

Mendon City Council Minutes

Convened: June 12, 2025 | 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 Daphne Carlson
Jon Hardman Jim Cannon
Bob Jepsen Kirk Taylor
Ian Nemelka

Absent Brian Myers

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 Dursteler, Jessie Eiman, Laura Hampton, Gary Saxton

Pledge of Allegiance: Daphne Carlson

Invocation: Amy Garbe

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 May 2025 have been reviewed.

Motion: Council Member Garbe motions to accept May 2025 minutes. Council Member Nemelka seconds the motion.

Action: All are in favor and May 2025 minutes are accepted.

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

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

Action: All are in favor and bills are submitted.

Minutes:

Topic 1- Citizen Participation/Comment: No public comment. (6:03PM)

Topic 2- Top of Utah Marathon- Gary Saxton: (6:04 PM) The Top of Utah race will be on September 21. Mr. Saxton proposes a few changes to the route, showing a map to council. (The map is available to view on the Top of Utah website.) He is proposing as racers come into Mendon they do a series of right hand turns and head back out to minimize the impact inside the city. They will cut ½ mile off of 600 South and get runners back out to the College Ward/Young Ward area. This should open 600 South one hour earlier than in years past. He will let all homes that are affected by the race know at the beginning of September. Portable toilets and an aid station will be set up between the Mendon Station and City Hall as in years past. He will contact surrounding homes to make them aware of the aid station as well.

Next year, the marathon committee would like to start a half marathon in the church parking lot. He will need to contact the LDS church for permission.

Mr. Saxton expresses appreciation to the council for allowing racers to run through our beautiful town.

Topic 3- PUBLIC HEARING- Budget 2024-25 Close/ Budget 2025-26/ Fees and Wages: (6:09 PM)

Council Member Hardman motions to close city council meeting and open the public hearing on Budget 2024-25 Close, Budget 2025-26 and Fees and Wages.

Council Member Nemelka seconds the motion. All in favor.

Jim Cannon shows the following proposal for reconciling the 2024-25 budget.

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

<u>Move from:</u>	<u>Move to:</u>	<u>Amount:</u>	<u>Notes:</u>
Administration	Engineering	\$7,500	Unexpected general engineering work
Attorney	Buildings	\$2,700	Unexpectedly low Attorney work
Attorney	Celebrations	\$1,400	Unexpectedly low Attorney work
Land Use Authority	Building Permits	\$9,000	Fund unexpected permit work
Land Use Authority	Park Operations	\$2,500	Fund unexpected park work
Land Use Authority	Planning & Zoning	\$3,500	Balance work done by LUA and P&Z
Sanitation	Park Operations	\$3,000	Unexpectedly low Sanitation work
<i>True-up Funding</i>	Street B&C	\$6,486	To match actual funding
<i>True-up Funding</i>	Street RTIF	\$58,270	To match actual funding

<u>Line Item:</u>	<u>Prior Budget:</u>	<u>Updated Budget:</u>	<u>Change:</u>
Administration	\$90,000	\$82,500	\$7,500 decrease
Attorney	\$5,500	\$1,400	\$4,100 decrease
Building Permits	\$20,000	\$29,000	\$9,000 increase
Buildings	\$27,000	\$29,700	\$2,700 increase
Capital Projects	\$428,000	\$428,000	No Change
Celebrations	\$23,200	\$24,600	\$1,400 decrease
Cemetery Ops	\$30,000	\$30,000	No Change
Engineering	\$23,000	\$30,500	\$7,500 increase
Fire Department	\$132,000	\$132,000	No Change
Fire Hall	\$12,726	\$12,726	No Change
Land Use Authority	\$25,000	\$10,000	\$15,000 decrease
Library	\$52,000	\$52,000	No Change
Park Operations	\$60,000	\$65,500	\$5,500 increase
Park RAPZ	\$200,000	\$200,000	No Change
Perpetual Care	\$195,000	\$195,000	No Change
Planning & Zoning	\$2,000	\$5,500	\$3,500 increase
Quality of Life	\$146,659	\$146,659	No Change
Sanitation	\$120,000	\$117,000	\$3,000 decrease
Station	\$15,000	\$15,000	No Change
Street B&C	\$78,500	\$84,986	\$6,486 increase
Street COG	\$60,000	\$60,000	No Change
Street Operations	\$81,500	\$81,500	No Change
Street RTIF	\$0	\$58,270	\$58,270 increase
TOTAL	\$1,827,085	\$1,891,841	\$64,746 increase

Move from:	Move to:	Amount:	Notes:
Street Ops	General Reserve	\$10,000	Mild winter – less snow removal than expected
Quality of Life	General Reserve	\$9,000	Unexpectedly low Q/L Expenditures
Total return to the General Fund Reserve = \$19,000			

Mayor Buist opens to public comment. No public comment.

Council Member Hardman motions to amend the public hearing by closing this section as presented, but not the hearing itself and motions to close the 2024-25 Budget Closing portion of the public hearing.

Council Member Jepsen seconds the motion. All in favor.

Council discussion.

Council Member Garbe points out that on the Celebration, it should read a \$1400.00 increase instead of decrease. The change will be made.

No further discussion.

Council Member Garbe motions to accept the proposed fiscal year 2024-25 budget changes with one edit as discussed.

Council Member Nemelka seconds the motion. All in favor.

Council Member Hardman motions to close city council meeting and open the 2025-26 Budget and Fees and Wages portion of the public hearing.

Council Member Nemelka seconds the motion. All in favor.

Mayor Buist discusses the following 2025-26 budget proposal.

MENDON CITY BUDGET

	2021-22	2022-23	2023-24	2024-25	2025-26
Administration	\$ 83,000	\$ 74,000	\$ 72,000	\$ 90,000	\$ 93,000
Buildings	\$ 12,000	\$ 15,000	\$ 20,700	\$ 25,000	\$ 27,000
Mendon Station	\$ 12,000	\$ 15,000	\$ 11,300	\$ 15,000	\$ 24,000
Cemetery	\$ 12,500	\$ 15,000	\$ 17,000	\$ 30,000	\$ 30,000
Cemetery Expansion	\$ 15,000	\$ 15,000	\$ 50,000	\$ 30,000	\$ 130,000
Parks (Includes 2025-26 RAPZ)	\$ 27,500	\$ 30,000	\$ 27,000	\$ 32,000	\$ 96,000
Parks (Legacy 2024)		\$ 40,000	\$ 50,000	\$ 130,000	\$ 260,000
Streets	\$ 200,000	\$ 262,000	\$ 133,000	\$ 200,000	\$ 268,000
CCCOG Project		\$ 170,000	\$ 251,000		\$ 167,000
Fire Dept.	\$ 77,000	\$ 110,000	\$ 123,000	\$ 123,000	\$ 123,000
EMS/911	\$ 21,750	\$ 23,075	\$ 23,200	\$ 23,325	\$ 40,000
Sheriff	\$ 9,737	\$ 11,202	\$ 12,302	\$ 14,134	\$ 15,120
Animal Control	\$ 4,200	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500
City Building Addition					\$ 470,600
Surface Water	\$ 5,000	\$ 10,000	\$ 5,000	\$ 20,000	\$ 20,000
Library	\$ 20,000	\$ 41,546	\$ 44,105	\$ 52,000	\$ 47,878
Court System	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800
Softball Leagues	\$ 7,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000
Youth Council	\$ 1,200	\$ 5,100	\$ 5,100	\$ 5,100	\$ 6,500
Sanitation/911	\$ 115,000	\$ 124,000	\$ 130,000	\$ 140,000	\$ 120,000
Misc. Celebration Costs			\$ 4,000	\$ 2,500	\$ 2,500
May Day	\$ 4,000	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200
Easter Egg Hunt	\$ 400	\$ 500	\$ 500	\$ 500	\$ 500
Pioneer Day	\$ 12,000	\$ 12,100	\$ 13,000	\$ 16,000	\$ 16,000
City IT, Municode, CVSEO	\$ 4,200	\$ 2,400	\$ 6,000	\$ 30,000	\$ 30,000
P & Z	\$ 7,000	\$ 7,000	\$ 10,000	\$ 2,000	\$ 10,000
Mendon Land Use Authority				\$ 25,000	\$ 10,000
Building Permits	\$ 25,000	\$ 20,000	\$ 25,000	\$ 25,000	\$ 40,000
Public Works Building				\$ 350,000	\$ 330,000
Fire Hall Payments	\$ 12,726	\$ 12,726	\$ 12,726	\$ 12,726	\$ 12,726
Water Conservation Dist.	\$ 8,815	\$ 8,815	\$ 9,400	\$ 9,800	\$ 15,300
Mendon North/Central Irrigation		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Engineering Fees	\$ 11,000	\$ 11,000	\$ 15,000	\$ 18,000	\$ 20,000
Attorney Fees	\$ 7,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 4,000
Backhoe	\$ 6,408	\$ 6,408	\$ 63,000		
Truck's Lease		\$ 17,000	\$ 23,000	\$ 23,000	\$ 22,000
TOTAL	\$ 726,236	\$ 997,872	\$ 1,184,333	\$ 1,477,085	\$ 2,476,624
WATER FUND	\$ 550,000	\$ 550,000	\$ 550,000	\$ 400,000	\$ 400,000
CAPITAL PROJECTS	\$ 25,000			\$ 50,000	\$ 75,000
Total + Capital Projects	\$ 751,236	\$ 997,872	\$ 1,184,333	\$ 1,527,085	\$ 2,551,624

One Time Money Fiscal Year 2025-26

Cemetery Expansion	\$ 130,000
Parks RAPZ (Irrigation)	\$ 36,000
Legacy Park	\$ 260,000
CCCOG Project (Main Street Chip and Seal)	\$ 167,000
City Building Addition	\$ 470,600
Public Works Building	\$ 330,000
Playground	\$ 75,000
 Total One Time Money	 \$1,468,600

Fiscal Year Total Budget	\$2,553,024
<u>Total One Time Money</u>	<u>\$1,468,600</u>
	\$1,084,424

Mayor Buist reminds the council that the budget may need to reopen in January for any foreseen or unforeseen changes to the budget.

Several city employees will be retiring this year. Mendon City will need to hire a recorder to fill Jim Cannon's position as he plans to retire within the year. Mendon City's building inspector, Paul Taylor, is retiring at the end of November 2025. This will bump administration up a little this year. Fire Chief Ray Olsen will retire this year after 50 years in service.

Typo: Sanitation/911. Should only read Sanitation.

Water fund is changed from \$400K to \$500K.

Phase 1 on the playground is predicted to happen before the 24th celebration and is expected to cost around \$50K.

Mayor Buist opens this portion of the hearing to public comment. No public comment.

Wages and Fees:

Mayor Buist suggests a 3% raise to Public Works Director Kirk Taylor. All other city employees will stay the same.

EMS fees go up 15 cents this fiscal year.

Mayor Buist opens this portion to public comment. Jim Cannon speaks as a citizen. "I do worry about attracting talent to maintain and to actually progress the quality of our city administration. We do a reasonably good job now, but it's relatively restricted part-time support, but things have gotten complicated in the short years I've been here. So I do worry about that." Mayor Buist answers, "And something to mention, and we'll do this when we propose the position, and we'll do this in council meeting and public hearing when the time comes. But the new recorder that comes on, you and I discussed this. We feel like we need to move that to an hourly position rather than what it's been. We've got some things to look at on our building inspector, see if there's got to be any adjustments made on that, see what certification changes there are, and basically same with the fire chief. But the fire portion is within their budget, and we'll leave that within that. But those other two we'll look at as we hire and do. So thank you for that."

No other public comment.

Council Member Hardman motions to close the public hearing and open city council meeting.

Council Member Nemelka seconds the motion. All in favor.

Council Discussion: Council Member Jepson wants to go on record to recognize that \$2.5 million is the most the city has ever seen, but that a lot of the money we are showing is coming from hard work, grants and outside sources to help maintain our city. Even with those numbers up, we are at least \$1 million to run our city. As we don't have the commerce to help, we are dependent on our citizens to help manage our city with donations big and small. Giving credit where credit is due.

Council Member Nemelka has the following to say on Planning and Zoning wages:

“I did some research, talked to fellow city councilmen as well as looked up policies in Nibley, Paradise, Newton, and Wellsville. None of these municipalities pay their planning and zoning commissions. When I discussed why, there were three main reasons, least of which is, one, preservation of the public service mindset and ethos. There needs to be opportunities in city government to volunteer instead of be employed that make significant decisions and do significant things. Those opportunities give citizens a chance to do something and make those decisions without being compensated, because some, for whatever reason, may not want to. And too, it puts a little less pressure on them if they're not being paid. This is a volunteer role. The second, and this one probably is the most obvious, just cost-saving measures. Budget constraints and paying volunteer boards or what was a volunteer board would require, most likely, especially for us, cutting spending elsewhere, which we just talked about, or raising taxes, et cetera, which leads to, and this surprised me, but this is the main reason they do not pay them is because of legal, ethical, and logistic administration. So if these individuals were paid, not only would we have to spend money, time, manpower to discuss employee benefits, liability coverage, ethics disclosures, conflict of interest policies. Keeping these roles unpaid very much lowers, in their minds, risk, liability, and simplifies the administration compliance. If somebody on planning and zoning messes up, well, the city is not really much liable for it because this is a volunteer position, which is why planning and zoning doesn't make the quote-unquote decisions. They suggest things to city council, but that being said, it's important that they're not paid because if they were, they would then be a direct representative, not adjacent, but direct representative of the city. When I was speaking to these two city councilmen, I'm speaking almost verbatim. They said we have to maintain important volunteer opportunities for our citizens. Individuals who volunteer for planning and zoning are fantastic. They do a lot of good work, but as has been suggested in the past, maybe we do not compensate them, but provide them with tools. Nibley provides training. Nibley provides training and brings people into training. This is something we could do also, which has been suggested in the past. As I am close to planning and zoning, I felt it necessary to make this suggestion.”

Council Member Jepsen motions to approve the Budget 2025-26 as presented, with the proposed adjustments.

Council Member Nemelka seconds the motion. All in favor.

Council Member Nemelka motions to approve Wages and Fees.

Council Member Garbe seconds the motion. All in favor.

Topic 4- Law Enforcement Liaison- Deputy Spence: (7:14 PM)

Deputy Spence asks what the city needs from law enforcement for the 24th celebration. The mayor asks Deputy Spence to ask previous deputies as we don't have a record for previous years other than the motorcycle brigade for the parade and a deputy driving through during the week during activities.

Deputy Spence assures that they will have deputies patrolling Wayne's Loop and asks if they could have deputies on dual sports bikes to speed up the patrol. The council agrees. The patrol will be two to four deputies deep on the weekends at the trailhead. Most likely in the morning.

There is concern about large trucks not stopping at the bottom of the hill on 400 North and Main Street. Deputy Spence will have a deputy look into that.

Topic 5- Library Liaison- Jessie Eiman: (7:28 PM)

Library summer theme is Color of the World. The top reader for summer reading gets to ride the fire truck in the 24th Celebration parade.

Some grants have been cut including the big one from Select Health, as well as the Utah Broadband Center Digital Opportunity grant which was for new computers.

The Playground Committee met with Friends of the Library and wanted to piggyback on the library's fundraiser on the 24th. The Playground Committee has been asked to come up with their own fundraiser.

Rebekah Smith has retired as co-librarian. She was the liaison with the state for all the interlibrary connections. She will be missed. The library will not replace her until September.

Funding has been cut on a federal level. For now, the budget for the library is good for the next year or so. Hopefully grants become available soon.

Topic 6- City Engineer- Eric Dursteler: (7:31 PM)

On Legacy Park, the survey data was received on Monday.

Emails have been received with concern about the potential noise from the pickleball courts. One solution might be to make the north fence higher and add plastic planks to the chamber fence. Bushes and trees may help dampen the sound as well.

The fire chief said the concrete will be poured in the next 60 days for the fire station addition. The building won't be up until December.

The public works building is on site. Hole is dug.

The letter of intent was submitted for the 300 North CCCOG project.

A new cemetery map is presented. It provides more room between the shoulder of the road and the plots. A clean layout. The Sexton Eric Bowen approves. It is to the point that Mr. Bowen can start selling plots. Where we are moving money out of the water fund, we'll wait on moving pipelines.

Council Member Hardman asks Mr. Dursteler if he has talked with Branson or JB about the PL 566 pond up top. Mr. Dursteler sent them a rendition of plans about three months ago and did not hear back from them. Council Member Hardman will follow up. Mr. Dursteler talked to the Department Dams of State and asked them some questions on what they propose. They would propose a small dam, but it is not permitted up there. It needs to be totally incised, no brook.

The Deep Canyon Trailhead has been graded off. They've cleared and grubbed the site. Things are moving heavily on. The plan is to be finished this fall. The concerns with the road are unknown. They added a third trash dump pad for the city.

It is decided that the Legacy Park ground breaking will take place on Saturday, July 26 during the 24th celebration.

On that note, Mayor Buist clarifies that the city building will be closed to the public during the 24th celebration and to remind everyone that people are not to run power cords from the building.

Topic 7- Public Works Director- Kirk Taylor: (7:39 PM)

The generators for the city building were serviced several weeks ago and need two new batteries. The batteries are good for about 5 years.

The public works building will have footings poured on Monday.

Did a walk through on Main Street for chip and seal to determine where mastic patches need to happen. The crack sealing will happen on July 7th, including Main Street and 3rd North Main to 1st East. Chip seal will also be done down 250 South and along 380 East. They will also chip seal the radius at intersections.

On water, the overflow is about hooked up. They will chlorinate and sanitize the tank and get it back in service. Need to get the Cobblestone well started. Flush the line. Things are looking pretty good there.

Siphons came in at \$9,500K. Something to think about for next year.

Would like to address the 100 North creek and 250 South where the creek's are always running. At some point that will become a problem with the amount of debris and weeds that are in them. Would like to get some more robust grates or covers.

The canal issue has been dealt with. It needed to be cleaned out. The siphons need to be flushed out at some point. For now, the canal is flowing good.

Rocky Mountain Power is coming out to install a J-Box on the building at 9:00 tomorrow. They drilled the power in at 70 feet. They'll cut the conduit, bring sweeps up to their box. We want to do this on the north side so they have to pull new wire into the compound to complete the circuit.

Jessie Eiman notes there is another water leak causing tiles in the library to discolor. Mr. Taylor will address this issue.

Councilmembers Reports:

Brian Myers- (7:47 PM) Excused

Amy Garbe- (7:47 PM)

Council Member Garbe clarifies the ground breaking for Legacy Park on the morning of the 24th celebration. Mayor Buist gives her the go ahead to plan accordingly.

Council Member Garbe attended the meeting with the playground committee and Friends of the Library and told the playground committee they could not run funds through Friends of the Library; it is not allowed. They want funds to go through a 501C3. The playground committee is concerned that funds for the playground might not be used appropriately. Daphne Carlson, city treasurer, takes personal offence to that statement. Nobody from the playground committee has reached out to Ms. Carlson concerning this matter. If they would come talk to her, she could show them the checks and balances. You have to expense your own funds then prove by copies of checks and invoicing how it was expensed. The playground is going on city property and has to go under the city MO which is better than a 501C3. Council Member Garbe will respond to the playground committee about this information. She did tell them they needed to contact a tax attorney about it because she doesn't think the IRS would agree to something like what they are asking. Mayor Buist says no. The playground committee needs to do what the city has asked and go through the city with all donations and funds. Council Member Garbe will tell the playground committee they need to work with Ms. Carlson. It is suggested that Ms. Carlson is invited to playground committee meetings from now on. It is also clarified that all donations to Mendon City, for Legacy Park or other donations, need to go directly to Mendon City and not through Friends of the Library. Mendon City is set up in a way that covers 501C3 and more.

Ian Nemelka- (7:54 PM)

Council Member Nemelka publicly thanks everyone who helped with May Day and all who attended. Fox 13 was in attendance this year as well as the director of Utah State University's JCOM department.

Planning and Zoning is doing great. Council Member Nemelka is drafting more things for them here and there. Steve Stokes of Planning and Zoning has brought up and has asked Council Member Nemelka to do some investigation on the front of local sales tax for online purchases within Mendon City. He is in current contact with the Utah Tax Commission and they are going to help set that up so we can track that. It's not going to be huge, but it will make a difference.

Mayor Buist asks if letters concerning the junk vehicles have been sent to the deputies to be handed out. Council Member Nemelka missed the Planning and Zoning meeting concerning that matter due to a misunderstanding with a change to the date and time. He will follow through with Planning and Zoning.

There have been some concern from citizens about the allowances for animals within city limits, specifically in regard to being a public nuisance with smells, sounds, etc. Right now, there is nothing in code to gauge animals in that regard. It would be difficult to gauge as opinions on smells and sounds can differ from one person to another.

Council Member Hardman asks Council Member Nemelka to look into the nuisance side of the code as the number of animals seem to lessen about every 5 years and he doesn't see the need to change the number of

animals. Council Member Nemelka agrees. He will look into what other communities are doing in regard to animal nuisance and hopefully gather information that could be helpful to Mendon City. Mayor Buist wants to make sure people are aware that part of living in this community is dealing with the smells of rural living.

Jon Hardman- (8:03 PM)

There is an alfalfa farm that has been affected by the construction up at Wayne's Loop that needs to be compensated. Council Member Hardman will gather the documentation for that compensation and meet with council.

Bob Jepsen- (8:05 PM)

Council Member Jepsen would like the mayor and council aware that he has cemetery issues to discuss but hesitates to discuss them without the cemetery sexton present. Mayor Buist will talk to the sexton about being present at city council meetings.

Mayor Buist- (8:07 PM)

A 24th celebration meeting is coming up. He asks Deputy Spence to check in every other week for updates on how many deputy's to expect for the celebration.

Emergency Preparedness classes are going well. The ladies in charge have plans for next year.

Our Land Use Authority person is planning to continue on. Wellsville City is trying to hire him on as well.

Mayor Buist has been chosen as one of five to be on a committee that has until November to come up with a study of a new form of government for the county. It has been observed that some changes need to happen on the executive level in the county and they have asked a committee to be formed to help with ideas for those potential changes.

Monday, August 11 at 6:00 PM is the annual city staff party at the Mendon Station.

Mayor Buist publicly thanks Daphne Carlson, Laura Hampton and Holly Gordon for all their help during Jim Cannon's absence.

The new candidates for office are as follows:

Mayor: Ed Buist

Council Members: Art Heers and Ben Watkins

There will be no need for an election unless there are write-ins.

Mayor Buist entertains a motion to adjourn.

Council Member Hardman motions to close city council meeting.

Council Member Nemelka seconds the motion.

Adjourned (8:18 PM)