

Mendon City Council Minutes

Convened: July 10, 2025 | Meeting location 15 North Main Street, Mendon City Office

Meeting called by Mayor Ed Buist

Type of meeting City Council
Public Hearing

City Clerk Holly Gordon

Attendees:

Amy Garbe Daphne Carlson

Jon Hardman Laura Hampton

Brian Myers

Bob Jepsen

Ian Nemelka

Absent Jim Cannon, Kirk Taylor

TIME: 6:00 PM

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

Others Present: Blaine Tayor, Dorene Taylor, Keilani Ludlow, Eric Bowen, Jenae Jepsen, Mike Black

Pledge of Allegiance: Brian Myers

Invocation: Jon Hardman

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 June 12, 2025 have been reviewed.

Motion: Council Member Hardman motions to accept June 2025 minutes. Council Member Garbe seconds the motion.

Action: All are in favor with Council Member Myers abstaining and June 2025 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 Hardman seconds the motion.

Action: All are in favor and bills are submitted.

Minutes:

Topic 1- Citizen Participation/Comment (6:04 PM)

Jenae Jepsen: Ms. Jepsen is concerned about the semi-trucks driving too fast in front of her home on Highway 23, 100 West in Mendon. She asks if there has been more patrolling in that area and if semi-trucks are being pulled over and ticketed. Her neighbor looked it up and said it is a \$1,000 ticket or more. She thinks if those tickets were handed out, word would get around to truck drivers. She asks if it would be possible to install a camera to take pictures of license plates of speeding vehicles. The mayor finds the patrol report and tells Ms. Jepsen that the patrol is spending 100+ hours a month in Mendon. June reports of 24 law incidents, 16 traffic violations and 6 warnings. (Deputy Spence answers the following later in the meeting.) Deputy Spence answers that they have been patrolling the highway more frequently but will let the daytime patrol know that semi-trucks are an issue and will be addressed. Deputy Spence says installing a camera for speeding vehicles is not a usual practice. There are several factors involved that make camera's unreliable, including the speed of the vehicle and the timing of the camera as well as the time of day. He does not think a camera can be set up but will ask the sheriff's office if it is something that has been considered.

Keilani Ludlow: Ms. Ludlow expresses concern about people blowing the stop signs throughout Mendon. Her mother lives at 400 South on the highway and walks to 100 East to get to the walking path. She has almost been hit crossing the road at the stop sign on 100 East, mistakenly assuming people will stop. She would be willing to donate money towards a camera at stop sign if it would help people stop at the times there are no patrol. (See previous answer regarding cameras.) Deputy Spence says camera installation is a subject better directed to the Sheriff himself or Lieutenant Ramirez.

Topic 2- Veteran's Recognition – Mike Pressley for Sharp Transportation: (6:11 PM) Was not in attendance.

Topic 3- Frisbee Golf -Stuart Maughan: (6:11 PM) Canceled

Topic 4- CERT Classes – Michael Black/RoseAnn Brandley: (6:11 PM)

Michael Black recently moved to the Cobblestone area and has been helping RoseAnn Brandley with her classes and represents her tonight. He gives council the following report from Ms. Brandley:

My report on Mendon Preparedness since I met with City Council August 2024.
After a few months of planning meetings and brainstorming with friends and likeminded folks, I started teaching classes in January 2025.
Classes held and ones still to present:
January: Why we need COMMUNITY during a disaster. Taught by RoseAnn
February: Sanitation/Hygiene. Taught by RoseAnn
March: Water Storage. Taught by RoseAnn
April: Earthquakes – Before, during and after! Taught by RoseAnn
May: Fire Safety. Taught by Ray Olsen
June: Septic System Care. Taught by Todd Gordon
July: Alternative Cooking Methods. Taught by Elissa Edlund and RoseAnn
August: Stop the Bleed! To be taught by Angie McMurdie
September: Putting Out Real Fires! To be taught by Ray Olsen
October: Surviving Disaster Frenzy. To be taught by Troy Teeples
November: Communications. To be taught by Michael Black

- *In your opinion have these classes been of value to our community and are you willing to allow us to proceed another year? If so, we would like to move the class day to the 2nd Wednesday each month; we will want to teach from 1-2pm as many older folks come then, also an evening class from 7-8pm. When the new addition is completed, we could move the classes there.*
- *Is the cost to print flyers (mailed with each water bill) worth it for the amount of people actually attending?*
- *How do we better raise awareness of these important classes?* Currently, I print a flyer with 3 months of class info which is mailed out to everyone that receives a Mendon City Water bill. So, all those households not receiving the water bill in and around Mendon - (county folks or renters or those that have a well,) don't hear about the classes. Lots of people don't open the water bill right away and the information isn't pertinent any longer. Or one spouse does the bills and throws out the flyer and the other person never sees it. We send out reminders on Mendon 411 the day of the class. I have hung bright colored papers with info at the Post Office and the Library (the open door blocks it though). We also haven't had great success using ward bulletins.
- *We love the people of this town! Community is everything! Individuals are everything!*
- *Tragedies will be reduced because of what we can learn and practice in advance of any disasters. Emergencies can affect a person or family; disasters affect large groups of people. What can we do as a town to prepared in advance?*
- *Leaders need to lead by example. We are asking that each of you attend some or all of the classes. We try to hold the classes to 1 hour.*

Thanks for listening as Michael Black delivered my message and asked the hard questions. I am teaching a Sanitation/Hygiene class in Smithfield tonight.
Warmly,
RoseAnn Brandley, Mendon Preparedness

Mr. Black asks for any ideas for future classes. Council Member Garbe suggests a class teaching the citizens about the swales on some properties, their importance, what they are for and the proper way to care for them.

Mr. Black asks if there is a better way to get the word out about the classes. It is agreed that present way has been the best... posting a notice in the post office, the city building and on Facebook 411. There is some question whether or not the flyers included in the water bills are helpful as it is believed most citizens ignore such notices. There have not been notices posted on the website as the city clerk has not received the PDF format from Ms. Brandley, however the clerk will make it a point to get the notice on the website through other means. It is also noted that the website isn't typically looked at as a place of information. It is suggested they hand out flyers for the classes during the parade at the 24th celebration.

Mr. Black tells the council that Ms. Brandley is planning to continue the classes in 2026, however, she would like to hold them only on the second Wednesday of the month at the new meeting room from 1-2 and again from 7-8. Mayor Buist and council agree. Mayor Buist points out that a policy of sorts still needs to be drawn up for the meeting room reservations which should be determined within the month.

Mayor Buist comments that the classes have had a positive impact on the city for the most part. He does caution Ms. Brandley to keep comments of a personal nature (specifically about personal female hygiene and sacred undergarments) to the point and not a topic of conversation. There has been a complaint about such subjects being offensive.

Mr. Black brings up the second portion of his agenda. He is working with the county on getting unincorporated CERT programs in place. He is looking at Mendon and Wellsville and the unincorporated parts of the southwest community. He sees a lot of borders and a lot of capability to do cross-level transactions. CERT is a volunteer program with fundraising opportunities. It will cost the cities nothing. He asks that for 2026, Mendon City be open to letting CERT come and help and perhaps run a few mock disasters in the community for those who would like to participate. Mr. Black would be the rep for Mendon City.

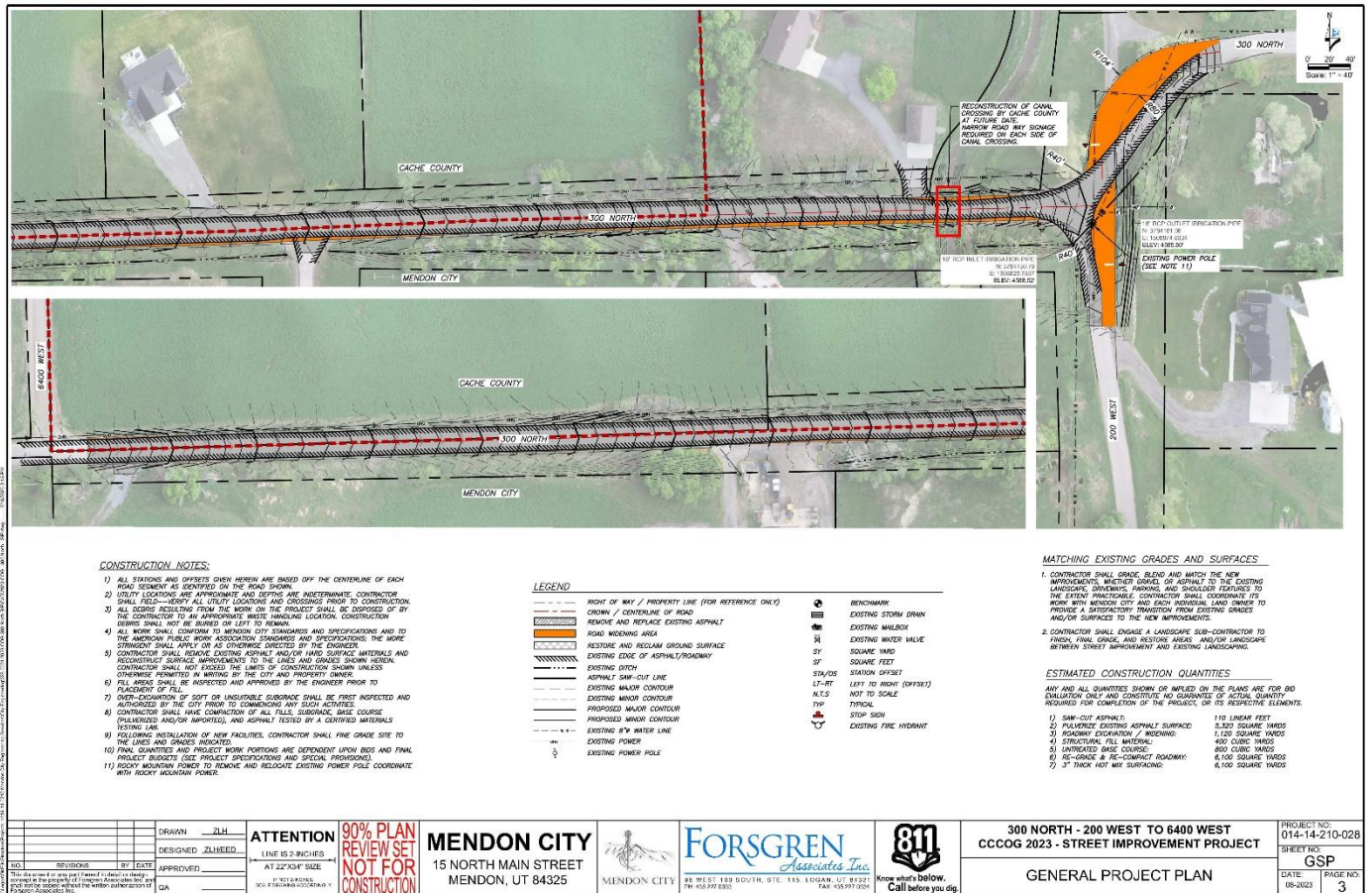
Topic 5- PUBLIC HEARING – 300 North Street Improvement CCCOG Funding Application: (6:22 PM)

Council Member Hardman motions to close city council meeting and open the public hearing for the 300 North Street Project Improvement COG Funding Application.

Council Member Nemelka seconds the motion. All in favor.

Eric Dursteler presents the proposal to improve 300 North, specifically the intersection by the canal bridge, the bridge and the road beyond it, going as far west as the COG funding will allow. The estimate cost would be \$380K which is a pretty heavy ask of COG funding for a rural area. However, the rural portion of funding available is \$2.1 million, so Mr. Dursteler thinks it's a pretty fair ask. Especially as this goes along with the improvements at Wayne's Loop.

Mr. Dursteler shows mayor and council the following map of the 300 North 200 West intersection.



Mayor Buist opens the public hearing to public comment. No public comment.

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

Council Member Nemelka seconds the motion. All in favor.

Mayor Buist opens the meeting to council discussion. No discussion.

Council Member Jepsen motions to approve the 300 North Street Improvement CCCOG Funding Application.

Council Member Nemelka seconds the motion. All in favor.

It is noted by Council Member Hardman that Mayor Buist, Council Member Nemelka and himself are directly affected by the improvements of 300 North Street as their homes are located on said street. Council Member Hardman's statement is recorded and recognized by Mayor Buist and Council Member Nemelka.

Topic 6- Tower Contract Vote: (6:34 PM)

Seth Tate, city attorney, and Mayor Buist talked with Joe Fiore, the rep for Vertical Bridge and their attorney's, to clarify what exactly needs to happen to move forward with the lease on the cell tower. There were a couple red flags within the contract.

In the contract, Vertical Bridge wanted a say in what happened in the vicinity of the city's property surrounding the fenced area of the tower. Mayor Buist responded in the negative, stating Vertical Bridge's concern is directly inside the fenced area and the entrance of the tower. Vertical Bridge agreed with Mayor Buist's terms. The concern was if Mendon City chose to sell the surrounding land for residential purposes and high rises were built, interfering with cell signals, they would want the option to sell. Mayor Buist is confident that with the two Public Works buildings and the cemetery expansions on the horizon along with a possible retention pond, it is very unlikely Mendon City is going to sell the property around the tower.

The contract stated Vertical Bridge would have the area perpetually, which means they would be able to do what they wanted on the property forever. Mayor Buist wants a limit of 35-50 years. Vertical Bridge came back with a 75-year easement for \$150K or a 55-year for \$140K. Mayor Buist is asking the council's vote on one of the two proposals from Vertical Bridge.

A question is put forward if there is a limit to how high the tower could be if Vertical Bridge needed to replace it. There is a height limit and it is in the contract. They would have to keep any improvements within the fenced area of the tower.

The council agrees on the second option of a 55-year easement at \$140K.

Council Member Myers motions to bring to vote an approval of a 55-year easement at \$140K.

Council Member Jepsen seconds the motion. All in favor.

Topic 7- Law Enforcement Liaison – Deputy Spence: (6:44 PM)

(Deputy Spence's answer to Ms. Jepsen's and Ms. Ludlow's concerns is in the Citizen Participation portion of the minutes.)

Deputy Spence will have five deputy's plus himself and two motor cops at the Pioneer Day Celebration on Saturday, July 26th.

Deputy Spence has patrolled Wayne's Loop trail and has noticed vegetation trampled and assumes there are others on the trail but hasn't seen anyone on the trail personally. He caught one family on their way to the trail Saturday morning and let them know it was closed.

It is noted that the county gate is open for the summer for Deep Canyon trail use and construction. Johnson's construction says they haven't had any issues with people coming and going as far as construction is concerned.

sidewalk, AD access and pickleball courts. Mr. Dursteler found inexpensive sound curtains to drop the noise of pickleball by 32 decibels. These will go down the fences on the north and west side. There will be a path for the garbage pad added on the east side of the parking lot.

Paul Willie donated \$35K to the Legacy Park fund, fee in lieu, which brings the new budget total for Legacy Park to \$350K which will be opened in January to be voted on. This total includes funding reimbursement. This amount should cover the parking lot being paved. Nicole Norris and the Youth Council will be involved with decisions moving forward.

There is the suggestion that the pickleball courts be terraced due to the building lot tipping to the east.

There was some concern about wetlands, but they are further to the north. However, the ground can easily be checked for wetlands.

Council Member Hardman reminds Mr. Dursteler of talking to UDOT some time last year about a corridor plan along the highway. Mr. Dursteler believes the timeline for that is this fall. However, he will make a phone call and see if there is state budget for that.

Mayor Buist says there is some concern from Matt Phillips of the county about bringing more fill in for the curve on the northeast side of Blueberry Springs. Mr. Dursteler is aware and Paul knows.

Council Member Garbe motions to approve up to \$350K rather than \$280K for Legacy Park.

Council Member Myers seconds the motion. All in favor.

It is mentioned that if the cemetery loop is ready to pave by the time 300 North is paved, we may save some money doing both projects at the same time.

Topic 9- Public Works Director – Kirk Taylor: (7:15 PM) Excused

Councilmembers Reports:

Bob Jepsen with Eric Bowen, cemetery sexton- (7:15 PM)

Eric Bowen:

Eric Bowen is preparing to stake off and ready the cemetery extension for new plots.

Mr. Bowen expresses concern about harassment happening at the cemetery about the entrance and exit roads. A woman let a man know that the south side of the cemetery is the exit as he started to go up the exit road. The man yelled at the woman profusely and yelled at her again at the stop sign down on the road leading to the cemetery. Mr. Bowen would like clear cemetery Entrance and Exit signs to avoid further issues, as well as a 5 or 10 miles per hour sign. He would also like a No Dogs Allowed sign. The cemetery is not a place for dogs leaving messes and marking their territory.

29 burials since December 27, 2024 with 3 more this upcoming week. There are approximately 40 people on the waiting list for plots.

The ballpark number on paving the loop at the cemetery and parking lot is \$67K with part of that funding going toward directional bore under the canal for power and an irrigation box.

There are some corrections and changes to the veteran's memorial that need to be addressed. Mayor Buist asks Mr. Bowen to compile those changes and find out the cost. He also needs to make sure the names are legitimate Mendon City veterans, people who have actually resided in Mendon for an extended period of time.

Mayor Buist asks Mr. Bowen to plan to report to city council quarterly: January, April, July and October.

Bob Jepsen:

The Pioneer Park grounds were damaged due to water slides after a birthday party was held there. A concern is if there were a wedding scheduled; this would have been a problem. A discussion takes place with various ideas of how the park should be used. Bottom line, liability factors in with slip and slides and tubing during the winter. There is a suggestion of putting up a sign that has an At Your Own Risk statement. It is agreed that the city attorney needs to get involved.

The other city parks are discussed with similar assessments. It is suggested an open from dawn until dusk sign be posted at each park.

Mayor Buist asks that this item be added to next month's agenda and discussed further at that time.

Brian Myers- (7:43 PM)

Council Member Myers expresses concern about the repairs that may need to be done to the existing asphalted road leading up to the Wayne's Loop Trailhead due to the heavy machinery driving on it daily.

Additional mosquito spraying will occur leading up to the 24th Celebration.

Amy Garbe- (7:45 PM)

Ground breaking for the Legacy Park Project will take place on Saturday, July 26 at 10:30 AM. All council members and staff are invited. It is expected to take about 15 minutes. Chris Wilson, Casey Snyder, Nolan Gunnell and Cam Amott have been extended an invitation to attend, along with all past youth council mayors and members that have assisted in the Legacy Park Project.

Ian Nemelka- (7:51 PM)

32 letters have been prepared at this point for code violations including by not limited to cars, garbage, storage units and additional unapproved accessory dwellings. There is a question of mailing or having them hand delivered by the deputy. Mayor Buist would like them hand delivered. The violators will have 10 days to follow up with the city clerk at which point the fee can be a minimum of \$200 per violation and up to \$1400 if unaddressed.

Council Member Nemelka asks for some names of Mendon City residents who would be a good addition to the Planning and Zoning Committee as they are needing to replace 3 members. Invitations to volunteer would be extended. Names mentioned are David Edwards, Jenae Jepsen, Todd Oswald, Dean Harris and Mark Anderson. Mayor Buist suggest they have a vote of approval for these names so Planning and Zoning can just move forward if any of the abovementioned residents choose to volunteer to be on the committee.

Council Member Nemelka motions to approve the abovementioned names to be presented for the Planning and Zoning Commission as replacement members.

Council Member Jepsen seconds the motion. All in favor.

Jon Hardman- (7:58 PM)

Concerning the canal, the siphon was cleaned out. Council Member Hardman suggested to Kurt Lindley that the siphon be clean out at a minimum of every two years.

PL-556 is still moving forward. Still waiting for the administration to make some decisions. NRCS asked the engineering firms to do some additional work on the PL-566 with the understanding that when they completed that work, they would submit a request to NRCS for funding. With the current administration, all that funding was taken away, so the engineering firms have expended in the ballpark of \$150,000 above and beyond what they'll be compensated for. They are willing to eat some of that, but are coming back to the sponsors, which includes Mendon City, and asking for help. Council Member Hardman spoke with Mayor Buist and mentioned it to council previously that out of the stormwater fund, \$6,000 will be taken and put towards this. If and when the project goes forward, that will be one of the first things that happens, the stormwater portion. Council Member Hardman asks Daphne Carlson to watch for that invoice. It should come from Eric Dursteler.

The project was completely EIS but the current administration has come back and said this should not be based on money, but on the scope of the project. The committee was told an EA should be adequate for this and there is no limit money-wise to what that represents. The full project is going to run well into the \$100 million. How much of the project gets done is still being weighed. Both sides are pretty adamant that this is a program they don't want to see get cut or done away with. The anticipation is when things get sorted out, the funding will continue.

Utah relies heavily on PL-566 and has many more projects that require congressional approval than other states. It's not that Utah just got cut but is being scrutinized as to why Utah has so many projects. The additional \$6,000, the extra work engineering firms are doing and the project being so far along puts us in a great position to show we are serious about the project and more likely to continue.

Mayor Buist- (8:08 PM)

All council members available need to be in the 24th Celebration parade. Line up is at 11:30 AM at the Stake Center.

Playground area is cleaned out and prepped, ready to have equipment installed. There was a misunderstanding with the Playground Committee on how they could spend the money allotted to them. They thought they had to come up with the full amount before ordering equipment. Mayor Buist told them they could spend what they had and get what they could. It doesn't look like there will be any new playground equipment for the 24th celebration. There are still plans to apply for RAPS tax next year.

The council will be losing Council Members Hardman and Nemelka at the end of the year. Mayor Buist would like to shuffle responsibilities around with the new council members coming in. It is proposed that Brian Myers take on water responsibilities, working with Jon Hardman now to come up to speed. Mayor Buist would like Amy Garbe to take on Planning and Zoning, working with Keilani Ludlow and Ian Nemelka presently to learn some of the procedures. Council Members Myers and Garbe will have some of their current responsibilities shared with other council members. When the new council members are in, the council will find out what their interests are, what their strengths are and what to assign them. More decisions will be made at that time.

Summer Staff Party will be held on Monday, August 11 at the Mendon Station at 6:00 PM.

Three important positions will need to be filled. Fire Chief, Building Inspector and Deputy Recorder.

For deputy recorder, the position will be filled at any given time as Jim Cannon phases out. An hourly rate will be figured for the deputy position. The objective is for the deputy recorder to take over the city recorder position when the deputy has learned what is needed to fulfill all city recorder responsibilities. Mayor Buist would like the hiring committee for deputy recorder to be Jim Cannon, Daphne Carlson and himself.

The fire chief position needs to be filled first. Mayor Buist would like the hiring committee to consist of Bob Jepsen, Holly Gordon and himself.

The building inspector will need to be hired no later than December 1st, when Paul Taylor retires. Mayor Buist would like the hiring committee to consist of Brian Myers, himself and one other member as the process progresses.

Mayor Buist entertains a motion to adjourn.

Council Member Hardman motions to close city council meeting.

Council Member Nemelka seconds the motion.

Adjourned (8:23 PM)