

**MINUTES OF THE
City Council Meeting and Public Hearing for the City of Menan held April 12, 2019.**

Presiding: Chauncey T. Haight, Mayor

Present: Chauncey T. Haight, Ron Jones, Amy Gahn, Brian Storms, Noel Raymond, Allyson Pettingill, Matt Walker, Kris Meek, Lt. Fulmer, Dayna Jones, Rand Watson, Caroline Watson, Troy Hanson, Tony Hodgson, Nicole Saxton, Joellen Anderson, Rob Anderson, Jake Anderson, Sydney Crook, Angie Gunderson, Danielle Andrew, Jolyn Haight, and Tim Hale.

INCOME: April 12, to May 9, 2019:

Sewer Payroll	3046.45
Garbage Payroll	124.76
February 2019 Property Taxes	1013.66
2 nd Quarter Highway User Fund	9636.83
2 nd Quarter Revenue Sharing	6789.76
Plomaritis Building Permit	2175.25
US Treasury Tax Refund	6.29
Building Permit Application Fees	50.00

General Fund Money Market Interest	0.00
General Fund Collateralized Money Market Interest	3.16
Sewer Fund Money Market Interest	12.43
Sewer Fund Collateralized Money Market Interest	0
Garbage Fund Money Market Interest	2.24
LGIP State Pool	3.47

TOTAL 22,864.30

Income from Sewer Account May:	\$ 12,583.98
Income from Garbage Account May:	\$ 2,406.00

Meeting called to order at 7:01 pm.

Pledge of Allegiance

Law Enforcement Report: Lt. Fullmer addresses the Council to deliver the report. He states the report is from 2/8/2019-3/08/2019. There were 100 hours logged with 9 complaints, 0 arrests, 0 DUI's, 8 citations, and 46 traffic contacts. There is discussion of the report. Mayor Haight asks if there are any questions for Lt. Fullmer and the Sheriff's Dept. There are no questions. The Council thanks the Sheriff's Dept. for all they do.

Lite Fiber Providers Presentation: Fybercom representatives addressed the Council. They present the idea that Fybercom would like to run lite fiber to the City of Menan as they are looking for small communities to invest in. They then present the information on the speed of lite fiber compared to the current options in Menan, They further present the option of running the fiber and paying for it through Fybercom and running the fiber to every current customer that would like it and then those in the community who are not current customers would pay a low price for the install. There is discussion of this and what would be required from the City. The City would need to have an agreement such as a franchise agreement as the fiber would be boared through the city easements. There is discussion of this. There are a few legal questions for Kris as to how to make the agreement work. Kris states that he isn't sure but he will definitely look into it and start the process of a franchise agreement. The Council will continue to work with Fybercom to find the best way to proceed if this is what the citizens would like to agree too.

Alice Wilcox-City Grants-Action: Alice was not in attendance at the time of her agenda item.

Solid Waste Contract-Action: Kris states he is still working with PSI to get the contract done.

Citizens Comments: Rand Watson asks about the date for the election in the latest Haight Mail. Mayor Haight explains that he did put the wrong date, the actual date is the third Tuesday in May which is May 21st. Rand then comments on the GMC and the idea of the movie nights and copyrights. He asks that the GMC be careful to avoid lawsuits. He then asks about the next informational meeting for the property tax levy. It is discussed that the meeting will be held on April 24th. There is discussion of this.

Noel Raymond made a motion to allow for the P&Z Update to be reported on before the Public Hearing as the information reported will be needed for the Gunderson Enterprises Conditional Use Permit Public Hearing. Brian Storms seconded the motion. Motion passed.

P&Z Update-Action: Ron reports on the P&Z Meeting and what was discussed at the meeting. There was a Public Hearing regarding the Gunderson Enterprises Conditional Use Permit. Ron asks Sydney Crook how she feels about how the hearing went as she is a neighbor to the proposed storage unit. There is discussion of this. There is discussion of the Simon property and issue of placing a new modular home on the property but the property is a nonconforming lot which will not meet the setbacks. There is discussion of this. It is discussed that the Commission sent the Simon's back with the instructions to try to find a way to position the new modular home on the property meeting the setbacks as much as possible. There is discussion of the Woodall residence and the variance granted to Mr. Woodall years before to replace the trailer on his non-conforming lot which he didn't use as he became ill after the variance was granted. It was discussed that the P&Z agreed that the variance is still valid as there is nothing in the code that states that variances expire. There is discussion of the Land Use table and the P&Z looking it over to verify it is as the City would want it. Rand Watson then discussed the Public Hearing and the Conditional Use Permit application submitted by Gunderson Enterprises. He then explains the recommendation of approval sent to the Council with the decision and the reasons the approval was made. He states that the P&Z found that the application followed the codes and ordinances set forth by the City. He states that the Commission went through each requirement in the code and the application met the requirements. There was discussion of this. There is then discussion of the concerns the Commission had and why. There were concerns of the mixed use of a subdivision plat and the possibility of reduction of property values to those properties surrounding the storage unit. There is discussion of this. There is discussion of the conditions the Commission placed on the approval of the Conditional Use Permit. The conditions sent forward with the approval recommendation are stated as the project must be completed in a timely manner, which would be the amount of time given for a building permit. Also, that the property must be kept neat and orderly during construction and after the project is finished.

Enter Public Hearing for the Gunderson Enterprises Conditional Use Permit at 8:31pm.

Mayor Haight addresses those in attendance and explains that the purpose of the Public Hearing is in regards to a Conditional Use Permit application submitted by Gunderson Enterprises to allow a 40 unit commercial storage unit in the Village District which requires a conditional use permit for such a business. Mayor Haight then asks that if anyone would like to speak, they must sign the papers either for, neutral, or against.

Tim Hale and Angie Gunderson as representatives of Gunderson Enterprises make the presentation to the public and the Council. They discuss the aesthetics of the building, the layout of the building on the lot, the security anticipated, and the impact of the business they project it will be on the community. There is some discussion of this.

Mayor Haight asks if anyone in attendance would like to speak for the proposed conditional use permit application. No one comes forward.

Mayor Haight asks if anyone would like to speak against the conditional use permit application.

Sydney Crook: Sydney states that she has an issue with how the noticed was worded that she received in the mail. She states that the way the notice was worded, she thought that the Gunderson's were wanting to build a private storage structure on their property so she felt she wasn't prepared enough to research the issue or ask others in town what they thought. She also states that she is very concerned that her property values will decrease if the storage unit conditional use permit is approved.

The Mayor and Council discuss Sydney's concerns. Kris looks at the notice and recommends that the City Council hold another Public Hearing for the purpose of looking at the Gunderson Enterprises conditional use permit application after posting and publishing a more detailed notice, mainly to have it state the application is for a 40 unit commercial storage unit.

Exit Public Hearing at 8:55pm.

There is discussion of the date for the Public Hearing for the Gunderson's application. It is decided to hold the Public Hearing on May 1, 2019 so as to not make the Gundersons wait much longer for the decision. Tim states he will have more information by the time of the hearing, such as a map of the building on the property and a map of the lot.

Trailer on Property-Action: Allyson explains this is the Woodall trailer and the discussion during the P&Z Update resolved the issue.

4th of July-Donation for another Agency-Action: Mayor Haight suggests to the Council that he would like to donate \$500 from the Community Activities Committee fund to the airplanes that provide the flyover during the parade on the 4th of July. There is discussion of this. The Council agrees that the donation should be made. Mayor Haight then discusses with the Council a donation that has been made as a Mayor award to the North Butte Classic Car Foundation. He asks if the award could be made from the CAC fund also. There is discussion of the and it is agreed that the award could come from the CAC funds. It is also discussed that the Council could all chip in to make the award.

Rocky Mountain Power Contract-Action: Mayor Haight discusses the contract that Rocky Mountain Power sent to him regarding being able to hang Christmas wreaths on their power poles on Main Street. There is discussion of this. Kris states he will look over the contract.

City Cleanup Day-Action: Mayor Haight reports that the GMC is willing to provide help for the City Clean-up day this year. There is discussion of this. The date that has been decided on is May 18, the third Saturday in May. There is discussion of this. There is discussion of how many dumpsters have been used in the past and how many this year.

Ron Jones made a motion to approve and provide two large dumpsters for City Clean-up Day, May 18th, 2019. Brian Storms seconded the motion. Motion carried.

Property Tax Levy-Action: Mayor Haight states that the EEMB is ready for printing and should be ready to send out shortly. It is discussed that the card should be a good way to inform everyone of the election and the proposed property tax levy.

County P&Z Impact Area Agreement-action: There is discussion of the County agreement. Kris states that after talking to Paul Zeil he is under the impression that there will be one standard agreement for all of the cities with the opportunity to tweak some of it to add the cities own small negotiations. There is a discussion of the Impact Area boundaries. There is discussion of meeting with the Mayor from Lewisville to discuss the changes that may be needed on the southern impact area boundary to take in the land being purchased for the sewer. It is discussed to have a work meeting with the P&Z. It is decided that there will be a work meeting on April 17th to discuss the Impact Area Boundaries and to invite the P&Z to be present.

Public Discussion: Angie Gunderson states she is a little frustrated by how the Hearing went. She states she will gather as much information that she can before the next Public Hearing. There is discussion of this.

Maintenance Update: Matt reports he is ready to start going for the summer. He states Terry will be starting shortly. There is discussion of the Nelson boys being hired to do the weed eating along the canal as independent contractors as it would be cheaper. Matt states he has a complaint about the limit on the Zions credit card. He states that with the low limit there are times that he goes to use it and it is declined as the balance may be too high before the payment is applied so he pays for the item out of his pocket and has to be reimbursed by the City. There is discussion of this and how it may be good as a check on overspending. It is decided to look into what can be done to possibly raise the limit slightly. There is a question on the new sprayer that was purchased.

Treasurers Report-Action: Allyson states that it is time to discuss Budget Hearings again. It is decided to hold the 2019-2020 Budget Hearing on August 8, 2019. There is also discussion of budget work meetings. It is decided to hold the budget work meeting on July 18, 2019.

Noel Raymond made a motion to accept the Treasurers Report. Ron Jones seconded the motion. Motion passed.

Bills-Action: There is discussion of the Bills.

Noel Raymond made a motion to pay the bills for April 2019. Brian Storms seconded the motion. Motion carried.

Minutes: There is discussion of the minutes.

Ron Jones made a motion to accept the March 14, 2019 minutes as written. Brian Storms seconded the motion. Motion passed.

Noel Raymond made a motion to adjourn. Amy Gahn seconded the motion. Motion carried.

Council Meeting ended at 10:10 pm.

Allyson Pettingill,
City Clerk/Treasurer