

Mendon City Council Minutes

*Convened: August 13, 2026 / Meeting location 15 North Main Street,
Mendon City Meeting Room*

Meeting called by Mayor Ed Buist

City Attendees:

Type of Meeting City Council
Public Hearing

Amy Garbe Marilyn Atkinson
Art Heers Daphne Carlson
Bob Jepsen Eric Dursteller
Brian Myers Laura Hampton

Minutes Stephanie Miller

Ben Watkins *arrived at 6:15 PM*

Absent Kirk Taylor

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: Watkins family, Phil Zobell

Pledge of Allegiance: Councilmember Bob Jepsen

Invocation: Mayor Ed Buist

Welcome: Mayor Buist welcomed 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:

The July 9, 2026 minutes have been reviewed which included several corrections previously incorporated and submitted to the city clerk.

Motion:

Councilmember Garbe motions to accept the July 9, 2026 minutes with incorporated changes.. Councilmember Myers seconds the motion.

Action: Voting is unanimous and July 9, 2026 minutes are accepted.

Approval of Bills: July, 2026

The Council reviewed the bills for July 2026 and discussed the new fiscal-year billing reports and supporting information.

Motion:

Councilmember Jepsen motions to approve the July, 2026 bills. Councilmember Heers seconds the motion.

Action: Voting is unanimous and July, 2026 bills are accepted.

Minutes:

Topic 1- CITIZEN PARTICIPATION/COMMENT (6:04 PM):

Mayor asked if there was anyone in attendance that wanted to make comments. There was none.

Topic 2 – JESSA YOUNG – Presentation on Light Ordinance (6:05 PM):

Jessa Young/Watkins, a Mendon resident and music educator who works with Dark Sky International, presented information concerning light pollution and responsible outdoor lighting. The presentation addressed the effects of excessive and improperly directed artificial light on wildlife, pollinators, migratory birds, domesticated animals, human health, energy use, and visibility. Recommendations included using only necessary lighting, directing light where it is needed, using the lowest effective lighting levels, using warmer-colored lighting, and fully shielding fixtures.

Specific concerns were raised regarding lighting at the Mendon fire station and other city facilities. Examples of shielded, downward-facing lighting used by other communities were presented.

Council discussed the city's recent investment in replacement street lighting and possible improvements to lighting at city facilities. Staff and Council members indicated an interest in working with them.

Topic 3 – PUBLIC HEARING – ORDINANCE 26-02 - Board of Adjustments changed to Appeal Authority in Ordinances: Board of Adjustments 7.06; Variances 13.04; Appeals 13.06. (6:20 PM)

Motion:

Councilmember Garbe made a motion to close city council meeting and open a public hearing for changing “Board of Adjustments to “Appeal Authority in Ordinances: Board of Adjustments 7.06; Variances 13.04; Appeals 13.06. Councilmember Myers seconded the motion.

Action:

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

Discussion:

The Council considered an ordinance updating the City's land-use appeal and variance procedures to replace the former Board of Adjustments with an appeal authority.

The Council discussed changes in state law requiring an appeal authority for land-use matters. Discussion included the potential use of an individual with legal or land-use experience and the importance of avoiding conflicts of interest.

Public Comment:

The mayor opened the floor for public comment. No public comments were received.

Motion:

Councilmember Jepsen motioned to close the public hearing and open council meeting. Councilmember Heers seconded the motion.

Action:

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

Discussion:

Council continued discussion regarding whether the appeal authority should consist of one person or a board. The discussion generally favored an individual appeal authority, with the understanding that the person should have appropriate legal or land-use expertise and be independent of the City's legal representation when necessary.

Motion:

Councilmember Garbe motioned to approve Ordinance 26-02, changing "Board of Adjustments" to "Appeal Authority" in Ordinances: Board of Adjustments 7.06; Variances 13.04; Appeals 13.06. Ordinance 2026-02. Councilmember Myers seconded the motion.

Action:

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

Topic 4 – VENDOR POLICY DISCUSSION (6:33 PM)

The Council discussed the City's existing vendor policy and whether it should be expanded beyond the City Square to include Legacy Park and other city facilities. Discussion included vendor use of electrical hookups and other city utilities at Legacy Park, the percentage of sales to be paid to the City, clarification that the existing policy refers to 5% of total/net sales, business license and insurance requirements, the status of business licenses for existing vendors, and the need to send reminders to businesses regarding annual license renewals. There should be fair and consistent opportunities for vendors. All vendor activity associated with the July 24 Celebration will be handled by the city office. Future vendor activity as Legacy Park develops, including potential soccer facilities and other community events need to be considered.

The Council discussed broadening the policy from a "Mendon City Square Vendor Policy" to a citywide vendor policy applicable to locations such as the Square, Legacy Park, and Pioneer Park. No final amendment was adopted during this discussion. Staff and Council members were asked to further develop the policy and bring proposed changes back to the Council. The Council indicated that the policy should be reviewed and potentially updated annually, with January discussed as a possible review period.

Topic 5: LAW ENFORCEMENT – Deputy Spence (6:47 PM)

Deputy Spence provided a report to the Council. Discussion included the recent July 24 celebration and the large number of people and activities associated with the event. The Council discussed what went well and areas that could be improved for future celebrations, such as vendors turning off their generators by 10:00 PM.

Mayor Buist had a meeting with the principal of the elementary school and the Cache County Sheriff. They discussed policies for E-Scooters and E-Bikes. Sheriff Jensen is going to put together a letter to educate parents and kids about what is required by state law, and how kids can stay safe.

Councilmember Garbe thanked Deputy Spence for delivering the junk vehicle code violations to those who have not responded to the letters sent previously. If there is still no correction the city will turn them over to our City Attorney James Swink to contact them.

Topic 6 – CITY ENGINEER – Eric Dursteler (6:55 PM)

Eric went through where the budget is with the 300 North (200 West – 364 West) street improvement project. Cache Valley Excavation's bid was \$271,715.00. There have been some additional city purchases and change orders that are being worked on now. The city purchased the culverts to cross the canal for \$34,000. The total of what's been purchased by the city, and including Cache Valley Excavation's bid amount totals \$336,475.26. The CCOG remaining budget is \$31,131.74. The city may have some funds with the CCOG mix money to do improvements continuing east of the project. The first permit requested will be \$91,000. He asked for the Mayor's signature so Eric can get it back into the aggregate group and they can reimburse us.

Paul Willey has requested a bond release on the Blueberry Springs subdivision. He wrote up a draft to request the release to show the council and to send to the attorney to look at.

Topic 7 – PUBLIC WORKS DIRECTOR – Kirk Taylor (7:01 PM)

Not in attendance

Topic 8 – COUNCILMEMBER REPORTS (7:02 PM)

Brian Myers (7:02 PM)

Councilmember Myers asked if the HVAC improvements in the city office have been taken care of and were told there are some adjustments to be made. He is going to be meeting with a couple of contractors to get bids to have the exterior trim painted for the Mendon Station.

Amy Garbe (7:03 PM)

Councilmember Garbe said the Planning and Zoning Commission is working on the general plan to send to Eric Dursteler for review. The City Council needs to see it in September, before the public hearing that will be held in October.

Ben Watkins (7:04 PM)

Councilmember Watkins gave recognition to Keilani and PNZ for all the work on the general plan. He is going to have a History Committee kickoff meeting.

He received two complaints about the Pioneer Day Celebration. One asked why the parade doesn't go all the way to the end of Main Street? Another said there was no barbecue food truck this year.

Art Heers (7:05 PM)

The Council received updates regarding upcoming trail and community activities. A walkthrough of the Deep Canyon Trailhead and Trail will be August 25, with the intention of opening the trail to the public that day if the inspection is satisfactory. There will be a ribbon cutting planned for September 16th. The trails committee really wants to make a big deal out of this, so they've asked the Mayor if he would be involved. They're going to have a breakfast with the Mayor from 8:00 AM – 10:00 AM. Dignitaries will be in attendance including Casey Snyder along with some from the county and the forest service. The trails committee has worked hard on it. Council, staff and community should be there to support that. One reason the trailhead is so big is because they hope eventually the trail will continue to the north and to the south. Right now land owners aren't interested.

Councilmember Heers was not able to attend the recent Mosquito Abatement meeting. Council reported spraying twice last week. It is important the county keep spraying now that West Nile Virus has been detected in the valley.

Bob Jepsen (7:12 PM)

He read a letter to the council and staff: "Friday, September 11, 2026 marks the 25th anniversary of the September 11 terrorist attacks. It is officially recognized in the United States as Patriot Day, and the National Day of Service and Remembrance, honoring the victims and first responders of the 2001 tragedy. Cache Valley committees are working to organize service projects in the community to participate in this National Day of Service". They are asking if there are projects in Mendon that they can list and help with. They are hoping to have 1,000 participate in meaningful service. A project can be submitted on a Google form. Councilmember Jepsen is going to talk with our Public Works Director Kirk Taylor to see if they can come up with something in town that needs attention. Council felt the city's entrance signs need to be refurbished. Chris King had expressed interest in helping. Councilmember Jepsen was going to contact him. Councilmember Myers offered material that could be used for the lettering.

The new playground equipment was put in and bark placed around it. There is some landscaping that needs to be done. He was given an estimate from Rusty of \$8,000 for sod, sprinkler line set up and backfilling. Mayor Buist said he thought there was enough money in the budget to get it completed. It was decided that they wait for a month or two to start things, when it has cooled down, the kids are back in school, and the excitement about the new equipment lessens.

Kirk has tasked him with filling in the park strip by Legacy Park and going towards the elementary school. There is a gas main in the park strip and Councilmember Jepsen felt like zero-scaping would be the best. There also is no water available there. Council expressed concern with the children throwing the rocks. Staff was going to look for some examples others have done with zero-scaping in their park strips and send pictures to Councilmember Jepsen.

He is finishing up outside the Public Works building. He had fertilizer put down on the cemetery lawn. He had Al's trophy make a large plaque to put on concrete around the new flag pole by the tanks or on a stand that would be built. Paul Dewey helped him with the verbiage on the plaque.

Ed Buist (7:28 PM)

The Mayor reported on discussions involving the County Executive and the relationship between county development and potential annexation into municipalities.

The Mayor also reported on a recent water incident at a city facility. Water entered through drains, but the issue was isolated quickly and resulted in minimal damage. Cleaning and sanitizing were completed, and the water service was expected to be restored within several days.

The council was informed of concerns regarding the speed limit near the Blueberry Springs subdivision. A representative of the Utah Department of Transportation, Tom Finlanson, was contacted regarding the issue. A speed study has been completed and recommends adjusting the speed limit farther north. The speed limit will be reduced from 55 mph to 45 mph near Center Street, at the corner of Eugene Olson's property. It will then be reduced from 45 mph to 35 mph near 700 North, near Willies Lane. The required documentation is being processed, and installation of the new speed-limit signs is expected to take approximately one month. The information was received on July 30 and was forwarded to all council members.

The mayor also discussed ongoing efforts to educate parents and young people about the safe use of e-bikes, e-scooters, motorcycles, and similar vehicles. The concern was heightened by a

recent fatal accident in Syracuse involving two 13 year old girls riding an e-scooter. He emphasized that the primary goal is to prevent injuries and fatalities involving local children. Although some parents have expressed frustration with the city's safety efforts and restrictions, he stated that they would rather face criticism from parents than have a parent come to them after a child has been seriously injured or killed.

The sheriff and elementary school principal have expressed support for the city's approach. The sheriff's office plans to send additional information to parents encouraging safe practices and compliance with the city's regulations. The council also reaffirmed that e-bikes, e-scooters, motorcycles, and similar vehicles are not permitted on the city square. The Mayor thanked the council for its support and emphasized that continued education and enforcement are intended to ensure that children return home safely.

Mayor Buist said he'd entertain a motion to adjourn.

Motion: Councilmember Jepsen made a motion to adjourn. Councilmember Heers seconded the motion.

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

Adjourned (7:38 PM)