

Mendon City Council Minutes

Convened: January 9, 2025 | Meeting location 15 North Main Street, Mendon City Office

Meeting called by	Mayor Ed Buist	Attendees:	
Type of meeting	City Council	Amy Garbe	Daphne Carlson
	Public Hearing	Brian Myers	Kirk Taylor
Note taker	Holly Gordon	Bob Jepsen	
		Ian Nemelka via Zoom	
Absent	Jon Hardman		
	Jim Cannon		

TIME: 6:00 PM

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

Others Present: Eric Bowen, Ray Olsen, Michael Stokes, Chad Wright, Macie Mickelsen

Pledge of Allegiance: Council Member Myers

Invocation: Daphne Carlson

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 November 14, 2024 have been reviewed.

Motion: Council Member Garbe motions to accept 2024 minutes. Council Member Jepsen seconds the motion.

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

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

Motion: Council Member Jepsen motions to accept and pay the bills as submitted. Council Member Garbe seconds the motion.

Action: All are in favor and bills are submitted.

Minutes:

Topic 1- Citizen Participation/Comment (6:07 PM)

Topic 2- Report on Recreation and Indoor Recreation Study- Chad Wright of Nibley: (6:08 PM)

Chad Wright of Nibley City Recreation takes the mayor and council through the following Power Point Presentation on community services collaboration concerning a recreational facility.

[24' Rprt Mendon City & Nibley City .pdf](#)

Some key points of the Power Point:

- A multi-community recreational facility would benefit Mendon and other south county towns, giving them fields to play on and courts to use.
- 44 youth from Mendon have participated in collaboration games such as flag football, ultimate frisbee, soccer and cross country running.
- A graph shows youth participation programs growing in Nibley 555% in the past ten years due to growth and collaborating with south county communities, including Mendon.
- An indoor recreation facility would fill a need for recreation during the winter months and provide year-round use.
- Neighboring communities have been surveyed with the majority of each community in favor of the recreational facility for a total of 89.9% in favor as of 2023-2024.
- 88% of the surveyed communities are supportive of a tax increase and willing to pay \$1-\$25 per month per household, with the median closer to \$25.
- The indoor recreation facility would cater to all ages.
- After some back and forth with the county, Nibley City has decided to move forward, including communities on the south end of the valley if there is an interest.
- Mr. Wright would like to know if Mendon City would be willing to participate in the survey.

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- Mayor Buist and council agree to participate in the survey. The proper paperwork with QR codes will be sent to the city clerk to be distributed through the water bills and posted on the city website, in the post office and at city hall.

Topic 3- Pager Project [Fire Station Addition Discussion]- Ray Olsen: (6:46 PM)

Pagers are on order as discussed; however, Mr. Olsen having been advised by Logan Fire Department does not believe it's the best solution for problems with communication. He has contacted the pager company, and they believe it is not the pagers that are the problem, but the amount of Bluetooth, streaming, etc. taking up space for them to work properly. Mr. Olsen believes the air space and bands have been narrowed so much that the Fire Department is having issues communicating with one another; a problem that cannot be fixed by Mendon City. Mayor Buist asks about the ISpy app discussed in a previous council. Mr. Olsen says the app is up and running and is getting communications though, working much better than the pagers do. He received text messages from the ISpy app letting him know when a call is coming through. However, dispatch is telling him the Fire Department cannot rely on this type of communication to receive emergency calls because dispatch cannot control this type of communication. Dispatch must send information to the appropriate response team to respond. The only way they can do that is through the pager system because that's the only thing they can control.

Mr. Olsen claims the main reason he is at council is to discuss the bay addition on the south side of the fire station proposed to council about four and a half months ago. He is upset that government regulations are making the addition cost \$186K instead of the \$75,900.00 he had intended to spend. He is approaching the council to propose an increase in budget for the addition to the fire station.

The council questions the original bid that was made for around \$80K and why, if the company is properly bonded, they don't bid again. Mr. Olsen says this company does not want to deal with the governments regulations so they bailed out on the final bid. If they bid again, they would have to raise their fee considerably to compensate for the government regulations.

Mr. Olsen can afford to lay the footings and foundations at Landmark's bid of \$38,310.00 but cannot afford the building without the city's help.

Mayor Buist suggests the addition be built in phases, going forward with the footings and foundation as planned. He suggests a survey go out to the residents about a \$3 fee for X amount of years to go toward finishing the addition.

Mr. Olsen suggests a Conex unit to temporarily store the equipment the addition will eventually store. It would cost roughly \$7K and he could set it on the new foundation. He would need to take this idea to Planning and Zoning to make sure it meets requirements. Once the addition is complete, the Conex unit could be sold. Mayor Buist suggests a letter or personal visits to surrounding neighbors about bringing a Conex unit in temporarily.

Mayor Buist and council agree to move forward with footings and foundation and a possible Conex unit.

Topic 4- Legacy Park Discussion- Council Member Garbe: (7:15 PM)

Margie Rycewicz with BRAG joins the meeting via phone. Margie Rycewicz, Amy Garbe and Shari Nielsen are helping the Youth Council with funding for the Legacy Park. They are working on grants to be used through the phases depicted in the following table:

			county	state	federal	OTHER		
			other?			AARP?		
MENDON PARK								
PHASE	SECTION	EST. COST	FUNDING SOURCES					
1	parking	\$242,000	rapz	cpr		volunteer	fundraising	private donations
	sidewalk	\$79,310	rapz	cpr [1]				
2	Pickleball courts	\$72,480		cpr	LWCF [2]			
3	bathroom	\$31,000		cpr	LWCF	Outdoor Class [3]		
	education build	\$31,000		cpr	LWCF	Outdoor Class		
	playground	\$24,000		cpr	LWCF			
4	perimeter path/trail	\$79,000		cpr	LWCF	RTP? [4]		
5	water and soil	\$625,000		cpr	LWCF			
	flex field	\$110,000		cpr	LWCF			
	tennis courts	\$47,000			LWCF			
	basketball court							
6	Mendon City Recreational Plan			ORPA				
	Letters of support	Stokes Nature Center Mendon Youth Council Scout Troupe A Scout Troupe B Scout Pack Mendon Elementary School						
	What's the connectivity to current and future recreation?							
	City Master Recreation Plan							

[1] max \$200K, 20% match recommended

[2] \$3mil max, 50% match

[3] max \$15K

[4] \$200K max with 20% match

The Legacy Park was awarded \$100K in RAPs funds.

The parking lot will cost \$242K.

Council Member Garbe briefly touches on some of the features of Legacy Park, including a modular building for classes, summer use only prefab concrete bathrooms, and a pavilion with the possibility of garage doors to enclose it. Council Member Garbe had asked Council Member Nemelka to contact Nibley City about their enclosed pavilion and how it works.

Council Member Nemelka contacted Nathan Morrison, a council member for Nibley City. He didn't know a cost estimate, however, he described how they use it. The doors are used to make the pavilion usable in winter with portable heating lamps to heat the space. During the summer, the doors are up. It's used on a reservation basis.

Council Member Garbe and committee will be applying for the CPR grant of \$150K that opens on the 13th and is awarded in April or May. This will go towards the parking lot. The LWCF grant will be opening this summer. Fundraising efforts will also be made. It's up to \$200K that can be applied for but requires a match. The RAPs funding, as long as it isn't used to start before it's actually awarded, can be part of that match. There's also a possible use of the funds if they can get them through fundraising, volunteers, admin, staff and city clerk, as well as donated equipment. They are working to make sure that all these moving years move together at approximately the same time so that they fulfill the needs of the individual funding requirements.

This committee is efficiently moving forward and preparing ideas, so they are ready. They want the council aware of what they are doing in raising funds through fundraising, grants and any other options they can find. They are asking for the council's support in moving forward.

The mayor and city council give their support and express their pleasure at all the hard work this committee is putting into the Legacy project.

Topic 5- Little Red 2025: (7:30 PM)

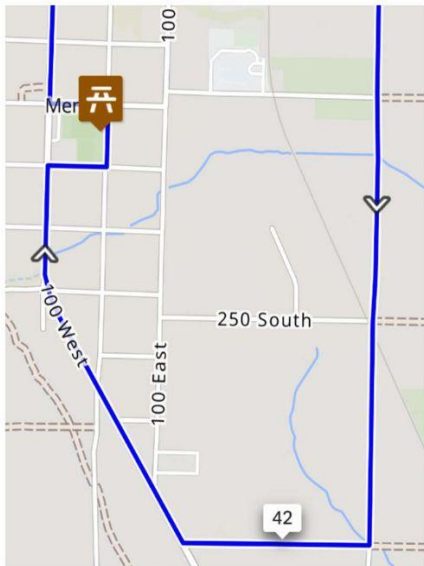
Mayor Buist reads the following email:

Little Red Riding Hood Charity Bicycle Ride June 7, 2025

Little Red is a fully supported, non-competitive, women-only cycling event organized by the Bonneville Cycling Club, a non-profit 501c3 organization, and supported by hundreds of volunteers to help raise money for breast and ovarian cancer research at the Huntsman Cancer Institute.

Staggered starts at the Lewiston Fairgrounds begin on Saturday, June 7 at 7:30 am.

Mendon Station is at mile 43 on the course, and approximately 1500 riders will pass through from about 10:00 to 2:00. This is the same route through town as in previous years and is designed to cause minimal impact to Hwy 23, Center St, Main St, and 100 North. No roads are closed.



Before the event, we will mail information flyers to the residents of communities along our routes. Bicycle course signs and motorist warning signs are put in place on Friday, June 6 and removed Saturday, June 7.

We comply with Bear River Health Dept regulations for food preparation and service. Our culinary water is from the outdoor tap on the Mendon Station building. Two food preparation and service tents are supplied by a licensed vendor.

Ten portable toilets and a double-sided hand washing sink also are supplied by a licensed vendor.

The vendors deliver their equipment on Friday, June 6 and remove it after the ride on Saturday afternoon or on Monday, June 9.

Our rest stop volunteers police the area for litter before leaving. Trash is collected throughout the day in individual garbage cans lined with bags. The bags are removed on a regular basis, collected in our rental truck, and after closing the rest stop, deposited in a dumpster at Lewiston Fairgrounds for collection and disposal.

The states, counties, and municipalities along our routes and any private venues hosting a rest stop are named as additional insureds on our special event liability policy. And Bonneville Cycling Club makes a modest donation to our rest stop host municipalities. On

behalf of the women and girls participating, the Huntsman Cancer Institute, and the Bonneville Cycling Club, thank you for allowing us to use your park and pavilion for one of our rest stops.

Mayor and council approves the Little Red race.

Topic 6- PUBLIC HEARING- Cache Waste Consortium Fee: (7:32 PM)

Council Member Jepsen motions to close City Council Meeting and open the Public Hearing for Cache Waste Consortium Fee.

Council Member Myers seconds the motion. All in favor.

Cache Waste Consortium has increased waste fees. Mendon City suggests a fee increase as follows:

Garbage per month: \$1.00

Recycling per month: \$0.30

Total increase per month: \$1.30

Microphone open for public comment.

Council Member Garbe motions to close the Public Hearing for Cache Waste Consortium Fee and open City Council Meeting.

Council Member Myers seconds the motion. All in favor.

Council discussion:

A question on whether our budget covered the fee increase. The fee was increased in October and there was enough in the slush funds to cover the last three months.

A question on whether Waste Management intends to increase their fees every year. The mayor says he believes so. He explains we are under a five-year contract with Waste Management. One of the selling points with Waste Management was they will only increase fees if necessary and with an explanation as to why there is an increase. Fuel has been responsible for the increase; however, it will be interesting to see what happens when the fuel rates have settled which is predicted to happen this year.

Council Member Jepsen motions to approve the garbage increase at \$1.00 per month and the recycling increase at \$0.30 per month for a total of \$1.30 per month.

Council Member Myers seconds the motion. All in favor.

Topic 7- PUBLIC HEARING- Cemetery Fee Schedule: (7:40 PM)

Council Member Garbe motions to close City Council Meeting and open the Public Hearing for the Cemetery Fee Schedule.

Council Member Myers seconds the motion. All in favor.

The council recognizes Cemetery Sexton Eric Bowen in attendance.

The new cemetery fee schedule as follows:

<u>Perpetual Care</u>	<u>Plot Fee</u>	<u>Total Burial Plot Price</u>
Resident: \$180.00	Resident: \$270.00	Resident: \$450.00
Non-Resident: \$360.00	Non-Resident: \$540.00	Non-Resident: \$900.00

There will be no change to all other fees at this time.

Microphone opened to public comment.

Sexton Bowen has a few questions about fee increases on opening and closing, cremations and infant burials. Mayor Buist reiterates that there will be no increase on opening and closing, cremations and infant burials. Mr. Bowen has some questions about the wording of the cemetery ordinance, specifically how often the fees can be adjusted. Mayor Buist says Council Member Nemelka will evaluate the cemetery ordinances and make revisions and clarifications as necessary to update the ordinances effectively. He would like Mr. Bowen to be involved in that process. It is noted that both Mr. Bowen and council believe the cemetery ordinance and fees should be evaluated and discussed annually.

Sexton Bowen wants it on record that he offers a public apology for his anger during the process of the cemetery fee schedule. Mayor Buist openly thanks him.

Council Member Jepsen asks Mr. Bowen to be involved with the cemetery sprinkler system as it moves forward as well as the cemetery expansion.

Council Member Jepsen motions to close the Public Hearing for the Cemetery Fee Schedule and open City Council Meeting.

Council Member Myers seconds the motion. All in favor.

Council discussion:

Council Member Jepsen expresses gratitude for the funds being used for the expansion of the cemetery. He issues a public apology to Sexton Bowen for his own role in the discord concerning the Cemetery Fee Schedule and wants him heavily involved moving forward with cemetery decisions. On behalf of the council, he thanks Mr. Bowen for his work with the cemetery.

Council Member Garbe motions to approve ordinance 2025-01 Cemetery Fee Schedule.

Council Member Jepsen seconds the motion. All in favor.

Topic 8- PUBLIC HEARING- Reopen Budget: (7:54 PM)

Council Member Jepsen motions to close City Council Meeting and open the Public Hearing to Reopen Budget.

Council Member Garbe seconds the motion. All in favor.

Mayor Buist directs the council and public through the proposed changes to the 2025 Budget as follows:

Proposed Fiscal Year 2025 budget changes (proposed effective January 2025):

<u>Move from:</u>	<u>Move to:</u>	<u>Amount:</u>	<u>Notes:</u>
Attorney	Buildings	\$2,000	Cover repairs & maintenance
Building Permits	Park Operations	\$5,000	Blueberry Hills development delayed
General Reserve	Engineering	\$5,000	General engineering needs
General Reserve	Fire Department	\$9,000	iSpy Application & pagers
General Reserve	Park Operations	\$23,000	Underestimated park operations expense
General Reserve	Perpetual Care	\$165,000	Cemetery Expansion
General Reserve	Public Works Building	\$28,000	Prepare framing package for Public Works "lean-to"
Sanitation	Street Operations	\$20,000	Cover the heavy winter months

<u>Line Item:</u>	<u>Original Budget:</u>	<u>Updated Budget:</u>	<u>Change:</u>
Attorney	\$7,500	\$5,500	\$2,000 decrease
Buildings	\$25,000	\$27,000	\$2,000 increase
Building Permits	\$25,000	\$20,000	\$5,000 decrease
Engineering	\$18,000	\$23,000	\$5,000 increase
Fire Department	\$123,000	\$132,000	\$9,000 increase
Park Operations	\$32,000	\$60,000	\$28,000 increase
Perpetual Care	\$30,000	\$195,000	\$165,000 increase
Public Works Building	\$350,000	\$378,000	\$28,000 increase
Sanitation	\$140,000	\$120,000	\$20,000 decrease
Street Operations	\$61,500	\$81,500	\$20,000 increase

Total ask from General Fund Reserve = \$230,000

Mayor Buist comments that Mendon City auditor, Matt Regan, wants council to know the city is fiscally sound and has a good rainy-day budget.

Mayor Buist would like the council to know that a budget will be set of about \$50K for the furnishings, sound system, etc. as contribution for the new addition to city hall.

Microphone open to public comment.

Council Member Myers motions to close the Public Hearing to Reopen Budget and open City Council Meeting.

Council Member Jepsen seconds the motion. All in favor.

Council discussion:

Council Member Jepsen motions to approve the 2025 Budget adjustment.

Council Member Garbe seconds the motion. All in favor.

An email is sent to Jim Cannon from the city clerk to let him know the budget adjustment has been approved and to move forward with the state.

Topic 9- Youth Council- Mayor Mickelson: (8:10 PM)

The December activity was the Christmas community breakfast. Aaron Choate was in charge of it, and he did a great job. The youth cooked food, had a Legacy Park presentation and were also selling pickleball paddles. They raised \$690 for the park. In January and February, two presentations are scheduled for groups of businesses and individuals who have shown interest in helping with the Legacy project. It'll be the same presentation held at the Christmas breakfast. Also in January, they have their legislative activity. It is on the 27th. They are going to tour the state capitol building. They are going to sit in on a legislative session and meet the senator. In February, they are having a community Valentine's Day service where they go around and leave kind notes on doors. In March, they are going to be attending the Utah Association of Youth Councils Leadership Conference at USU, and are super excited about that. The mayor and council are invited.

Mayor Buist encourages all to participate in supporting the Legacy Project by purchasing the pickleball paddles.

Topic 10- Law Enforcement Liaison- Deputy Spence: (8:13 PM) Excused

Topic 11: City Engineer- Eric Dursteler: (8:13 PM)

The water tank is about 90% complete. The access hatch may not have been found yet. Working on that. \$3K or \$4K left on the tank project. We have until sometime in April to file ARPA.

Dates to remember: City Hall Addition opening bid on January 30. Main Street COG Project bid opening on February 6. Mayor Buist asks that the billing gets held off until July 1st for the fiscal year budget as Main Street resurfacing is not in this year's budget. Little Red is held on June 7 and there may need to be detours due to main street resurfacing. Daphne Carlson says if it's a problem, we can contact Little Red.

Eric Dursteler mentions there's another way to approach contracts and contractual business through job order contracts through the state procurement policy. Mr. Dursteler will call and see how that works as he's had several communities ask if we can use that in town and we can. It's a state-offered process. He will find out if it saves money or not.

Council Member Jepsen asks Mr. Dursteler for help getting a permit for boring under the canal. Mr. Dursteler will work on it. It is estimated to cost around \$14K to bore under the canal.

Topic 12: Public Works Director: Kirk Taylor: (8:19 PM)

Kirk Taylor advertised to surplus the snowplow twice, first time with a minimum bid of \$2,000, second time with a minimum bid of \$1,200.00, advertised only in Mendon City. Will open advertising up to other communities. The issue is that the buyer would need the mounting hardware for a Fisher snowplow.

Mr. Taylor is working on replacing the culvert down 250 South on the south side of the road by Welker's. He's looked at some maps from a developer and found they did not take the culvert that carries the spring water all the way up from the block behind where Mike James lives, down through the hollow, through Justin's piece, and then Hardman's then down. He found that the spring runs full time. Because of that, it was probably 60 feet west of Welker's piece where it daylighted. Not only was Welker's property taking on everybody's storm water, but spring water in addition, because it wasn't piped down to the end of the property, which the developer did not do. We are working on it now. We're going to connect to that with 12-inch pipe so that spring water will be carried all the way through his approach and driveway to the east side of his property line. Then another 18-inch pipe will be laid alongside it to handle any surface water or storm water that happens to find its way down there. This includes the water everybody along 380 runs with their pumps out to the right of way. Some people on this side were running across the road, which that's not going to happen again. This project will resolve a lot of issues that have been happening down there.

A question is asked whether the developer was supposed to put the pipe in. Mr. Taylor said it was before his time working with the city, but, yes, the original drawings show the pipe going all the way to the end as it should have done. Unfortunately, it falls on the city to fix because there was no follow-up to make sure it was done at the time 250 South was developed.

Councilmembers Reports:

Brian Myers- (8:24 PM)

The city has about \$6,100 from the food stand last summer that will be reinvested in the food stand for some upgrades. Talking with Courtney Larson and his wife, the immediate needs are a commercial 3-basin sink and a commercial refrigerator. Council Member Myers asks if he should try to surplus the existing refrigerators. Council says yes. There may be more upgrades if money permits.

The blinds in the Station need significant repair. Council Member Myers contacted the person that supplied the blinds (he doesn't recall his name). He believes there ought to be a manufacturer's warranty on the blinds that he will check on and get back to Council Member Myers within the next couple weeks. If there is no warranty, this person will repair the blinds. The Station is also in need of paint on the inside and outside. The bid he received from a painter was too high so he will continue looking for another painter and bid to fit within the budget.

Cache Mosquito Abatement District meetings are informative, and the Abatement District does a good job collecting data and treating various different things.

Council Member Myers reached out to Randall McBride with Utah Fish and Game. He left a message to have him call in question to the turkey situation. Council Member Myers highest personal count of turkeys this year is 185 compared to last years 250. If complaints get worse, he'll see what he can do, but we are not the only community dealing with the turkey problem.

There will be a May Day meeting soon, a date has yet to be set. Council Member Myers will be out of town the weekend of May Day and asks Council Member Nemelka to be available on Friday and Saturday, May 2 and 3.

Amy Garbe- (8:29 PM)

The Dog Licensing and Rabies Clinic is January 25 from 10:00 AM-Noon at the Fire Station. She will make sure there are signs on the north, south and east entrances to town.

Ian Nemelka- (8:30 PM)

Council Member Nemelka has the first few drafts of a written policy regarding the use of our facilities, specifically those on the square. Just as a matter of preference, it works similarly as if somebody were going to put in a bid. Very much has a business plan component as well as an application process. Not something extremely arduous or laborious, but something for the council to consider should that space come up again for competition. And we know that space is very limited, and we're going to run into this issue as more and more businesses come into Mendon and are looking for alternatives to building a brick and mortar. Council Member Nemelka has the policy drafted, will run it by Planning and Zoning and plan to present it at the next city council meeting.

Jon Hardman- (8:32 PM) Excused

Bob Jepsen- (8:32 PM)

Council Member Jepsen is hoping to have some line items about the cemetery listed for the next council meeting.

Referring to the discussion with Chief Ray Olsen, he has concerns about asking the community to help the Fire Department when they take calls outside the Mendon City community.

Council Member Jepsen proposes to the council and staff to put in a request for some RAPs money for the city square. He doesn't want to see an opportunity go to waste if we can get some money for some improvements on the city square. Mayor Buist asks Council Member Jepsen to work with Daphne Carlson on that. Applications are usually released sometime in February, due in March.

Mayor Buist- (8:34 PM)

Mayor Buist reads the following email from Michael Kenning with the Red Cross:

Hello Distinguished Members of the Mendon City Council,

Please see below for the report you requested in January for our collaboration in hosting a Red Cross Blood Drive at the Mendon Station facility.

We anticipated running three blood drives in the station and were only able to host one in the Mendon Station on August 15th. This blood drive was extremely successful with 43/45 appointments filled and 38/34 units collected. For reference, the other two drives that year yielded 48 and 36 units. In speaking with the Red Cross volunteers and donors, they all appreciated the convenience of using the station rather than the church building, citing the proximity to parking, large, open space for beds and tables as well as it being a more welcoming location for those who may feel uncomfortable entering a church. We would like to continue utilizing the station for 2025.

With the council's permission, I would like to host donation drives in the station on the following dates (these have been previously scheduled with Holly):

- 2/4/25 (Tuesday)
- 5/22/25 (Thursday)
- 8/14/25 (Thursday)

On behalf of the Mendon Utah Stake of the Church of Jesus Christ of Latter-day Saints, I express appreciation for this partnership and look forward to many additional opportunities to bless our great community together.

Michael Kenning Mendon Utah Stake Sunday School President

The council agrees to let the Red Cross continue to use the Mendon Station for future blood drives.

Mayor Buist entertains a motion to adjourn.

Council Member Jepsen motions to close city council meeting.

Council Member Myers seconds the motion.

Adjourned (8:37 PM)