

Mendon City Council Minutes

Convened: February 12, 2026 | Meeting location 15 North Main Street, Mendon City Meeting Room

Meeting called by Mayor Ed Buist

Type of meeting City Council

Public Hearing

Minutes Stephanie Miller

Absent

City Attendees:

Amy Garbe

Marilyn Atkinson

Art Heers

Daphne Carlson

Bob Jepsen

Eric Dursteler

Brian Myers

Kirk Taylor

Ben Watkins

Holly Gordon

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:

Laura Hampton

Pledge of Allegiance:

Councilmember Amy Garbe

Invocation:

Councilmember Bob Jepsen

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, and 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 January 8, 2026 have been reviewed. Councilmember Amy Garbe said in the report from the Youth Council, it should be changed from 8 to 80 community members at the Christmas dinner, plus 20 Youth Council members. Councilmember Bob Jepsen said under Topic 6, income to the library should be changed from \$75,000 to \$7,500.

Motion: Councilmember Amy Garbe motioned to accept January 8, 2026 minutes with amendments. Councilmember Brian Myers seconds the motion.

Action: Voting is unanimous and January 8, 2026 minutes are approved.

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

Motion: Councilmember Amy Garbe motioned to accept and pay the bills as submitted. Councilmember Bob Jepsen seconded the motion.

Action: Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed.

Minutes:

Topic 1 – Citizen Participation Comment (6:04)

Steve Stokes, 60 E. 600 N., Mendon, thanked the mayor and city council for their service. Steve is in favor of charging impact fees. Opposed to requiring HOAs to help manage subdivisions, rather use impact fees. In favor of swells, likes concrete along edge of roads – helps maintain edges of roads.

Topic 2- Eugene Olsen Annexation Vote (6:10 PM)

Eugene was sent a zoom invite for 6:00 PM, but got a message from zoom that it was at 6:30 PM. He joined after discussion was had and a vote taken. A public hearing was held on January 8, 2026, and the council was given time to think and study the annexation proposition before they voted. City Engineer Eric Dursteler met with Fire Chief Barry Locke and did a fire hydrant study for the proposed annexation. It was determined through calculations that the fire flow was 945 gallons a minute, which is below the 1,000 gallons a minute required. Fire flow can vary up or down 200 gallons a minute. Eric recommended that the city does not approve the annexation due to the city not having the capacity to push the water that far north to serve the Eugene Olsen property. Mayor Buist asked Eric Dursteler if he was confident about water pressure to Blueberry Springs, and Eric said yes.

Motion:

Councilmember Brian Myers made the motion to not approve the Eugene Olsen annexation. Councilmember Amy Garbe seconded the motion

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed.

Topic 3- Art Proposal for City Hall / Meeting Room – Michael LeFevre (6:18 PM)

Micheal said he is 21 years old and is a full-time artist. He has studied under several professional artists since returning from a mission. He's been working on several large mural sized pieces of the life and ministry of Jesus Christ under Mike Malm, an artist from Wellsville. Micheal said he feels called to do a large mural sized painting on linen, and framed, to celebrate Mendon's heritage. He shared a painting of an earlier May Day celebration, that wasn't yet complete. He feels the painting would be a powerful way to capture who Mendon is through artwork and start a collection of our own. The painting would be 7x14 feet and could be hung on the wall of the meeting room. The project would take him about six months to finish the painting. He asked for Council's approval to move forward with the project and to find funding that he would need. Mayor Buist gave some suggestions of Mendon citizens that could offer some guidance. The Mayor and City Council were in favor of Michael moving forward with the project.

Topic 4- Impact Fee Studies – Daphne Carlson (6:27 PM)

City Treasurer Daphne Carlson has worked with City Engineer Eric Dursteler for several months to find a solution for new growth to pay for itself. Mendon city gets funding from the state and from property taxes. She proposed that a study be done in order to implement impact fees for new development. She estimates the study, public hearings, and anything else needed would take two and a half months to three months before impact fees could be charged. She corrected public comment made earlier by Steve Stokes to state that Mendon currently has two impact fees, which are water impact fees and sidewalk impact fees. Daphne gave some examples of how impact fees can be used. Impact fees must be used within 5-6 years and there are restrictions on how they can be used. They cannot be used to cure deficiencies in public facilities

serving existing development. They cannot be used to raise the level of service of a public facility, nor to recoup more than the city's costs actually incurred for excess capacity in an existing system improvement. They cannot be assessed against the construction of an internal accessory dwelling unit.

Daphne recommended the sidewalk trails and pathway impact fee be updated. We are too late to be able to charge impact fees to any of the homes that have building permits and have posted their bond. She recommended that a road impact fee and a public safety impact fee study should be done. Mayor Buist suggested doing two impact fee studies this budget year, and two studies in the next budget. He said some of the money for this year's impact fee studies could come out of the snow removal budget since there hasn't been a lot of snow to push this year. Eric Dursteler said he has talked with BRAG, and they have agencies with monies to fund these things. Councilmember Amy Garbe is over grants, and she will contact BRAG to get more information.

Motion:

Councilmember Ben Watkins made a motion to explore funding options for the four impact fee analyses. Councilmember Ben Watkins amended his motion to say that we approve up to \$18,000 in funding for impact fee analyses for parks and recreation, and trails and pathway impact fee analyses. Also that we explore funding from BRAG for the other two analyses. Councilmember Brian Myers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed.

Topic 5- Wildland Urban Interface Requirements R2026-01 (6:50 PM)

Mayor Buist read Resolution 2026-01. In the 2025 Utah general session the Utah state legislature passed HB 48 requiring municipalities to adopt the 2006 Utah wildland urban interface code. The city wishes to adopt a wildland urban interface map which delineates the wildland urban areas within the Mendon boundaries. A copy of the 2006 Utah wildland urban interface codes shall be placed on file in the office of the Mendon City Recorder for the use and examination of the public, along with the wildland urban interface map.

Motion:

Councilmember Brian Myers made a motion to approve Resolution 2026-01. Councilmember Art Heers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed.

Topic 6- Cooperative Wildfire Agreement for 2026 R2026-02 (6:55 PM)

Motion:

Councilmember Bob Jepsen motioned to approve Resolution 2026-02. It was seconded by Councilmember Brian Myers.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed.

Topic 7- PUBLIC HEARING: Ordinance Amendments R2025-05 (6:56 PM)
Public Hearing: Ordinance Amendments

Motion:

Councilmember Amy Garbe made a motion to close council meeting and open a public hearing on ordinance amendments. Councilmember Brian Myers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

Curb and Gutter / Swales and Stormwater Management:

Planning and Zoning Chair Keilani Ludlow, and most of the Planning and Zoning Commission met with Scott Wells, the city manager in Wellsville. Scott showed them swells and overflow ponds. Maintaining overflow ponds became an expense and problem for Wellsville City. Depending on the size of the subdivision, it previously cost Wellsville anywhere from \$500 to \$1,500 a month to maintain them. They learned if it is a settlement pond on a private lot, that lot needs to be at least the size of the settlement pond, and they require

it to be a normal size lot. In regard to impact fees versus an HOA, they serve different purposes. It doesn't make sense to raise taxes on the entire city to hire more staff when each subdivision can have its own HOA to cover some basic costs for that subdivision. If irrigation is included, then people want water for their property. The HOA divides the cost of maintenance among all properties, making the cost not unreasonable. You can't use impact fees for ongoing maintenance. Keilani asked that amendments be made to the 7.24 of the Subdivision Code to include HOAs will also manage and maintain the subdivision irrigation system. The question was asked who sets the HOA fees? It was answered that the developer does. Once the developer relinquishes control of the subdivision to the HOA, the board members start taking care of and managing what the costs are. Members of the subdivision elect board members to the HOA, and they manage what costs are and set the fees. The state has laws about how HOAs have to be organized, what kind of reporting they have to do, and how they are to disclose all expenses to the people in the subdivision. If there are swales, home owners should not be allowed to fill in the swales, which the HOA would be responsible for. Utah law requires before anyone buying a lot in an HOA, to get a disclosure that says the property is part of an HOA, and what the CCNRs are.

Subdivision Code

Kirk suggested that in the subdivision code we define what cul-de-sacs, knuckles, bolts and hammerheads are.

Abandoned Vehicles

A definition was clarified that an abandoned vehicle is one that has been wrecked, junked, or dismantled.

Zoning 5.02

It was clarified that any street which ties into another street must have a 90 degree angle. If it is not possible, they must have a hammerhead, which meets Mendon City Fire Department specifications and the International Fire Code.

Zoning 3.18 Section 2

Fence and wall codes were updated to clarify clear view triangle specifications. You cannot have vegetation blocking your line of sight in the city right of way, which is a 30 foot right of way from the edge of the road to the property line. If it's one of the areas in town that doesn't have a city right of way and your driveway comes right to the street or to a sidewalk, you can't have a tall fence,

shrubbery, or vegetation planted that would block the line of sight. Vegetation was defined mostly off of state rules which says trees can't be below 14 ½ feet so trucks can see, and shrubs can't be above 3 feet where the clear line of the sight triangle is. There are two different drawings that show what the triangles are. If your house doesn't fit either of these, you have to go with the next most strict definition.

They clarified what different kinds of fences are, what berms are, what stone fences are, and what cattle fences are. There have been quite a few negative comments about 6 foot plastic fences that you can't see through when a person is backing out of their driveway. Fences in this area can only be 3 feet high.

Subdivision code 5.14 was read stating that curb and gutter systems are not allowed in Mendon subdivisions. Mendon has them in two subdivisions. They will not be allowed in new ones. It was asked if swales are done, do we require the concrete strip on the edge of the asphalt? It does a lot to save our asphalt and is addressed in the standards and specs.

Chris Benham asked what the rule would be to raise HOA prices. Is it the people who live in the community that live in a subdivision with an HOA? And is that person going to really depend on how their subdivision chooses to do it? City Engineer Eric Dursteler replied that there are subdivisions that choose to have a third party vendor run their HOA. It might be more expensive, but would help in a situation where members of the HOA do not get along.

It was clarified that all subdivision roads have to have the minimum width of 99 feet to accommodate travel lanes, a vegetated swell, and utilities.

Kirk Taylor with Mendon City Public Works commented on swales versus curb and gutters. The advantage of the swale is that it narrows up the road. We don't have a 36 in wide road that we have to maintain going forward. Currently it's 24 feet in width. He said we need to do the concrete ribbon which is specified to be 12 inches. A lot of communities are getting away from requiring curb and gutter because it collects and directs water, requiring the city to do MS4 stormwater permitting.

Motion:

Councilmember Ben Watkins made a motion to close the public hearing on the ordinance amendments and reopen council meeting. Councilmember Bob Jepsen seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

Council discussion:

Councilmember Brian Myers said it's imperative that we have a modified HOA that is responsible for irrigation in these new subdivisions. He likes Mendon the way it is, without curb and gutter, but wants to see swales maintained to keep the city looking nice.

Councilmember Amy Garbe said she likes swales and sidewalks. It makes walking in town safer.

Councilmember Ben Watkins said he is concerned that HOA fees and impact fees will make it less affordable for people to move here. The counter to that is it comes at an expense to someone. And should it come at the expense of the person moving here? On the other hand, if you don't have impact fees it will be paid by the taxpayers. While looking at taxes he saw that Utah happens to be rather high on taxes. Impact fees and HOA fees help taxes from raising.

Councilmember Art Heers said developers maybe get more than they should. The population is growing and there is a need for lower income housing. Hopefully Mendon can find ways to provide that.

Councilmember Bob Jepsen said he prefers curb and gutter. He's seen pros and cons. By lessening the road width from 36 feet to 24 feet, will people be able to park on the street? Every foot taken away, whether it's a swale or curb and gutter, it jacks the price of that lot up. It was answered that we have ordinances that define what the swale needs to look like when the lot is developed. With 99 feet of right of way there is plenty of room to have a nice gradual swale and a sidewalk. If people want a place to pull off the road, they can put gravel in a spot. He would prefer in swales that there is grass that could be mowed and no big rocks.

Motion:

Councilmember Amy Garbe made the motion to accept Resolution 2026-05 to accept ordinance amendments, and include HOAs being required to take of the irrigation in those subdivision. Councilmember Brian Myers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, and Heers, voted aye. Bob Jepsen voted naye. The motion passed

Topic 8- PUBLIC HEARING: Building Inspector Fee Schedule R2026-04 (7:35 PM)

Motion:

Councilmember Bob Jepsen made a motion to close council meeting and open a public hearing on ordinance amendments. Councilmember Ben Watkins seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

City Treasurer Daphne Carlson presented the new building inspector fee schedule that the new building inspector, Jason Major, put together. The council can accept them as presented, or make changes to them. The permit for the home or whatever structure is being built, is given a value based on a value table. The value of the home determines what that fee will be. An example is a home with its permitted value being \$5,000. They would take 8% of that \$5,000, which is \$400 assessed for plumbing, \$400 for electrical, and \$400 for mechanical. An additional \$1,200 fee would be added to the \$5,000 for a building permit fee of \$6,200. Impact fees would be added in addition to this at that time for a permit. We have an agreement with our building inspector on what he is paid. He gets paid according to the fees. He's not on an hourly rate. She strongly recommends that an additional \$200 fee paid up front to pay for the time that the ALUA spends in reviewing the plan. The inspector gets nothing. If they are looking at accessory buildings or model solar, there would be a \$75 fee. If they are reviewing commercial, multifamily, or a church, those fees would be determined with the building permit.

Usually 40% to 60% of that permit is used as the plan review fee. Commercial and multifamily plan reviews are very in-depth., and that fee can be increased and added to your plan review fee if needed to pay for the review. It is under

negotiation what the inspector would be paid for inspecting a commercial building.

Solar panels in Mendon have been very common. Most of them are \$50,000 or less. A fee of \$475 would be charged. The building inspector sometimes has to get up on the roof to make the inspection. If they are adding a battery, that fee would probably be a little higher.

If they have to do an additional plan review, such as something being added, the inspector charges \$75. If the building inspector has to do an inspection twice, and they fail again, they will have to pay a \$100 re-inspect fee before the inspector will return to the job and permit them to continue. There will be a \$75 charge for a gas meter or electrical service. To inspect a residential generator would be \$150.

Mayor Buist said it's fair to say our previous building inspector, Paul Taylor, did a great job. But, he was awfully kind, too. Our new building inspector comes from out of town. As the mayor spoke with him, the inspector said that some adjustments needed to be made that are fair to the city. It's important to make the fees fair so the inspector is getting paid what he should be paid, and the city is getting its expenses covered. The council gets to choose.

No public comment was made.

Motion:

Councilmember Bob Jepson made a motion to close the public hearing on the building inspector fee schedule, and to reopen the council meeting.

Councilmember Brian Myers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

Council Discussion:

A councilmember questioned if someone needs to replace a water heater, does it require an inspection?

Another councilmember answered that an inspector is going to inspect and see if there is combustion in the air, if the venting what it should be, and other things that play into it.

A councilmember questioned what that person be protected by getting that inspection? The home owner would be required to pay for it. If a water heater goes out are they going to call the city?

A councilmember said that they don't think the city is going to police that. But the city can post it so they can get ahold of the building inspector in order to make sure everything's safe.

Mayor Buist said there will be those who are going to follow the rules and they'll contact the inspector, get a permit and have their inspections. It would cover the liability.

Motion:

Councilmember Bob Jepson made the motion to approve the building inspector fee schedule. Councilmember Art Heers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

HEARING: Annexation Policy and Fee Schedule R2025-03 (7:48 PM)

Motion: Councilmember Ben Watkins made a motion to close council meeting and open a public hearing on ordinance amendments. Councilmember Bob Jepson seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

City Recorder Marilyn Atkinson gave information at the last city council meeting about Annexation and a fee schedule. She discussed the fees with a couple of councilmembers and felt like maybe the professional fee deposit of \$500 might be a little on the low end. The city engineer said he could use up that money pretty fast. She suggested the council may want to change the filing fee to \$500 and have the deposit at \$750 to \$1,000.

There was no public comment

Motion:

Councilmember Bob Jepson made a motion to close the public hearing for the annexation policy and fee schedule, and to reopen the council meeting. Councilmember Bryan Myers seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed.

Motion: Councilmember Amy Garbe made a motion to approve resolution 2026-03 with the change of the annexation fee to \$500 and the deposit for \$750. Councilmember Ben Watkins seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

Topic 10- Law Enforcement Liaison- Deputy Spence: (7:53 PM) He's been in public safety directly since 1999, 18 years as a firefighter, and 11 years as a cop. Services cost. The more people that come into the city, the more ambulance calls and traffic issues there will be and resources needed. Funding needs to come from somewhere, whether its impact fees or taxes. It's important that money is coming from the right places and being allocated in the right way.

Trucks using their jake brakes on highway 23 during the night continues to be a problem. When he pulls a truck over, he gives a warning. If the same truck gets pulled over again a citation is given. If the speed is excessive enough he has no problem issuing a ticket. It is a hard hit on somebody with a CDL. UDOT would have to be contacted to put up a sign, and it would depend if they'd approve to put up a sign stating "No jake brakes" or not.

He has been to Deep Canyon several times at night. He hasn't seen anybody up there at night. He asked if the city would get him the dates for May Day and July 24th celebrations so he could make traffic plans developed and get officers to help. He'd like to get more advanced notice to the town where they can park. He was told to contact Julian Robbins for more information.

Topic 11: City Engineer- Eric Dursteler: (8:10 PM) There was a pre-construction meeting today where he met with five contractors on site. They looked at the canal crossing which is going to be a bit of a challenge. There is some coordination with the conservation district. The power company needs to be involved, also.

Topic 12: Public Works Director: Kirk Taylor: (8:13 PM) Work has begun on the playground next to the city office. Plans are to start building and installing the playground equipment next week. Wood chips will be coming in tomorrow.

Councilmembers Reports:

Brian Myers- (8:14 PM)

Brian and Ben met with the May Day committee. Things are underway. Notifications for Queens Court are available and posted around town. So far there are more males signed up than females, which is unusual. The Queens tea will be held in the library the second Saturday of March.

He met with a cleaning committee last night at the Mendon station. It is a volunteer project of a college student. There were five adult ladies and four or five teenage girls in attendance. We need to make sure that the cleaning people and Kaitlyn to check the windows to be sure they are latched to keep kids from coming in through them.

Amy Garbe- (8:18 PM)

She received an email from Rebecca Echols who did the rabies clinic. She notified Amy that the shots given at the rabies clinic didn't have vaccine in it, only sterile water. All those who were vaccinated will have to be revaccinated. A revaccination clinic needs to be rescheduled. A date will be selected that the revaccinations will be given. Office staff will notify those who brought their dogs to be vaccinated and let them know when it will be scheduled. It was estimated that it would involve about 48 dogs.

It was questioned who the awnings stored in the attic belongs to. They don't belong to the library. It was suggested to contact Juliene who is over the July 24th celebration to see if they are used for that.

Stephanie said she'd contact Hyrum's Planner to see what training they use for their planning and zoning commission.

Ben Watkins- (8:25 PM)

He gave a report from Planning and Zoning meeting. It was before 2016 that annexing Cobblestone was last addressed.. Questionnaires were recently sent out to Mendon citizens and the response was 50-50. The board says since services are provided there, perhaps it should be reconsidered.

Utah state law requires secondary water has to be metered by 2030. It was found there is more than \$200 million grant money available. He put a link on the general plan by secondary water. Ben was asked to do some investigating to see if the responsibility belongs to the irrigation companies, and to pass the information about the grant to them. Mendon has different pipelines that are outdated. There might be potential with a grant for a new pressurized irrigation system and funding for the meters.

Richard Watkins is interested to get a Mendon history committee going. Nolan and Barbara Berg said they have a lot of old photos of Mendon and Wellsville and don't know what to do with them. Ben's dad also has two boxes of history. The pictures should be available to everyone. Perhaps part of the city website could be used to make those available.

Art Heers- (8:30 PM)

He hasn't been able to contact Landis Wenger with Cache County Trails. He had some conversation with Ron Campbell and he has a lot of interest in trails and sidewalks. Specifically a trail that could go where the old ditch bank has been. A man in the audience named John Eiman introduced himself and said he is working with Ron Campbell on that.

Art spoke with those doing work in Deep Canyon and asked what needs to be done in order to open the Mendon Loop trail. They told him the only thing left is to lay asphalt and that had to wait until spring. This is being done under the umbrella of the county because the road department had the best price for asphalt.

Bob Jepsen- (8:35 PM)

Bob is waiting to get information from Marissa Egbert to see if there is an alternative way of funding to get the cemetery completed. Daphne is helping Bob apply for some RAPZ money . The application is due by 5:00 PM on March 6th. The youth council asked if he was aware of anyone applying. He told them to contact Councilmember Garbe.

Bob and Kirk plan to meet with James at the Pioneer Park about the pump. He's asking James to give two different options. One would be to replace the

pump we have. The water pressure at Pioneer Park and the old cemetery is low. He is getting together costs involved so he can get them to the Mayor for the next fiscal budget year.

Mayor Buist- (8:42 PM)

He will begin working on the new budget next month. Information needs to be given to him or he will contact you. He wants to tone down the projects this year.

Last Friday, former fire chief Ray Olsen was honored at the legislature, both in the Senate, and in the House, for his years of service. Ray is helping the new fire chief, Barry Locke, with some things as he is taking things over.

He welcomed Stephanie Miller as the new city clerk and office manager. He thanked Holly Gordon for her service. Her last day will be March 5th.

Mayor Buist entertained a motion to adjourn.

Motion:

Councilmember Bob Jepsen motions to close city council meeting.

Councilmember Ben Watkins seconded the motion.

Action:

Councilmembers Myers, Garbe, Watkins, Heers, and Jepsen voted aye. The motion passed

Adjourned (8:43 PM)