

MENDON CITY COUNCIL
November 14, 2019 at 6:00 PM
Mendon City Hall - 15 North Main Street

City Council Attendance:

○ Mayor Ed Buist - MB	○ Paul Cressall (Recorder) - PC
○ Jon Hardman (Council) – JH – not present	○ Daphne Carlson (Treasurer) - DC
○ Greg Taylor (Council) – GT	○ Gail Taylor (P&Z Secretary) - GLT
○ Karole Sorensen (Council) – KS	○ Camille Randall (City Clerk) – CR
○ Bob Jepsen (Council) – BJ	○ Eric Dursteler (City Engineer) - ED
○ Kelly Barrett (Council) – KB	○ Kirk Taylor (Public Works Dir.) - KT

***Due to the speed and number of members in attendance, individual initials will be used throughout this document. Please refer back to this section as needed.*

Public Attendance: Curt Hatch, Roser Miller, Riverlee Miller, Gary Pence, Ken Buist, Diane Buist, Ian Nemelka, Curtis Knight, Mandy Powell, Tane, Ryker, Tyson, Matt

MB opened the meeting at 6:02 PM. A group of scouts led in the Pledge of Allegiance. KS offered the prayer.

MB asked if council had a chance to review minutes and asked for approval of minutes for October. MB thanked KS and KB for their service on City Council. October minutes were approved. MB entertained motion to approve bills. GT motioned to approve. KS seconded.

Deputy Clark is out of town. If you see him, thank him.

Adjustment of wages for Mendon City Library Employees. It is suggested to adjust the Director to \$12 and the Assistant to \$11. MB entertained motion. BJ motioned. KB seconded. All approved.

DC mentioned that council needs to address the charges for re-issuing checks. There is a fee from the bank for a stop payment. We need to address as to what fees Mendon City wants to charge for re-issuing checks. PC said it does take time for accounting to chase it down. PC and DC suggested Mendon charge \$25. MB asked CR to create a policy for our January meeting to make it official.

Q&A – Mandy Powell. MB asked that if people are going to write letters to submit them to the city and they can be put on the web and the cloud. MB said this is not a public hearing it is just a Q&A. The time for comment is in P&Z when a proposal is made. MB said that he has gotten off of social media for several reasons. He knows that the storage unit issue was on social media. That eventually comes back to him. People think the Mayor has a lot more power than he does. The development of the land south of the elementary school is not a done deal. MB does not have a vote on policy, although he does have opinions. MB sees both sides of the issue. MB want to see this go through the proper procedures because that is the law. The master plan is done by P&Z every 10 years. P&Z is going to make a new master plan that is going to come out next year. The public needs to make sure they are having their say during public hearing regarding the master plan for Mendon. P&Z has a big job and there are 4 openings for planning and zoning. If you don't want to be on P&Z then make sure you come to those meetings and be a part of the plan going forward. MB wanted to defend himself against things he has heard that he thinks are a little bit unfair. This meeting isn't a witch hunt. MB's job as a chief administrator is to uphold the law for everyone. He understands that people have opinions but we must follow the law at the appropriate time through the appropriate process. As things stand, there are possibilities as things go forward. There are not secret meetings. Curtis Knight has met with Daphne, he's met with the councils, and he's met with some citizens. Curtis Knight has thought of many possibilities for the land, including storage units, a four-plex, and lots for single family homes. At present nothing is set in stone.

Mandy Powell appreciates that MB said what he said. Mandy said she does not have anything personal against Mr. Knight. People approach Mandy because of her post on Facebook. She is not heading a witch hunt. Mandy has some concerns and she is expressing her concerns as well as the concerns of those who have talked with her.

EB noted that as many as there are who against having storage units, there are probably just as many who are in favor of having storage units in the community. Mandy Powell stated that her objective was to simply get people to voice their opinion, not to tell them what opinion they should have.

Mandy Powell is not anti-commercial. However, Mandy Powell is concerned about traffic with large trucks on a school road. Some of this traffic could include moving vans, semis, shipping containers or pods on a school road. She has kids who attend Mountainside. According to someone who owns storage units, there is not a lot more property tax that goes toward the city. She feels other commercial opportunities would bring more revenue. 24 access would be noise near homes. Other problems include light pollution, chemicals, RVs trailers. It is remote location without police presence, making it a potential desirable location for storage of illegal items. Most renters would come from surrounding communities. There has been crime associated with storage units and people living in storage units. It is a risk for our students in the case of abductions.

MB said that he hopes that people come to the public meeting with facts, statistics, pictures or police reports. Mandy said she'd be willing to present facts in the future. MB noted last time this happened with storage units that it got ugly in the P&Z meeting. MB said as this happens, if it happens, he hopes people on both sides will be civil.

MB closed council meeting for city council and opened meeting for public hearing for Ordinance 2019-06 - Annexation Policy. We need to look at another detail. MB read the repeal clause and the severability clause:

1. The provisions of this Ordinance are severable and if any provision, clause, sentence, section, word or part thereof is held illegal, invalid or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words, or parts of the ordinance or their application to other persons or circumstances.

2. All annexation policy plans previously adopted by the City, including without limitation, the annexation policy plans from 1996, 2002, and 2008, are hereby repealed and superseded entirely by the Mendon City Annexation Policy Plan 2019 adopted by this Ordinance. Moreover, all other ordinances or resolutions, or parts thereof, heretofore in force, that are in conflict herewith, either in whole or in part, are hereby repealed.

MB asked for any public comment. There was no public comment. MB closed public hearing and opened council. MB entertained a motion. DC noted that our new program needs to be used to formulate new ordinances going forward. BJ motioned to adopt Ord. 2019-06 as read by mayor. GT seconded. All were in favor. JH was absent. BJ wanted to put on record that the P&Z commissioners have done an incredible job and put in countless hours to give us a good plan going forward.

Eric Dursteller is not here due to another conflict.

KT said he's done several repairs for trucks. MB said remember the \$25,000 that are allotted for these repairs. KT noted that he is being frugal with said funds. KT oversaw work done at Mendon Station. Walls were re-done. Behind the insulation in the South-East corner of the building there is moisture behind the wall. Behind the wall there is a concrete product that went into the building that is porous and then moisture gets trapped. It is wicking up the moisture from the ground. Water may be pooling. We may dig it out and put in an exterior membrane to protect from moisture. This will have to be a springtime project. There is no mold. BJ asked what we are doing in the meantime. The building is repainted and the floor is re-finished. DC asked about requesting people not to use tape. MB asked GT to address Mendon Station changes in price in 2020. Up Deep Canyon we are addressing road issues. Kirk noted we will be putting 20 ton of asphalt up tomorrow to repair the section of road by Paul Willie's. MB said that we will have the COG meeting on Monday. We didn't not get the money. FYI – There is county money available for road projects. That is how 100 E. was re-done. KT asked if DC saw the tower and asked how we know if other entities are using it and how we know what we should be seeing regarding incoming funds. MB asked DC to chase this issue down with Verizon. MB has Nefi Garcia's number so that DC can work out what money we should be seeing coming in. KT has seen CenturyLink near the tower for the last two years. We have some antenna installed. KT said we should get a protection screen for the gutters because our trees to the South. BJ is getting a cherry picker in the Spring and he can bring it down to take the trees down. We can get a grinder in if needed. KT said we need to take down all five.

Council Reports

Bob Jepsen- MB said that we need four new commissioners. BJ said that he wondered if we have a list of people. GLT emailed a list but Bob has a new email and didn't get the list. GT asked about the term. It is a 3 year term. BJ said he know GLT brought this up. When they come and serve they have a tough job and are not compensated. At the end of their term BJ proposed that we give a gift card with a thank you for their service. MB said get a list together so we can say thank you. MB noted that P&Z's pay for the year is a Christmas party. This is the way it works in several if not most towns. GLT has more names of people who are interested. Names will be reviewed by P&Z and BJ will extend invitation. GLT shared names: DC recommended Rachel Baker Robinson. Gail listed: Kevin Randall, JeriLynn Hansen, Jake Anderson, Doug Coggins, Paul Keller, Barry Fannesbeck, Dave Welker, Chris Neman (not right now), Doug Hunsaker, Rusty Myers, Wayne Myers, KT added Kirt Hatch. MB said since BJ is the liaison with P&Z, he will decide who will be able to serve. Jon Davidson resigned last night. BJ asked who else is going off. CR get BJs email to GLT. BJ said that he talked with Trina Appedale regarding some concerns regarding May Day. It is more and more of a challenge for people to pay for materiel and to have dresses sewn. BJ asked if Mendon is going to have an uproar if we simplify this and just do skirts. KS said that we have to do what we have to do. MB asked BJ to include KS in conversation as to the dress issue.

Eric Dursteller – MB already shared news about the COGG. He needs info on LTAP. He is still working on the water project to get it bid out in Jan or Feb. The impact fee study will commence again in Dec or Jan. The last thing is the Mendon Cemetery expansion project. MB noted we've had public meetings regarding the cemetary. Mendon will be expanding to the West across the draw. ED will be bidding this out soon. There are plans that ED has presented that are available to review. Right now we are addressing phase 1-A that will provide about 200 more plots. KB asked about if Legrand has addressed our concerns on first east. ED sat down with her about a month ago. She has not addressed KBs questions from before.

Greg Taylor - GT said we are raising prices to handle repairs and maintenance and to address misuse. 2020 rates can be found on the Mendon City website. MB said that there has been some misuse of using residents to rent the station. GT is hoping the installed membrane will help the moisture issue in the corner of the building. There has been no meeting on mosquito abatement. BJ asked about our annual turkey invasion. GT met with DWR last Thursday. We will start trapping right after Thanksgiving. He needs to touch base with the new person in charge. BJ asked if there is a count. They counted the other day and got 100. But we know that will go up. Last year we caught 380. We are seeing turkeys further North. KS said that where the Birds are building it has disrupted the turkey habitat. KS noted it will be interesting to see where they relocate. If residents see a lot of birds they should notify city council. They are harder to trap when there is no snow. Gary Pence asked if the turkeys can be hunted. GT said they gave out permits last year. They may do that again this year. GT will know more in the next couple of weeks. We've only had one guy hunting deer this year.

MB said it is wonderful to have this new building. MB introduced our new Library Director, Heidi Taylor. MB noted that the city also needs to have meetings in the library. MB said there is a reason there isn't a kitchen and be careful what food might come into the building. MB said popcorn is ok, but he asked Heidi to be a steward over keeping our Library clean. We don't know who the new liaison for the library will be. Heidi asked if KS will come to Library's December meeting. MB knows there were some emails regarding who answers to whom. The Library Director reports to KS or the council member responsible for the library and that council member reports to MB.

MB was unhappy with the re-key situation at the fire station. He wants to allot 5K to get all the buildings up to expectations. MB wants everything on one system in Mendon City. The Fire Chief can have one key that opens everything. That is MB's goal. GLT asked if we could look at the key to the sound system in the Library. CR agrees that lock and key is lousy.

Karole Sorensen - KS said that she wants to have it on record that she has enjoyed her time serving on City Council. She's had a good time. She knows the community is in good hands going forward. KS appreciates the citizens of this community. We have some changes going forward.

Kelley Barrett - KB echoed KS comments and offered his help in the future any way he can. KBs only concern is on 100 East. He doesn't feel that we got what we payed for. KB wants to see those things addressed before Mendon City pays the bill. KB, ED, and CR need to address this. Mendon will retain payment that until those things are addressed. MB asked Ian to pow wow regarding streets because he may get the assignment of streets. Tomorrow may be the last time to address Canyon road because it has to be around 50 degrees. Otherwise those projects will have to wait until spring. MB noted that KB has served more like 11 years. MB asked KB and KS to please come to the city Christmas party.

MB noted that at the start of the year City issued 15 permits. This expires Dec. 31. We have water, but we don't have the piping. MB is suggesting that the council set a similar agreement of 15 permits and one minor subdivision until we are certain of the water situation. KB said that it shouldn't hinge on water in the system, because we do want to manage growth going forward. Currently we have the well ready to go and need the piping. The bids that we obtained in August for piping were very high. We don't want to commit to 45 permits and not be certain of our water piping situation. MB would like to do that here and now. We can establish that number without a public hearing because we are still in water restriction because we have the well but it is not in the system. BJ noted that we are not carrying over the 9 unclaimed permits of 2019. KB asked that we manage growth going forward. MB said that plan to manage growth still needs to be made. MB entertained a motion for next year's water permits on the contingency that can be lifted as water comes in. GT asked how confident are we that this well will work. KS agrees to be hesitant until it is here. Once you have water you need to have a plan in place going forward. If you run into problems you can implement restrictions at that time. BJ asked ED about how many houses it can support. The estimate is that it could support 600 homes. MB said that this is where Mendon needs to manage this growth going forward. MB wants another building permit restriction for 2020 until Mendon's new water is piped successfully into the system. KB motioned that Mendon extends the limitation of building permits allowing up to 15 new culinary water hookups which may include one minor subdivision (major subdivisions are not being considered at this time) with the opportunity to lift restrictions once the new water source is piped into the Mendon City water system. BJ seconded. All council approved.

MB noted that we got a donation for a ham radio and antenna. Our ham radio was put in city office and part of it got thrown away. So it is inoperable. MB wants permission to purchase another ham radio. The funds will come out of admin. This is needed for emergency situations that may arise in the city. Council approved. MB proposed that we assign 2 people to check in on the ham radio. We will talk about possible candidates in January.

BJ was looking at the money in his budget, can he do a \$100 gift certificate to those who are going off P&Z commission.

MB said he is going to be lining up one-on-one visits with council and staff. He also wants to touch base with outgoing and incoming council members. Council and Staff, please RSVP on Christmas party as soon as possible.

MB entertained motion to adjourn. GT motioned to adjourn. KS and KB co-seconded. All in favor. Meeting was adjourned at 7:42 PM.

Approval of Minutes

Approval of Bills

Deputy Travis Clark

Adjustment of wages for Mendon City Library Employees

Mendon City Charges for Re-issuing Checks

Public Hearing – Ordinance 2019-06 Adopting the Mendon City Annexation Policy Plan

Council Discussion on Ordinance 2019-06 Adopting the Mendon City Annexation Policy Plan

Eric Dursteler, City Engineer

Kirk Taylor, Public Works Director

Bob Jepsen

Greg Taylor

Karole Sorensen

Kelly Barrett

Jon Hardman

Mayor Ed Buist