

# Mendon City Council Minutes

*Convened: April 11, 2024 | Meeting location 15 North Main Street, Mendon City Office*

Meeting called by Mayor Ed Buist

Type of meeting City Council

Note taker Holly Gordon

**Attendees:**

Amy Garbe Kirk Taylor

Michael Morgan Jim Cannon

Daphne Carlson

Bob Jepsen

Brian Myers

**TIME: 6:00 PM**

**Call to Order:** There being five members present and five members representing a quorum, Mayor Buist called the meeting to order.

**Others Present:** Blaine Taylor, Kirk Taylor, Dave Willie, Melanie Willie, Keilani Ludlow, Courtney Larsen, Tim Ramirez

**Pledge of Allegiance:** Councilmember Bob Jepsen

**Invocation:** Holly Gordon

**Welcome:** Mayor Buist welcomes everyone.

## Agenda

**Agenda Adoption:** A copy of the notice and the agenda for this meeting was posted on the Utah Public Notice Website, Mendon City’s Website, posted at the City Office, the Post Office. It was also provided to each member of the governing body. All provided more than forty-eight hours before meeting time.

**Approval of Minutes:** Minutes for March 14, 2024 have been reviewed.

**Motion:** Councilmember Amy Garbe motions to accept March minutes. Councilmember Mike Morgan seconds the motion.

**Action:** All in favor and March minutes are accepted with Councilmember Jon Hardman abstaining.

**Approval of Bills:** Bills have been reviewed by all council members present.

**Motion:** Councilmember Bob Jepsen motions to accept and pay the bills as submitted. Councilmember Brian Myers seconds the motion.

**Action:** All in favor and bills are submitted.

## Minutes:

---

**Topic 1- Citizen Participation/Comment (6:04 PM)** Jon Hardman annexation is discussed. It cannot be accepted as it was not added to the agenda. Will be added to May agenda.

**Topic 2- Sheriff Jenson (6:07 PM)** Proposing that the animal contract moves to 3-year contract to better plan future budgets. Contract proposal for a rate increase of \$2 per hour, going from \$32 per hour to \$34 per hour. Mendon City is currently contracted with animal control for 120 hours of service annually. Average of 205 service calls per year for Mendon. A slight increase due to population. No big swings in crime. Next year will be the renewal of the patrol contract. Lieutenant Ramirez... would like to focus on more evidence-based patrolling as opposed to just driving around. Focus on highway safety or places where people are more likely to get hurt. Starting a proactive unit within the patrol division. Will not affect the contract. More flexible hours to accommodate all hours of day and night. The spike in Mendon is juvenile based with most complaints about kids on motorcycles. No spikes in crime. Clerk to hold onto proposal for June meeting.

**Topic 3- CAPSA- Maddie Soto (Alina)- (6:16 PM)** CAPSA is unique in the fact that survivors of domestic violence and sexual abuse are treated under the same roof. Last year from January 1-April 1, 150 individuals sought help for sexual assault as their primary complaint, 280 as their secondary complaint. Statistics show 1 in 3 women and 1 in 5 men experiencing interpersonal violence. Communities can get involved by supporting a belief system for survivors of sexual and domestic abuse by showing their support in CAPSA. Denim day global April 26 for public support. Conference registration with QR code on pamphlet. Cards and flyers are going quickly in Mendon due to its rural location. People know they can come to this community aware that they have access to information.

---

**Topic 4- Courtney Larsen- Food Stand (6:23 PM)** Courtney has lived in Mendon for 6 years. Owner of Underground Burgers in Logan. Has questions on the burger stand in Mendon. Mayor Buist gives some information on the stand. Has been running since the 1970's. Is a little rundown and has had a few things replaced. Still works great. Has been difficult finding volunteers to run it within the last 5 years. Not a lot of interest. Mayor Buist brings up the commitment to keep the food stand running Monday, Tuesday and Thursday night softball throughout the summer. Starting the second week in May. Would like to see it up and running on May Day, Saturday May 4. July celebration is two weeks long with the celebration itself on July 27. Would like to see it open every night during those two weeks. Timeframe from second week in May to the second week in August. Courtney asks about numbers each night. Mayor Buist suggests he talks to Juliene Robins, Marci Ashby and Greg Schroeder who've worked the stand in recent years. Discussion on what equipment is included in the stand. Courtney suggests a profit ratio of 5%-10% to the city, explaining the costs that go into running a food-based business. A discussion of overhead costs, concluding that the power and gas are the main expenses paid whether the stand is used or not. The council agrees with Courtney's proposal. Mayor Buist and Kirk Taylor will meet with Courtney Larsen on Monday at 4:00 at the food stand for a walk through.

**Topic 5- Blueberry Springs (6:40 PM)** Eric Dursteler reports that there are two conditions of approval that are noted. Applicant files a floodplain development permit for construction of wastewater and stormwater ponds, and the applicant has a conveyance system that's lying in flood zone A. Major stormwater pond is still in the flood zone and needs to be filed for a permit; and the easement agreements for the offsite stormwater and retention basins and conveyance system need to be provided prior to the construction. Those two items are still outstanding and will be addressed prior to beginning on the plat. Mayor Buist asks if Eric feels that everything has been satisfied to the point of approval. Eric confirms yes, pending the two aforementioned items.

There are three minor comments on the agreement. Signs, lighting and 74 lots instead of 72. As the 74 fits into the 14 for 10. No further questions or concerns for Eric Dursteler and Paul Willie from Mayor Buist and the city council.

Councilmember Mike Morgan motions to accept Blueberry Springs Final Plat Approval.

Councilmember Bob Jepsen seconds the motion. All are in favor.

Councilmember Bob Jepsen motions to accept Blueberry Springs Development Agreement.

Councilmember Brian Myers seconds the motion. All in favor.

Councilmember Mike Morgan motions to close city council meeting and open the public hearing on the Water Impact Study Final. Councilmember Brian Myers seconds the motion. All in favor.

---

**Topic 6- PUBLIC HEARING- Water Impact Study Final (6:49 PM)** The impact fee is a one-time fee imposed on new development to mitigate the impact of new development capacities. And then the impact fee that's recommended has been developed based upon the Utah Code, 1136.101, and represents the maximum impact fee the city may assess. The maximum impact fee Mendon City can charge is \$7,466.35. No public comment.

Councilmember Amy Garbe motions to close the Water Impact Study Final Public Hearing and open city council meeting. Councilmember Mike Morgan seconds the motion. All in favor.

Mayor Buist clarifies that this is just the water impact fee, not a general overall.

Councilmember Bob Jepsen motions to adopt the maximum water impact fee of \$7,466.35. Councilmember Mike Morgan seconds the motion. All in favor.

Councilmember Bob Jepsen motions to close city council meeting and open the public hearing on the Water Connection Fee Draft.

**Topic 7- PUBLIC HEARING- Water Connection Fee Draft (6:53 PM)** Kirk Taylor proposes a change to the charges for water connection fees. The meter is \$450. The service connection for undeveloped is \$4,000. Kirk explains that this will be a total estimated fee of \$4,500.

Councilmember Jepsen asks about price per foot and directional bore and voices some concerns about charging enough. Kirk says this is an estimate only. If the work comes in below the estimate, the city will issue a reimbursement. If the work comes in above the estimate, the city will charge the customer the difference. Kirk will also add the maximum water impact fee on the schedule now that it has been approved.

Mayor Buist opens the hearing to public comment. Keilani Ludlow asks about additional impact fees and other costs to the city. Several items are mentioned... sidewalks, parks, roadway, sewer, surface, parking. However, there needs to be a study for each item before a fee is set and there is a cost to each of those studies. These items of interest can be discussed with Planning and Zoning and Mendon City Land Use Authority and brought to council.

Councilmember Mike Morgan motions to close the Water Connection Fee Draft public hearing and open city council meeting. Councilmember Brian Myers seconds the motion. All in favor.

Councilmember Jepsen continues to discuss some water connection fee ideas and concerns with Kirk.

Councilmember Bob Jepsen motions to accept the Water Connection Fee Draft. Councilmember Brian Myers seconds the motion. All in favor.

---

There is a question on whether this is considered an ordinance. This will just be a fee schedule, not an ordinance.

Councilmember Mike Morgan motions to close city council meeting and open the public hearing of the Mendon Land Use Authority Fee. Councilmember Amy Garbe seconds the motion. All in favor.

**Topic 8- PUBLIC HEARING- Mendon City Land Use Authority Fee (7:08 PM)** Mayor Buist reviews what was discussed last city council meeting about Mendon City Land Use Authority Fees. The fees that are incurred by the engineer or the attorney or Mike Morgan or his staff assistant that we're going to get will be a pass-through cost. These are the numbers that we are proposing to the public.

#### Subdivisions

1. Subdivision Pre-filing consultation and review (optional): \$100/hr administration fee + any professional services required (\$75/hr paid to ALUA) – 1 hr minimum

2. Subdivision filing fee: As currently stated – up-front fees can cover basic office staff time.

- Administrative review time (billed hourly as Professional Services): \$100/hr (\$75/hr paid to ALUA)

- Professional services pass-through as currently stated for engineering and legal

#### Building Permits

1. Building permit zoning clearance (any structure): \$75 – (\$50 paid to ALUA)

2. Pre-filing consultation and review (optional): \$75/hr – (\$50/hr paid to ALUA – minimum of 1 hr)

3. Building permit fees stay as they are

No public comment.

Councilmember Amy Garbe motions to close the Mendon City Land Use Authority Fee public hearing and open city council meeting. Councilmember Bob Jepsen seconds the motion. All in favor.

No further discussion on the Land Use Authority Fee.

Councilmember Amy Garbe motions to accept/adopt the Mendon City Land Use Authority Fees. Councilmember Brian Myers seconds the motion. All in favor with one abstaining.

---

**Topic 9- Law Enforcement Liaison- Deputy Wursten (7:13 PM)**

Excused

**Topic 10- Library Report – Jessie Eiman (7:13 PM)**

Excused

**Topic 11- Eric Dursteler – City Engineer (7:13 PM)** On the cemetery tank lid, the inspection occurred end of May. Preparing a work release to get the tank lid out to bid, reconstruct it, put a new loan on it. No estimate yet. Hope to have one in 4-6 weeks.

On 200 West, doing a stormwater system, getting a cost proposal on it. Designed a box right in front of the barn. It'll take water south, under the ditch, and then head east into the existing beach and dispose of the water there. Had to run a 12-inch line that's fairly flat. The calculation is still about three CFS. It should take care of anything that comes down there. The option to that stormwater conveyance system is to put a sump in there, a 60-foot-long French drain just to drain the water off that sump. There is a concern that over time it will silt in. Will need to jet it out. But once the outside material has silted in, you can't capture that. Eric's opinion is that this stormwater system that conveys the water down the ditch is the best way to go as far as a permanent solution.

**Topic 12- Kirk Taylor- Public Works Director (7:18 PM)** Chip and seal for the lower road in the subdivision \$90K. RTIF, a one-time fund that is in the BNC pot to be spent. Will cover the crack sealing that needs to be done within the next couple of weeks. Need to determine budget for BNC funds for next year.

Streets lined up for next year. Main street needs to be done. 250 South needs attention. Some side streets. Tough to come up with funds for street maintenance. Encourages ordinances to include when new developments come in, road seal is within the warranty period. Other municipalities in the valley include this in their ordinances. As far as fixing large cracks, Kirk thinks Gapmastic has really made a difference. Wants to continue using Gapmastic on cracks larger than one inch. Curb and gutter create problems with chip sealing. Suggests Planning and Zoning and the Land Use Authority keep in mind that swells are less expensive to maintain than curb and gutter in future developments.

Mayor Buist addresses Eric Dursteler and Kirk Taylor. COG will be meeting again at the end of April, and we will be approving some changes. The changes should save us money. The idea is to put some contingency funds away for things that are inevitably going to happen. Wants Eric and Kirk discuss what needs to be done this year on the possibility there will be some funding available for a COG project.

---

## Councilmembers Reports:

**Brian Myers- (7:27 PM)** May Day committee wants to use the east parking lot step-up for the Mayor and court to sit in front of. Bleachers will face west. Gazebo will not be used this year due to its current condition. Lots of youth participation this year. Nothing to report on mosquitos, deer and turkeys.

**Amy Garbe- (7:28 PM)** Goes over library budget. Total budget comes in at \$44,338. An incident with animal control. A dog getting into geese in February and March 2024. Did not receive a citation the first time in 2022 or in February 2024. Received a citation in March 2024 for third offence of killing geese. Amy personally talked to the animal control officer in February and March, and they will be citing more often.

Purchased the chairs for city council meetings.

**Mike Morgan- (7:34 PM)** Subdivision and zoning code drafts will be completed for the public hearing in May. Mayor Buist asks if there is a change to the code about Land Use Authority. Mike affirms yes.

There has been some confusion with deep canyon trail. Parking lot will be above not below.

New applicant for Planning and Zoning. Megan Brown. Talked to her on the phone. Reads her application to the council. Thinks she would be a good fit. Council agrees to approve Megan Brown for Planning and Zoning. Mayor Buist suggests Keilani Ludlow have several names on backup for council approval so as people rotate in and out of Planning and Zoning, she has a full committee.

**Jon Hardman- (7:41 PM)**

Excused

**Bob Jepsen- (7:41 PM)** Chief Olsen sent an email requesting a Tuff shed for additional room for storage. 100 square feet. South side. The light bothering a neighbor has been addressed. The light will turn off for the night. Council approves Tuff shed. Keilani points out the ordinance is changing for use of storage containers on city property. Bob will inform the fire staff of the change. Council approves anything that looks nice.

Ballpark is being prepped for summer. Hope to have it ready by May Day.

Bob goes on record regarding the entrance signs to the town. Admits he should have come before council before taking to Facebook with his ideas about using stone signs for the new town entrance signs. Made it clear that the city would not be funding the signs. Had some interest from community for donations, with emphasis on the east entrance specifically, which tended to bring some comments on north and south entrances. Seems to have created an unintended wedge between the citizens and the council. Bob leaves it up to the council on what to do about the signs. Mayor Buist suggests letting things cool down and see what happens.

---

**Mayor Buist- (7:49 PM)** Invites Greg Taylor to discuss cost of a new scoreboard for the softball field. 16' x 5' scoreboard and remote: \$5800. 8' x 4' would be less expensive. This is a bid from one company. Will continue to shop around. Mayor Buist thinks there will be some budget from the softball association to go towards the new scoreboard. Will talk more about it during June's budget meeting.

Donations for fireworks last year: \$500. Wants to ideas on how to get more donations this year. Advertise on city website, at the food stand and throughout town. It is suggested that cash jars be placed at the food stand and the library. Advertise through the water bill. Get people talking about donating and the locations of donation jars. Talks about COG and the budget meeting coming up in June.

**Councilmember Mike Morgan motions to close city council meeting.**

**Councilmember Bob Jepsen seconds the motion.**

**Adjourned (8:01 PM)**