

Mendon City Council Minutes

Convened: August 12, 2025 | Meeting location 15 North Main Street, Mendon City Office

Meeting called by Mayor Ed Buist

Type of meeting City Council

Note taker Holly Gordon

Absent

Attendees:

Amy Garbe Daphne Carlson

Jon Hardman Jim Cannon

Brian Myers Kirk Taylor

Bob Jepsen

Ian Nemelka

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: Jennifer Warfield, Amara Smith, Dawson Jessup, Steve Liechty, Michelle Woodbrey, Jamie Judy, Nicole Norris

Pledge of Allegiance: Bob Jepsen

Invocation: Mayor 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.

Approval of Minutes: Minutes for July, 10 2025 have been reviewed. Correction on name spelling; Kirt Lindley instead of Kurt Lindley during Council Member Hardman's segment. Add "I" to Blaine Taylors name in the Others Present section.

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

Action: All are in favor and July 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 Myers seconds the motion.

Action: All are in favor and bills are submitted.

Minutes:

Topic 1- Citizen Participation/Comment (6:03 PM)

Jennifer Warfield steps to the microphone for public comment. She has been getting billed wrong on her Mendon City water and waste bill for over a year. She reached out to the city recorder over 2 months ago with no response until last week. It was not corrected to her satisfaction. She was refunded for the year of 2025 but not for 2024. She would like to see which garbage can she is being charged for on the bill each month, whether it be for the 64-gallon or the 96-gallon. She believes there is a spreadsheet provided by Waste Management that Mendon City could compare and requests a full audit be done on all Mendon City accounts. She would like to bring to the council's attention how long this misbiling has been going on and would like to see some accountability as her trust in Mendon City billing is gone. Mayor Buist suggests she meets with the recorder, Jim Cannon, immediately.

Topic 2- New Library Board Members (6:08 PM)

Council Member Garbe reads the following letters for the new library members.

"Hi there. I would like to introduce myself. My name is Debbie McBride. And I live at 578 North 160 East in Mendon. I live in the Plunk's house, if you know where Plunk's lived. I moved to this lovely community a year ago. I am neighbors with Michelle Woodbray. And we talked a few weeks ago about the library board and a vacant position available. I would be interested in an appointment to the position pending the board and Mendon City approval. I am an avid reader across many books. And reading is a relaxing and favorite activity of mine. I have experience in sitting on some boards in the past, which used Robert's Rules of

Order, although it has been some time. I have also been a part of various task force groups, committees, and interdisciplinary teams. Thank you for your time and consideration. I look forward to hearing from you, Debbie.”

“My name is Jeannie Surr, and I live at 280 South Main in Mendon. I was contacted by Sharla Watkins and asked if I had an interest in the Mendon City Library Board. It turns out that I am interested. I was told to write to you. I'm not sure if you need anything formally or if you need something just by email. But to tell you a bit about myself. My husband and I moved to Mendon in spring of 2022. We love it here and want to invest more in the community. We both work at USU. I work in the Office of Research, and my husband is a professor in the History Department. I worked in a university library for four years when I was in college and love public libraries. Please let me know if there is anything you need from me. I am more than happy to talk to you in person or provide anything else you might need. Thank you, Jeannie Surr.”

Mayor Buist asks the council for further discussion of the new library board members. No further discussion.

Council Member Garbe motions to approve Jeannie Surr and Debbie McBride as library board members.

Council Member Nemelka seconds the motion. All in favor.

Topic 3- Rocky Mountain Power – Steven Liechty: (6:11 PM)

Steven Liechty comes before mayor and council seeking a renewal of the franchise ordinance between Mendon City and Utah Rocky Mountain Power. He approves the city to seek legal review of the agreement, asking that he have an opportunity to review any edits to the agreement if there are any made. The existing agreement expires in May 2026.

Mr. Liechty wishes to discuss another matter with mayor and council. In the county, Rocky Mountain Power is looking to convert street lights over in all the communities. Currently, most of the lights in Mendon are old metal highlight or sodium vapor lights. They would like to convert them over to LED. Rocky Mountain Power is asking Mendon City, if there is an interest as this is in no means mandatory, to provide the upfront cost to make the conversion. If there is interest, Mendon City would receive an LED rate which is about one-third the cost for energy. Then there is a payback on the initial investment for the city, typically a two year return. The new lights are dark sky compliant, if Mendon City has a dark sky compliance ordinance. The communities that have had this done are Richmond, Nibley, Providence with Smithfield and North Logan to convert soon. The lights would be a bright white, focused down not out. Comparable in output to the existing lights. There is a criteria that has to be followed for street standard lighting.

Kirk Taylor expresses concern about the bright white light when plowing, getting blinded by the snow. Where the softer yellow light makes it easier to see. Mr. Liechty is unaware of any other LED color for the street lamps except bright white.

Mayor Buist would like to see the pricing. Mr. Leichthy points out that there is the Rocky Mountain Power Foundation that is eligible for any 501C3 grant opportunities. There are five cycles in a year, ranging from

STEM, health and safety, small capital, arts and culture among others. Rocky Mountain Power Foundation website has an application portal. Most grants are \$2,000 to \$10,000 in range.

Topic 4- 2025-06 Youth Council Swear-In: (6:19 PM)

Allie Norris is sworn in as the new 2025-26 Youth Council Mayor along with new members of the Youth Council.

Mayor Norris gives her first report.

There are 21 youth members this year. Adult advisers are Nicole Norris, Lisa Robins and Kim Brown. New adult advisors are Bronden Jessup, Tina Young and Jason Norris.

The theme this year is Invent the Future. Empowering young leaders to dream boldly, think creatively, and take action to shape the world we want to see. An invitation to bring fresh ideas, tackle real challenges and together build a better tomorrow by starting today.

The youth council helped with the 24th celebration, helping with the pickleball tournament all week, were in the parade handing out Otter Pops and ran the dunk tank. They also helped with the city square playground fundraiser petting zoo. They helped clean the square the Monday after the celebration.

The youth council's big event was the groundbreaking of the Legacy Park. On behalf of the youth council, Mayor Norris thanks the mayor and city council for participating in the ground breaking and supporting the youth council. The youth council reached their first milestone and raised over \$100K. With grants, they have raised over \$400K for Legacy Park.

The youth council has renewed conversation with the Utah Soccer Association and will be meeting with them in the next couple weeks.

Topic 5- Wreaths Across America (Sharp Transportation) – Mike Pressley: (6:24 PM)

Wreaths Across America started years ago by a gentleman who owned a Christmas tree farm. He would gather the discarded branches, make wreaths and place them on the headstones of veteran's in the cemeteries in his local community. Over time, it grew and really took off when Rush Limbaugh highlighted it on his radio channel, as well as Glenn Beck a few years later. Last year, just under 4 million wreaths were delivered across the United States in over 3,000 cemeteries: roughly 300 truckloads. Locally, Hyrum, Wellsville, and Paradise have participated. This year, they would like to include Mendon and possibly North Logan. They have talked with Eric Bowen, Mendon City Sexton, and he is on board.

The cost is \$17 per wreath. Mr. Pressley asks the council to get the word out to families of veterans in the Mendon Cemetery. They would come out the morning of December 13 this year with a 15-20 minute presentation ending with distributing wreaths among the headstones. It should take no longer than 1 hour total.

An idea for getting the word out: Mountain Crest used this as a 501C3 booster for their sports program, receiving \$5 per wreath, raising \$3,600 with sales of wreaths.

The Wreaths Across America Association will put flyers up as the date draws closer with QR codes for people to purchase the wreaths.

Topic 6- Pioneer Park Discussion (Revisit Policy): (6:33 PM)

Council agrees that certain areas in Mendon City, including parks, need signs stating liability of use. Maybe even signs stating rules and hours of the parks. Pioneer Park and Mendon City Square Pavillion are free to use, however, can be reserved for \$25.

Topic 7- Mendon City Meeting Room Policy – Mayor Buist: (6:40 PM)

Mayor Buist present the following policy for the new Mendon City Meeting Room.

MENDON CITY MEETING ROOM POLICY

The Mendon City Meeting Room is available for use by the citizens of Mendon for the purpose of holding meetings that serve the betterment and benefit of the community. Acceptable uses include, but are not limited to, meetings related to government, committees, churches, schools, and other social or civic organizations.

Scheduling & Approval

All reservations must be scheduled through the Mendon City Clerk.

The purpose of the meeting must be approved by the City Clerk, the Mayor, and the City Council member responsible for the building.

Official Mendon City Council meetings, Planning and Zoning meetings, and other city business meetings have scheduling priority over all other meetings. These meetings typically occur on set, regular dates.

Usage Guidelines

The meeting room is not to be used as an event center. Events such as parties or receptions should be scheduled at the Mendon Station.

Food and beverages are discouraged in the meeting room. Refreshments may be served on the adjacent outdoor patio, if needed.

No rental fee is currently required for use of the meeting room. However, this policy is subject to change based on usage patterns and maintenance needs.

Responsibility & Damages

Users are responsible for any damage that occurs during their reservation. Costs for repair or replacement of damaged items will be charged to the responsible party.

There is a question about charging a fee for use. Mayor Buist would like to schedule it for free where it will only be used for Mendon City approved meetings. All other events would need to take place in the Mendon Station. However, if it gets booked enough throughout the following year/years, a fee may be necessary. There is a question about renting it to neighboring towns in need of a meeting place. Mayor Buist leaves that decision up to council.

Eric Dursteler suggests adding 'Responsible and/or reserving party' to the policy.

The final policy will be announced at the dedication of the meeting room.

Topic 8- Law Enforcement Liaison- Deputy Spence: (6:48 PM) Excused

Topic 9: City Engineer- Eric Dursteler: (6:49 PM)

The 2025 COG application in the county for \$380K has been submitted. We are trying to improve the canal crossing on 300 North.

The plans and bid documents are almost ready to go for Legacy Park. The RV power pedestals will be added to the bid schedule as an additional item.

South Main has been chip sealed. There was a concerned citizen pointing out spots where the tar was visible with no gravel and the tar was all over his car tires. Mr. Dursteler and Kirk Taylor will talk to the contractor.

The restroom should be delivered to the Deep Canyon Trailhead by the 15th. The asphalt should follow sometime after the restroom is installed.

Topic 10: Public Works Director: Kirk Taylor: (6:53 PM)

The 24th Celebration is done, however, there are some things to talk about concerning the celebration going forward.

Striping and school crossings have been repainted. The chips on the road should be swept in the next week or two.

Councilmembers Reports:

Brian Myers- (6:54 PM)

Repaired a couple blinds in the Mendon Station.

Mendon City tested positive for the West Nile Virus. We are one of eight communities in Cache Valley that tested positive. The positive readings are about two weeks earlier than last year due to the dry, hot weather. Just a note for horse owners, West Nile Virus can kill a horse. Horses need to be vaccinated at the

beginning of the year as once the virus is detected, it's too late to vaccinate. There are boosters that come with the vaccination.

The Mendon May Day float is in rough shape. Council Member Myers had to replace a tire that could no longer be fixed. He suggests a committee be formed to help reconstruct the float. It has also been suggested that we move the float from a Logan storage unit to the storage units in Petersboro for convenience. The current storage unit has a lot of junk in it that needs to be thrown away. He predicts three pick-up truck loads could do the job. He would like to see it done before the snow falls.

There are a lot of complaints about the turkey's and deer and damage to property because of them. The DWR is aware. Without the proper season for hunting, there is not a lot that can currently be done about the situation. Council Member Myers reminds residents not to feed the deer or turkeys as they become dependent on humans to feed them, ultimately bringing them into town instead of allowing them to forage for food in their natural environment in the hills.

Amy Garbe- (7:03 PM)

Council Member Garbe attended a grant writing conference and is excited to be working on more grants. She will look into the Rocky Mountain Foundation mentioned previously. Grants are harder to come by right now, but she will keep looking.

Mayor Buist informs Council Member Garbe that the IT rack will stay with the library, but the televisions and the majority of the items on the IT cart will move to the new meeting room. The library may need to purchase a few microphones but in the meantime, may borrow them from the meeting room if needed.

Ian Nemelka- (7:05 PM)

Council Member Nemelka informs the mayor and council that they should have received an emailed list of letters to be sent out to residents in violation of abandoned/junk vehicles. He asks the council to review the addresses to make sure they are correct as to the violation in question. Council Member Nemelka will call Deputy Spence and arrange to get the letters delivered.

Planning and Zoning have been working hard on codes. Specifically animal husbandry or family food production. Keilani Ludlow approaches the microphone and gives a brief update on the codes that they are fine tuning in Planning and Zoning. This includes hammerheads, developers bringing water to the edge of the subdivision, and several other fine-tuned wording. She hopes to bring them to the next meeting to vote on them then send them to Seth Tate and Eric Dursteler for final wording.

Ms. Ludlow is asked if there has been any talk about multi-unit housing. She replies not recently, but the problem with multi-unit housing is the health department requires separate septic tanks per unit. There has to be adequate open solid surface to have septic per unit. She believes there is a new septic design that takes up less space and will do some research regarding this. The soil in Mendon also poses a problem.

Mayor Buist reminds council and community that growth is going to happen. We have the water so the state mandates that we have to build and grow. High-density, low-income housing is a real possibility for Mendon and with that type of housing comes sewer to support the growth. And with sewer comes a higher cost to residents. These are things on the horizon that need to be discussed so we are prepared.

The new policy of 5% to the city for vendors on the Mendon City Square goes in effect next year. This will include the snow shack and Bingo's Pop Shop. Cook's Underground will continue to rent the food stand at 10% to the city.

Jon Hardman- (7:24 PM)

There is a Wellsville-Mendon Conservation District public meeting on September 2nd at the Wellsville City Office at 7:00 PM concerning whether or not the irrigation company should release water to the Great Salt Lake. The benefit of leasing water to the Great Salt Lake, there is a significant amount of money available, depending on how many acre feet the irrigation company would be releasing. It could account for hundreds of thousands of dollars.

The reason that we would consider that is they are currently working on putting a new spillway in Hyrum Dam. That's over a \$120 million project. All that use water out of Hyrum Dam are going to be on the hook for 15% of that \$120 million. The question is, is it better for us to lease water to the Great Salt Lake while the dam is still under construction and be able to build up money to pay that portion that we're going to owe without having to make significant increases in the annual assessment, or do we not lease the water to the Great Salt Lake and as that bill comes due, we see a significant increase in water rates. The question is asked if this lease can become permanent. Council Member Hardman says no, there's a timeline. It could be for three years; it could be for five years. Some voice concern about Salt Lake wanting water from up north with the Mayor's biggest concern being that Great Salt Lake makes it a permanent deal.

Public comments can be made at the meeting on September 2nd.

Bob Jepsen- (7:28 PM)

Council Member Jepsen comments on how fantastic the celebration was this year. However, there is cause for concern about the number of people that attended and how the city square is not equipped to sustain such a crowd. He visited with Richard Worley of the Health Department and discussed some issues concerning amenities fit for the size of Mendon Square. Bathrooms, drinking fountains, emergency services, parking and traffic are the main issues.

The bathrooms and portable toilets ordered are not near enough to handle the size of the crowd. The drain field of the bathrooms seeped due to overuse and the portable toilets were overloaded. It is estimated there were 8,000-10,000 people on the square.

Council Member Jepsen would like to put a committee together to discuss the future of the 24th Celebration. We've created something that isn't going to just go away, but needs to be discussed on how to better handle it.

We need to discuss what this might look like in 5 years. The other concern is the improvements fall on Mendon City citizens. If there is a crowd of 8,000 people, it is estimated that only 1,500 are Mendon City residents.

It is determined that potentially some celebration activities could be moved down to Legacy Park once the park is usable.

Eric Bowen, cemetery sexton, approaches the microphone. He is ready to sell plots in the newest section of the cemetery. The places where the water line goes needs to be painted out.

Mayor Buist- (7:39 PM)

Mayor Buist urges the community to be careful of the kids as the school year begins.

The hiring committee (Mayor Buist, Council Member Bob Jepsen and City Clerk Holly Gordon) for the new fire chief met with six highly qualified members of the fire department earlier today. All were seriously considered and the committee did reach a unanimous decision and a new fire chief has been chosen. The name will not be announced tonight.

Mayor Buist would like the public to know that he met with Wellsville Mayor Bailey for a preliminary discussion about Mendon working with Wellsville about expanding their sewer system. We will work with our attorney's and our public work's directors about options. Mendon City would have to be on a tertiary treatment facility which is the most expensive facility, which is why Wellsville is looking for a partnership. Again, this is just preliminary and a very open report.

Mayor Buist entertains a motion to adjourn.

Council Member Hardman motions to close city council meeting.

Council Member Myers seconds the motion.

Adjourned (7:44 PM)