

Mendon City Council Minutes

Convened: June 13, 2024 | Meeting location 15 North Main Street, Mendon City Office

Meeting called by Mayor Ed Buist

Type of meeting City Council
Public Hearing

Note taker Holly Gordon

Attendees:

- Amy Garbe Kirk Taylor
- Ian Nemelka Daphne Carlson
- Jon Hardman
- 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: Ray Olsen, Katelyn Hammond, Cassidy Nemelka, Ian Nemelka, Steve Stokes, Keilani Ludlow, Kirk Taylor, Eric Dursteler, Jessie Eiman

Pledge of Allegiance: Councilmember Bob Jepsen

Invocation: Mayor Ed Buist

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.

Note: Councilmember Brian Myers and Recorder Jim Cannon are joining the meeting via Zoom.

Approval of Minutes: Minutes for May 2024 have been reviewed. Double check the wording in the fencing part of the code that it reflects garden fencing may be used to keep deer out, not just during gardening season. Council talked about temporary wire fencing. The word temporary has been struck. It is noted that the Zoning and Subdivision codes were supposed to have the public hearing with Planning and Zoning, that the steps taken thus far were done improperly.

Motion: Councilmember Jepsen motions to accept May 2024 minutes. Councilmember Garbe seconds the motion.

Action: All in favor and May 2024 minutes are accepted.

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

Motion: Councilmember Hardman motions to accept and pay the bills as submitted. Councilmember Garbe seconds the motion.

Action: All in favor and bills are submitted.

Minutes:

Notice of Interest for new Mendon City Councilmember: (6:09 PM) Potential candidates: Steve Stokes and Ian Nemelka.

Steve Stokes is asked to approach the council. Steve grew up in and loves Cache Valley; born in Smithfield, raised in Logan. When he and his wife were first married, they drove through Mendon and his wife expressed a desire to live here. Has lived in Mendon nearly 10 years. Has 2 daughters and 2 sons. Does lots of different things with the community, especially with the youth. Coaches football, baseball and basketball. On the youth football board at Mountain Crest. Loves the outdoors. Loves hunting and farming. Has horses. Big into agriculture. Has acreage in Smithfield mostly dedicated to cattle. Has several business ventures. Travels all over the world buying, selling and manufacturing products. Has done very well and feels very blessed. Owns rentals throughout the valley. Feels like he's done a lot and knows a lot about different things. Feels he's a well-rounded person that can look at things openly. Question: What is your driving interest in serving on Mendon City Council? Steve ran for Logan City Council and lost by a couple hundred votes. Enjoyed getting involved. Have always had a desire to serve. Question: What are your feelings as far as Mendon and future growth? Steve doesn't want to see cookie-cutter homes. Wants secure zoning and subdivision ordinances in place. Wide roads. Sidewalks and curbs on both sides of the street. Make sure growth is done correctly. Big lots. Nice family homes. Would love to see a one-pump station that has a café here in Mendon. Something our kids can ride to, buy drinks and hamburgers, etc. There's nothing wrong with some good commerce. Not a truck stop in the middle of town. But nothing wrong with hometown commerce. Question: Where do you feel your strengths are? Zoning, cemetery, roads, mosquito abatement, youth... however, Steve is willing to learn anything

required of him. Council asks Steve's view on traditions. Steve loves traditions. He realizes that sometimes traditions must be tweaked as time goes by. He loves what JayDee Jensen has done with youth softball and hopes that tradition will stand. Loves watching every Thursday night with the community. Loves May Day and the 24th Celebration and sees nothing wrong with adding to traditions.

Ian Nemelka is asked to approach the council. Ian feels he is particularly qualified for this position as he was a member of city council prior to the re-election last fall. He has background in public policy and economics. Loves the community, a place he calls home and people he calls family. Feels that Mendon is the gem of Cache Valley. Council asks what Ian's interest and driving force in running for city council again? Ian recalls the first time was to apply all the things he learned in his years of public policy research and think tank. This time he feels it is more personal. He wants to be there to support the city. To finish what he started. Council asks how he feels about growth? Ian is in favor of responsible growth. Would like to see the attitude and soul of the community preserved. Would like to make sure Mendon is still an affordable place to live for our children and the people currently living here aren't forced out of their homes by property tax increases. Council asks what Ian is proud about in his previous service as well as what he feels was left unfinished. Ian feels proud of his role in the new subdivision development and what was accomplished based on what was best for the city and not personal preference. Would like to see the cracks in some of the planning and zoning issues sealed. Would like to continue to simplify and streamline processes in planning and zoning as there is a lot of opportunity to make it easy and beneficial for the citizens and the city alike. Council asks how Ian feels about tradition. Ian grew up in Davis County where the cities overlapped with no individual identity. He feels that Mendon has identity with the May Day and 24th Celebration and wants to preserve those traditions. Enjoyed the Fall Fest and could see it as a possible new tradition and believes there is room for more traditions. Council asks how Ian feels about businesses in Mendon. Ian is in favor of locally owned business. He would like to see business thrive in Mendon which is why one of his initiatives is home based businesses. He is in favor of commercial businesses as long as it ensures healthy rural corporate growth.

The Mayor, Council and clerk convene to make a decision. After discussion and agreement that it is a hard choice, the council unanimously vote in Ian Nemelka as the new Mendon City Councilmember.

New Councilmember Swear-In: (6:28 PM) Ian Nemelka is sworn in as a member of Mendon City Council.

Topic 1- Citizen Participation/Comment (6:31 PM) None

Topic 2- PUBLIC HEARING: Reconciling of Budget 2023-24 (6:32 PM) Mayor Buist entertains a motion to close city council meeting and open the public hearing for the reconciliation of budget

for fiscal year 2023-2024. Councilmember Hardman motions to close city council meeting and open the public hearing. Councilmember Jepsen seconds the motion. All in favor.

Jim Cannon takes the council through the expenditures and funds of the city. Attached is the spreadsheet shown to city council.

[FY2024 Budget Closeout](#) {Ctrl + click link to 2023-24 Budget Closeout Spreadsheet}

Mayor Buist opens the microphone to public comment. There is no public comment.

Mayor Buist entertains a motion to close the public hearing on the reconciliation of budget year 2023-2024 and reopen city council meeting. Councilmember Nemelka motions to close the public hearing and reopen city council meeting. Councilmember Hardman seconds the motion. All in favor.

Mayor Buist praises Jim Cannon, staff and council on a job well done.

Mayor Buist asks Councilmember Hardman what the goal is with the \$236,000 water reserve. Part of the funds are for water and part are in reserves that we're required to have due to loans with the state.

Mayor Buist entertains a motion on the reconciliation of the budget for 2023-2024 as to approval or denial. Councilmember Hardman motions to approve the reconciliation of the 2023-2024 city budget. Councilmember Nemelka seconds the motion. All in favor.

Mayor Buist excuses Jim Cannon from the meeting via Zoom.

Topic 3- PUBLIC HEARING: Approval of Budget 2024-25 (7:03 PM) Mayor Buist entertains a motion to close city council meeting and open the public hearing on the budget for 2024-2025. Councilmember Jepsen motions to close city council meeting and open the public hearing. Councilmember Hardman seconds the motion. All in favor.

Mayor Buist presents the budget for 2024-2025 to city council.

[MC BUDGET 2024-25](#) {Ctrl + click link to 2024-2025 Budget Spreadsheet}

Administration: Proposed increase: from \$72,000 to \$85,000. Will be hiring an assistant treasurer and an assistant recorder, both part-time positions.

Buildings: Proposed increase: from \$20,700 to \$25,000

Mendon Station: Proposed increase: from \$11,300 to \$15,000. Mendon Station needs some cosmetic work done, namely the floor and the blinds. The budget suggestion is additional to the rental fees.

Cemetery: Proposed increase: from \$17,000 to \$30,000

Cemetery Expansion: Proposed decrease from \$50,000 to \$30,000 which comes from perpetual funds.

Parks: Proposed increase: from \$27,000 to \$32,000

RAPZ Parks (Legacy Project): Proposed increase: from \$50,000 to \$130,000. Youth Council applied for RAPZ and received \$100,000. \$30,000 was raised previously.

Streets: Proposed increase: from \$133,000 to \$140,000. Asks Kirk if RITF fund is reflected in the budget and if the money was put into the B&C fund. He would like to add the one-time increase to the budget.

CCCOG Project: There is no change. Mayor Buist will be applying for one with results in October.

Fire Department: Proposed budget is the same as last year at \$123,000

EMS: Proposed increase: from \$23,200 to \$23,325

Sheriff: Proposed increase: from \$12,302 to \$14,134. Agreement signed 3 years ago. Will need to sign at the 2025 Budget meeting.

Animal Control: Proposed budget is set at \$4,500. Agreement is signed at this meeting.

Mosquito Abatement: N/A

Surface Water: Proposed increase: from \$5,000 to \$20,000

Library: Proposed increase: from \$44,105 to \$52,000. Suggested use for salaries.

Court System: Proposed budget is set at \$4,800

Softball Leagues: Proposed increase: from \$5,000 to \$10,000. This is money the league brings in and circulates through the city to go right back to the league.

Youth Council: Proposed budget is the same as last year at \$5,100

Sanitation/911: Proposed increase: from \$130,000 to \$140,000

Miscellaneous Celebration Costs: Proposed decrease from \$4,000 to \$2,500

May Day: Proposed budget is the same as last year at \$4,200

Easter Egg Hunt: Proposed budget is the same as last year at \$500

Pioneer Day: Proposed increase: from \$13,000 to \$16,000

City IT, Municode, CVSEO: Proposed increase: from \$6,000 to \$30,000. Due to legislature requiring all cities to convert to .gov, IT expenses will go up exponentially to cover security, infrastructure, etc.

Planning and Zoning: Proposed decrease: from \$10,000 to \$2,000. Decreased due to the Mendon Land Use Authority taking over a lot of the costs.

Mendon Land Use Authority: Proposed new budget of \$25,000

Building Permits: Proposed budget is the same as last year at \$25,000

Public Works Building: Proposed new budget of \$350,000. Includes contingency. [Project Budget Estimate.pdf](#) {Ctrl + Click link to Project Budget Estimate Spreadsheet}

Fire Hall Payments: Payment the same at \$12,726

Water Conservation District: Proposed increase: from \$9,400 to \$9,800. May be going up. There is a hearing in August or September.

Mendon North/Central Irrigation: Proposed budget is the same as last year at \$2,000

Engineering Fees: Proposed increase: from \$15,000 to \$18,000. Does not include any fees through Mendon Land Use Authority.

Attorney Fees: Payment the same as last year at \$7,500

Backhoe Lease (Buyout 2023)

Truck Lease: Payment the same as last year at \$23,000

Total: \$1,412,085

Water Fund: Decreased from \$550,000 to \$400,000. Stays separate from total.

Capital Projects: \$50,000. Half will be used for salt and sand bins; half used for the removal of the gazebo and lights for the ballpark.

Total with Capital Projects: \$1,462,085

Ray Olsen approaches the microphone to propose storage for the fire department. Proposes a 20'x75' bay on the south side of the existing fire station. Passes out a hand drawn to scale plan. Stays within zoning ordinances. Proposes to carry that \$28,000 over combined with \$12,000 and a 5 year term loan of \$40,000. Budget should be \$80,000-\$90,000 for this addition. Does not have exact numbers yet. All concepts at this point. Will bring final numbers for the councils' consideration. Would like the councils' permission to get some drawings made up and get some bids made. Mayor Buist would like Eric Dursteler and Paul Taylor involved. Ray agrees. Council would like to know where the loan would come from. Ray goes through a company that is a government lease program. Money's tight but Ray's goal is to eliminate the interest paid on term. Ray is granted permission to explore the possibility of an additional bay on the fire department.

Pay and Reimbursement Schedule Proposals

Food Stand Agreement: 90/10 split (10% to the city) The Larsen's made \$12,000 in the month of May, with \$1,200 going to the city. The mayor proposes some remodeling in the stand by the end of the year.

Library: Library director, Jessie Eiman: from \$15.75 p/hr to \$16.75 p/hr. Library worker, Heather Richens: from \$12.60 p/hr to \$13.60 p/hr. Library worker, Rebekah Smith: from \$9.45 p/hr to \$10.45 p/hr.

Cemetery Sexton: from \$900 yearly to \$1,000 yearly. Paid quarterly.

Sports Field Scheduler: \$60.00 p/mo Feb-Oct

Custodial Work (City Building): from \$8.50 p/hr to \$10.00 p/hr.

Grounds Maintenance Tech 2 (over 18 years of age): \$10.00 p/hr

Grounds Maintenance Tech 1 (under 18 years of age): from \$7.50 p/hr to \$10.00 p/hr.

Assistant Public Works: from \$18.00 to \$20.00 p/hr.

Public Works Director: current salary including benefits: \$57,413.24. The state suggests a 3% raise, the mayor suggests a 4% raise. 4% is agreed on.

Deputy Clerk: \$14.00 p/hr

City Clerk: from \$14.00 p/hr to \$16.00 p/hr

Assistant Treasurer (when hired): \$14.00 p/hr

Treasurer: from \$17.85 p/hr to \$20.00 p/hr

Assistant Recorder (when hired): \$14.00 p/hr

Recorder: currently \$375.00 p/mo. Suggested 4% raise. Adm/\$260.00 Water Dept PC

Councilmembers: from \$1900.00 p/yr to \$2,000.00 p/yr. Paid quarterly.

Mayor: from \$2,500.00 p/yr to \$4,500.00 p/yr. Suggested by Councilmember Hardman. Agreed by council. Paid quarterly.

Planning and Zoning: Chair: \$500.00 p/yr. Committee members: \$250.00p/yr. Paid quarterly.

Microphone is open to public comment. Ray Olsen points out that there is not a single person that does anything in this community that is overpaid. That being said, there's not a single person in this community that does the work in this community that expects we get paid high wages to do what we do. We don't do what we do for money. We do this because of community spirit. We do this because we feel like it's important to carry on the position.

Councilmember Hardman moves to close the public hearing and return to city council meeting. Councilmember Garbe seconds. All in favor.

BMC Fund Allocation: FY20: 72; FY21: 77; FY22: 78; FY23: 82; FY24: predicted to be 85. Then RTF on top of that. One-Time Money Total: \$58,269

Total Capital and Capital Projects for 2024-2025: \$1,000,527.085

Councilmember Hardman moves to approve the Mendon City budget as presented for 2024-2025 and the Mendon City pay and reimbursement schedule revised June 2024 to reflect a total capital and capital projects budget number of \$1,000,527.085. Councilmember Jepsen seconds. All in favor.

Topic 4- Law Enforcement Liaison- Deputy Wursten (8:11 PM) Excused

Topic 5- Library Report- Jessie Eiman (8:11 PM) Summer reading program in progress. Library attendance has gone up three-fold in the last two months. Hired two extra librarians for the summer.

Entire budget is in the bank account for the library. Two more grants expected the end of June.

Topic 6- City Engineer- Eric Dursteler (8:13 PM) Inspector reports back on the tanks. Eric will prepare a work release for the tank lid construction engineer. Will put a design together and go out for bid for construction. Must be under bid by December. Plan is to have it bid mid-July, end of July. Just the lids, the walls are fine.

Topic 7- Public Works Director- Kirk Taylor (8:14 PM) Softball field up and running. Sprinklers are running great with an eye on a few.

Some trees are encroaching on the streets. It's been five or six years since they were trimmed. Need to be trimmed again. These are big trees that will require a lift and chipper. Received a bid for \$2,500.00 per tree.

Started the wells up just after Memorial Day. Need to pull a sample from Cobblestone before it gets turned on.

Chip and seal for the lower half of the subdivision is scheduled for July 11.

Councilmembers Reports:

Brian Myers- (8:20 PM) Thursday nights for mosquito spraying after sundown. Requested an extra spray for 24th celebration.

Drinking fountain at the Mendon Station has a leak due to the old-fashioned design. Kids climb on the pipes, causing the dish to pull off which separates it from the drain. Going to meet with a plumber to see if it can be fixed or needs to be replaced.

Wall Consulting Group was the design firm selected for the design portion of the Deep Canyon Trails parking, etc. The trails board felt like they were the best group qualified to meet deadlines and get everything under contract, so we don't lose funding.

Kirk adds that he received a bid for a new countertop for the ballpark restrooms of \$2,500.00. He's considering just installing basins that are mounted directly into the wall instead. If vandalism happens again, it will be less expensive to replace. Kirk receives approval to move forward with this plan.

Amy Garbe- (8:26 PM) Library website is nearly ready to go live. Meeting on Tuesday. Then some training and it should be ready to go.

Youth council had a good turnout for the dyer's woad project.

Fireworks donation jars have accumulated \$93.79. Daphne suggests posting on Mendon 411. People can donate cash, check or through Doxo online. There is some leftover from last year that will roll over to this year's budget.

Ian Nemelka- (8:28 PM) Welcome back!

Jon Hardman- (8:28 PM) Canal water is in. Should get a full year of water with Hyrum Dam being full. A lot of stuff being discussed there, but nothing official. Expect things to be changing.

Bob Jepsen- (8:29 PM) Sprinkler system at Taylor Park doing well. Youth filled in some of the trenches.

Need to get a pump for the cemetery to get off culinary water. Met with Rocky Mountain Power getting info about what is needed there. Discussion about a three-phase power to that pump. Talked with Brent Linford, as he looked at the specs on the pump. Will probably need high voltage up to that point, but can use power off the power pole to make it happen. Initial cost for Rocky Mountain Power is \$10,000-\$15,000. And another \$12,000 for directional bore. The pump, \$10,000-\$15,000. The box the pump sits in, \$5,000. Possibly dip into capital funds to help with costs. Will put in a three-inch conduit from the tank all the way down before landscaping. Possible rate increase at the cemetery. Will come prepared next month with a spreadsheet of other towns and charges they have at their cemeteries. Looking to substantially bump the rates.

Mayor Buist- (8:33 PM) Will have an extra council meeting in July after Planning and Zoning has the Public Hearing for zoning and subdivision codes. August 29th is a meeting with the county about a possible tax increase. It doesn't mean we have to vote it, but the increase is around \$20,000.

The Celebration will be held on the 27th of July. Council is expected to be in the parade.

Received bids on security cameras. Will address this next year due to budget. If trouble continues, we may buy a few cheap cameras.

Would like Eric Dursteler to meet with Joe Beck to start on the Public Works Building.

Mayor Buist entertains a motion to adjourn.

Councilmember Hardman motions to close city council meeting.

Councilmember Nemelka seconds the motion.

Adjourned (8:37 PM)