

Mendon City Council Minutes

Convened: Jan 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
Daphne Carlson

Attendees:

Amy Garbe Kirk Taylor
Jon Hardman Jim Cannon
Michael Morgan 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: Tim Shea, Todd Gordon, Steven Hanson, Nicole Norris, Michael Kenning, Rachel Kenning, Keilani Ludlow, Joanne Hardman, Kirk Taylor, Tony Hardman, Dave Willie, Melanie Willie, Mayor Norris

Pledge of Allegiance: Mayor Buist

Invocation: Councilmember Jepsen

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 published twice in the legals section of the Herald Journal prior to the meeting. 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 November 9, 2023 have been reviewed.

Motion:

Councilmember Hardman motions to accept November minutes. Councilmember Jepsen seconds the motion.

Action: All are in favor and November minutes are accepted.

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

Motion: Councilmember Mike Morgan motions to accept and pay the bills as submitted. Councilmember Bob Jepsen seconds the motion.

Action: All are in favor and bills are submitted.

Minutes:

Topic 1- Citizen Participation/Comment 6:04 PM

Topic 2- ELECTION CANVASING 6:05 PM

Jim Cannon working to upload the final results so council can vote.

Topic 3- Red Cross Blood drive 6:06 PM

Michael Kenning, LDS representative of the Mendon UT stake and Mendon resident. Organizing a local blood drive. Coordinate with Red Cross for one drive per quarter. One year ago, the Mendon Station was used. The Red Cross asks if it could be used again. It facilitated their process easier. Michael is requesting the LDS church to organize and coordinate to use the Mendon Station on a quarterly basis.

Councilmember Myers asks when they are usually held. Michael said during the week. Councilmember Jepsen asks about utilizing the school during the summer if there is a conflict with the Mendon Station.

Councilmember Hardman motions to approve this for one year and then reassess at that point. Seconded by Councilmember Myers. All in favor.

Back to Election Canvassing 6:12 PM

Detail of Mendon City results on Page 78

Councilmember Hardman motions to accept. Councilmember Morgan seconds the motion. All approve of Election Canvas results.

Topic 4 – Little Red Bicycle Event – Saturday, June 1, 2024

6:18 PM

Tim Shay

Funds of Little Red go to Huntsman cancer research for women.

The Mendon Station park is an important rest stop for the event. Liability insurance is provided by Little Red.

They have purchased additional motorist warning signs. The riders are staggered to keep congestion to a minimum.

Anticipated hours are 10:00a – 2:00p.

Councilmember Hardman mentions that this will be around the time of cutting first crop hay and to give equipment plenty of room. The cap is at 3,500 riders. Only two groups will be riding through Mendon.

Councilmember Hardman motions to approve.

Councilmember Jepsen seconds the motion. All approve the motion for Little Red Bicycle Event.

Topic 5 – Hardman Annexation 2023-12

6:33 PM

Tony Hardman- 60 day waiting period has concluded. The land is currently agriculture. Default is agriculture coming into the city boundaries.

Councilmember Morgan motions to accept the annexation. Councilmember Jepsen seconds the motion. Unanimous with Jon abstaining.

Tony talked with the county regarding the process with the application once minutes are approved. Tony can access a copy of the minutes after they are approved at the February 8 city council meeting.

Topic 6 – Immaculate Homes- Steven Hanson

6:37 PM

Steven asks about the possibility of his clients' driveway coming out onto the road north of the lot on approximately 200 North. Councilmember Morgan explains the road in question is a farm access road. Councilmember Hardman adds that the road is a 15% slope and there will be stipulations addressed to bring a driveway to the north. Kirk Taylor explains the need for swells and an 18" culvert would be required by the developer to allow for water runoff. Swells will be put in on the north and east side of this block.

A sump will also be put in the south side on 200 W. Eric Dursteler estimates a drop of 40 feet from Smith's home on the west of the canal to 200 W.

Councilmember Morgan believes it would be a difficult road on 200 N. Councilmember Myers asks if this was originally a lot split or a subdivision. Councilmember Hardman replies that it is a simple lot split under the subdivision ordinance and not a minor subdivision. Councilmember Myers asks if there should there be more consideration given to the steep grade of the lots as his concerns are about the water runoff.

Eric Dursteler explains that a sump will be installed to help take that water off the road and into the sump. Councilmember Hardman says this is long term band aid situation.

Councilmember Myers voices concern of future problems concerning the homes to go in and financial responsibilities. It is recognized that the taxpayers would pay. Councilmember Myers adds that at least a portion of these costs should be directed to the homeowners.

Councilmember Jepsen thinks it is not wise for the city to take on the responsibility of 200 N section being improved as a road. Eric Dursteler mentions the least amount of impact on the community for the lot access would be on the north side of the lot. Currently, funding is the issue for determining when the swells and sump project begins.

Councilmember Hardman asks if the homeowner would be doing more asphalt work. And would they work with other homeowners that use the farm road as an access to their home to the north. That is a conversation that would need to take place.

Kirk Taylor admits that is a good alternative and who pays for it. This is Mendon City property. There are two water mains down both sides of the farm access road.

Brent Egbert comments that this should be a property and development cost and points out that Smith's had to pay for 2/3 of the road. White's did not have to pay. Brent believes it is a developer issue. Brent would pay for his small section. Kirk said we need to rebid the project. Councilmember Myers is concerned about setting a precedence for substandard roads. Lundahl's drive has been a lack of follow through from the city. Mendon is holding the Smith's portion of funds. Asphalt is not going in, at this time. Bob

thinks the homeowners need to bring things addressed to city code.

Keilani Ludlow points out the Planning and Zoning code states that the developer is responsible for the access road. There is some disagreement on the fact that previous homeowners were not held responsible. The institutional memory has been faulty and there was not a written agreement for Bailey's.

Eric Dursteler, Kirk Taylor, Egberts and the new homeowners all need to come together for negotiation. Mayor Buist suggests that Immaculate Homes come up with a proposal, discussed with the parcel owner and neighbors, about funding and ideas for the farm access road and address the council at a future date.

Topic 7- LAND USE COMMITTEE

7:26 PM

Mayor Buist gives an update on changes the Utah legislature has made for communities regarding subdivisions. These changes are to be made by January 1, 2025. Mayor Buist would like to be proactive given Mendon's circumstances surrounding subdivisions. Mendon City currently has a six month moratorium on subdivisions. Mendon City met with the city attorney and has come up with the Land Use Authority that will include the city attorney, the city engineer and the city administrative land use authority. The Public hearing will most likely be with Planning and Zoning. Mayor Buist would like the Land Use Authority to be in full force when the moratorium lifts in April 2024. The administrative position will be a paid position.

Keilani Ludlow asks what Planning and Zoning duties will be. The council confirms that fences, boundaries, storage units, etc. Councilmember Morgan points out that many items at Planning and Zoning are administrative and could be turned over to the Land Use Authority committee. Planning and Zoning and city council will still be drafting and passing codes and updating ordinances. Current codes and ordinances will also need to be addressed and updated, as well as the master plan. Mayor Buist discusses the Administrative Land Use Authority application, asking that it be posted on the Mendon City website, at the post office

and city office for two weeks. Mayor Buist and two other council members will head the interviews. Pay will be determined and discussed at the interviews. This individual will be a city employee.

Councilmember Morgan motions to approve the Administrative Land Use Authority application. Councilmember Garbe seconds the motion. All are in favor.

Topic 8- Youth Council Report- Mayor Norris

7:42 PM

Mayor Norris reports that the Christmas breakfast was a success. The youth council is planning a get together with the new council members on January 25. She also requested the city council to contact Juliene Robins regarding the funds raised at the hamburger stand. It was agreed that the profits would be donated to the Legacy project. Mayor Buist asks Jim Cannon to contact Juliene and request those funds be turned over to the city.

There are some questions about what to expect at the get together. Nicole Norris responds that when the youth council meet with city council members, it gives them a local perspective for the future. This opportunity will help the youth understand that they can be involved in their communities to make an impact and difference.

Mayor Norris states that Lisa Robins is following up on RAPZ support.

The date of the USU Banquet and Dance is set to be March 7-9 or 14-16. Mayor Norris will keep Mayor Buist updated.

Topic 9- Dog Licensing and Rabies Clinic

7:51 PM

Saturday January 20 from 10a – 2p. It is suggested that yard signs be put up at the three entrances of Mendon to encourage more citizens to license their dogs. Mayor Buist asks the library to help with signs.

Topic 10- Law Enforcement Liaison- Deputy Worsten not in attendance.

7:55 PM

Topic 11- Eric Dursteler- City Engineer

7:59 PM

Kirk Taylor met with Paul Taylor at the Cemetery tank. It is suggested that a diver be sent down to assess what needs to be done. More information on the tank and lid replacement. On track for May. The ARPA deadline is December 31, 2024.

Jon Hardman, Kirk Taylor and Eric Dursteler have heard from residents on 250 south regarding a letter that addressed the flooding issues of last spring. Mayor Buist suggests that the sheriff give a written warning if there are issues with hoses being strung across the road this spring.

Councilmember Hardman talks about the water shares and values that Zion Bank is requesting. Most of this is 1970 and earlier. This isn't a simple undertaking and they are working with the city attorney on this matter.

Councilmember Jepsen asks about COGG for next fiscal year. Mayor Buist mentions there may be no awards this next year.

Topic 12- Kirk Taylor- Public Works Director

8:12 PM

The truck is being upfitted and will take some time. Kirk does not think it will be finished for this season.

Kirk has pictures in a file to send to JUB about flooding. JUB is putting together a report for filing for the funding. There will also need to be a construction benefit proposal.

The tank cleaning will probably be done in April. Kirk will ask them to locate the inlets, outlets, pillars, etc. It will be videoed. Details will be requested.

Councilmember Jepsen mentions the surplus needs to be taken care of this spring.

Topic 13- Library Report- Jessie Eiman

Nine children benefited greatly from the Giving Tree the library provided for Mountainside Elementary.

8:21 PM

The shelf that is in the hallway has been purchased. Waiting on the buyer to have help to move it.

Friends of the Library gave a donation for new books. The library will be trying for a new grant with the state for

juvenile and young adult books. They may combine grants for the purchases.

There is a need for new furniture for the library and council use. She is looking at other donation possibilities.

Over 325 volunteer hours were put in between Christmas and New Years to make changes to the library. There has been a lot of input from the community for changes. The taller shelves have been moved to the back section and shorter shelves are up front. There is now 513.4 square feet in the back section.

Jim Cannon: Discusses budget with each subject mentioned during councilmember reports.

Councilmember Responsibilities 2024:

8:30 PM

Brian Meyers: buildings, streets, deer and turkey management, mosquito abatement, May Day

Amy Garbe: library liaison, animal control, grant writing, youth council liaison

Mike Morgan: Planning and Zoning, parks and recreation, trails, grant writing, May Day

Jon Hardman: culinary water, secondary water system liaison, storm water management, fire department liaison

Bob Jepsen: cemetery, parks and recreation, fire department liaison, Easter egg hunt

Mayor Ed Buist: administration, school liaison, law enforcement, July 24th Celebration, emergency preparedness

Councilmember Reports:

8:43 PM

Brian Myers: excused from report

Amy Garbe: excused from report

Mike Morgan: Planning and Zoning will meet next week to talk about some ordinances that might need addressed and updated.

8:45 PM

Waiting on county to address the parking situation for Deep Canyon Trailhead.

May Day meeting will be held next Thursday.

Jon Hardman: A check may be sent back from irrigation company due to minor payment discrepancy. Comments that the 200 N 200 W storm water budget is tagged for 250 S. Asks about \$10K or new bid funding for swells at 200 N 200 W. Mayor Buist suggests using it as a capital project in July. Councilmember Myers asks if it is possible to pause anymore builds on 200 N 200 W until the water runoff situation is resolved. Councilmember Hardman points out that the lots have already been approved and legally we cannot stop new builds. Councilmember Morgan comments that the developers can be made aware of their responsibilities concerning the water runoff. Council discusses pro's and con's of runoff.

8:49 PM

Councilmember Hardman wants it recorded that Bob DeGasser approached the city about cleaning things up concerning Mendon North and 300 N. In the past, the previous leadership of Mendon North was opposed to the city putting any water into their water ways. But the current Mendon North leadership would be willing. Councilmember Hardman clarifies that if they are willing to use the city's backhoe, time and expenses, that they, the residents, are comfortable eventually putting water (thinking of 200 W situation) in their water ways. They agreed that would be the case. Councilmember Hardman stresses that anytime citizens ask the city for these things concerning water runoff, it is with the understanding that we are going to be putting water in their water ways.

We have a number of people that lease water on a handshake agreement that need to be made official. We are going to finalize them into an agreement to keep it legal.

Bob Jepsen: Concerns about expenses of parks and the cemetery. Mayor Buist assures that the city's needs will be met. Councilmember Jepsen assures the council that the divots made in the outfield of the ballpark will be filled before use in the summer.

8:59 PM

He reminds the council of a letter sent to Governor Cox last year concerning recognition for Chief Ray Olsen's 50 years of service to the community. It is requested that another letter be sent in April if a response has not been received. He suggests that Chief Olsen and his wife be Grand Marshalls at the 24th Celebration parade.

9:04 PM

Mayor Buist: There is concern for the amount of spam emails and texts sent in his name. If there is any question on the authenticity of the email or text, we are to contact Mayor Buist.

Makes council aware of a letter sent to him from Paul Willie concerning Blueberry Springs.

Reminds Jim Cannon to add \$1.00 to all utility bills to cover costs of the new waste management services.

Asks after SLUSH fund for CCEMS.

Within the next month, an open meeting needs to be held with City Council and Planning & Zoning concerning ordinances and code. Asks Mike Morgan, Jon Hardman and Bob Jepsen to help with the wording of the codes and ordinances for Land Use Committee.

Discusses plans for the new public works building and wants the ball rolling on bids.

Motion:

Mayor Ed Buist motions for City Council meeting to adjourn. Councilmember Morgan seconds the motion. All are in favor.

Adjournment:

There being no further business before the City Council, the Council Meeting adjourned at 9:16 PM.