been submitted to DWR for an urban deer hunt. It will be archery, black powder, and shotgun. The reason that the deputies need to be aware is because DWR has allowed that a shot be closer to a structure, if they have a permit and permission from the property owner. We will issue 20 deer permits, either doe or buck can be harvested. If the application is accepted by DWR, we will let the officers know. We are looking to see if it has to be just in city limits or if there is a buffer area in the county. Channing Howard is the DWR representative. The permits will be issued to those who already have a deer permit and didn't harvest an animal during the regular hunt. Deputy Sutherland stated that a problem would be a hunter who claims to have a letter but doesn't have it with them. Jon stated

that at that point they should enforce the regulation because it is necessary that they have the letter and the city permit with them.

Council asked about the turkeys. DWR has brought in traps in the past and we can have them continue to do that. Mayor Buist will keep the deputies updated on the urban hunt.

Eric Dursteler, City Engineer

Eric gave Mayor Buist the work releases for the well and the pipeline. Eric stated that the hope is to bid the well drilling out in February. Our plan is to do a 20x20 approach and to have that fenced in concrete. Bob asked if there is a concern to maintain a temperature. Eric stated that there will be a control panel that has a heater; we will have to look at how to cool it in the summer.

The first process is to work on the design process of the well. We need to have the design and the PDR done, and we are thinking by the end of November those will be finished and filed in December. Jon added that we also need the adjacent land owners' agreement to not develop within the zone.

The booster station well we are wanting to pull that and examine it. Jon stated that it is a good time now to do that.

Kirk and Eric are looking into getting heat tape for the new building. Mayor Buist stated that they are planning a final walk through for the building.

Eric and Kirk met with Greta and they have asked that a contractor give a bid to replace the 40ft of irrigation line. She is willing to do that. The bid will go to her, but the city will be cc'd. Hopefully that will be worked out.

Eric has worked through the city storm water map and uploaded the map to the cloud. On 100 E, the map calls for an 18" culvert. He has talked to the Archibald's contractor to replace their culvert. We need to go take some elevation shots to make sure it will drain. We will still need a culvert on 300 N. Mayor Buist stated that we need something before winter. Kirk will get some shaping done there in the next couple of weeks.

Bob stated that he is concerned about whether we had any discussion on when power would be brought to the Top Job property. Paul T stated that they are looking to do a solar powered system. Bob's concern would be for future development, should they have to pay the whole cost to bring power to their property.

Council Reports:

Jon Hardman

The water is out of the canal, but we got it until the end of September. The spring is diverted into the city. Flow has been good, we are in good shape. In January when we reevaluate the moratorium, if we can tell that things are still looking good, we could look at lifting the moratorium because the water impact fee will be needed to put the new well in. Mayor Buist asked if it is worth waiting to see what the drill actually looks like before lifting the moratorium. We can lift the moratorium at any time and he would prefer to err in the side of caution. Jon stated that we will know in January about what the water year is looking like but we want to look at how many homes per year will be allowed. We don't want to be back into this situation. We can take a work meeting to discuss and think long term. Paul stated that he thinks we need to be cautious and have the water online. Jon stated that we are going to need some money from the impact fees to help us to pay for the new well. Kelly stated that we could do a small number initially 3 or 4 to start the money coming in. Jon is looking at about 10, the impact fees are approximately \$5000 for each home.

Jon stated that every 20 Years the Bear River Compact comes to review. There is a public comment period between now and December 4th as to how it is managed. If anyone is interested, you can go online and make statements.

As far as the Hyrum Dam upgrades, they have presented the actual engineering drawings, but nothing about how they will pay for it. Paul Cressall stated that he needs to know before April. Jon stated that we probably won't see it until they start moving forward.

Jon stated that we still haven't found an ordinance that addresses that a well is not allowed within city limits. We may need to look into putting something in place. Paul Taylor stated that in Logan you can have a well, you just can't cross contaminate. The deal is usually if someone hooks onto the city water, they turn over their water right. Bob said that if someone is in the city, we should be having them hook up to the city utility. Kelly doesn't know if we should dictate what utilities they use.

Bob Jepsen

Nothing

Karole Sorensen

They have had a library board meeting. Their activities and programs draw the kids in. The books upstairs are almost cleared out.

Kelly Barrett

They fog sealed the overlays at the trail and the parking areas and a few other areas, and some crack sealing is also needed. Karole stated that there have been many comments on how good the trail looks. Kelly stated that he didn't know if he should cover it with streets budget. The cost would be about \$5000-\$10,000.

We have a few drainage projects; one on 400 N and one on 100 S. Bob asked if the state would be willing to do something to help carry water at the 400 N area. Kelly stated that we talked about doing a pipe but there isn't a ditch, so where does it go. A lot of the issues are from the water that flows over the road. There is a state project to look at drainage on SR 23, but he doesn't know how far that money will go and what they will get done.

There has been a lot of talk about Hwy 30 being widened. The traffic projections aren't backing it up, we won't get the money because of the wetlands.

Mayor Buist

Elections will be before the next meeting. The elections will be at the Mendon Station. He may discuss changing a few things as far as council responsibilities next year. He will be doing one on one visits with council and staff.

Karole stated that there were a couple of complaints about the 24th parade. The last float threw ice. That item needs to be addressed. Paul added that we need to put the motorcycles away from the band next year. Mayor Buist stated that there were good celebrations all around. Daphne asked if a little money could be go to the city float. Bob mentioned the landscaping for the new building. The flag pole is about to go up. There are some things we could do ahead with like the sprinklers and the curbing. It would be nice to have it landscaped before May Day.

Kelly motioned to adjourn, and Bob seconded the motion. The meeting adjourned at 8:50 PM.