

**MINUTES OF THE
City Council Meeting for the City of Menan held May 13, 2021.**

Presiding: Chauncey T. Haight, Mayor

Present: Chauncey T. Haight, Ron Jones, Amy Gahn, Troy Hanson, Allyson Pettingill, Kris Meek(phone), Dep. Stosich, Matt Walker, Carl Anderson, Mike Miller, Krisi Staten, Brent Crowther, Josh & Crystal Harris, Dean Hancock, Matt Hancock, Keith & Lisa Ewell, Mikelle Bronson, Tim Hale, and Danielle Andrew.

INCOME: May 13, 2021 to June 10, 2021:

Sewer Payroll	4547.62
Garbage Payroll	124.76
Town Hall Rental	650.00
Dog Licenses	40.00
April 2021 Property Taxes	1671.61
Tree donations and plaques	48.00
Valley Wide Patronage Dividend	115.70
Reimbursement for culvert-Kay Hunting	1719.11
Motor Vehicle Fines	9.45
General Fund Money Market Interest	2.70
General Fund Collateralized Money Market Interest	.96
Sewer Fund Money Market Interest	.75
Sewer Fund Collateralized Money Market Interest	.09
Garbage Fund Money Market Interest	.27
LGIP State Pool	2.53
	TOTAL
	8,933.55

Income from Sewer Account June:	\$ 13,952.98
Income from Garbage Account June:	\$ 3,067.00

Meeting called to order at 7:01 pm.

Meeting starts with the Pledge of Allegiance.

Brian Storms made a motion to amend the agenda to move the Law Enforcement Report until a representative from the Sheriff's Office is present. Ron Jones seconded the motion. Motion passed.

Central Fire-Questions regarding a proposed Communications Tower: Carl addresses the Council and states it is more of an antennae than a tower. It is so the radio communications will work better within the area. He also states that each piece is 9ft 9 inches, they will do whatever necessary to meet the ordinances. There is discussion of this. Mike Miller states that it is not a Communications Tower as that would need to be much taller. There is discussion of the need for both for emergency services. Brian looks through the code but states that a communications tower is not allowed at all per the code and land use table. He states he cannot find any allowable text in the code that would make a communications tower possible. There is discussion of the need for an antennae and a communications tower for all of the first responders to be able to work in the area. There is discussion of what can be done. There is discussion of the process of changing the Land use table starting in the Planning and Zoning Commission.

The Development Group-Engineering Contract for Sewer Project-Action: Krisi Staten presents both the contract for the Development Group and Civilize Engineering to the Council. There is discussion of the contracts, what is involved in them and what has been added. There is discussion of possible extra work that may need to be done at an extra cost, but that it would better to do it all when in the process. There is discussion of where the extra funds could come from in the budget. There is discussion of putting it in the budget for next year.

Ron Jones made a motion to accept the Professional Services Contract with the Development Company. Amy Gahn seconded the motion. Roll Call vote: Amy Gahn-aye; Ron Jones-aye; Brian Storms-aye; Troy Hanson-aye. Motion passed.

There is discussion of the contract between the City and Civilize.

Ron Jones made a motion to accept the contract between the City of Menan and Civilize. Brian Storms seconded the motion. Roll Call vote: Amy Gahn-aye; Ron Jones-aye; Troy Hanson-aye; Brian Storms-aye. Motion carried.

Law Enforcement Report: Dpt. Stosich addresses the Council to deliver the report. The report is from 4/3/2021-4/30/2021. He reports that there were 79 hours logged, with 31 complaints, 0 arrests, 0 DUIs, 0 citations and 21 traffic contacts. The Mayor and Council discuss the law enforcement report provided by the Sheriff's Office. There is discussion of the different incidents. The Council ask the Sheriff's office to please be more strict on the traffic and speeding in the City. They would like to see more tickets on the traffic contacts. Dpt. Stosich states he will relay the request to the Department. The Mayor and Council thank the Sheriff's Office for all they do.

Citizens Comments: There are no comments.

Discussion of Conditional Use Permit for Storage Units in TR1: Josh and Crystal Harris address the Council about a proposed Storage Unit facility on their property on 3500 E. There is discussion of the changing of the Public Hearing for the CUP they are applying for. They want to ask the Council a few questions about what is required. There is discussion of lighting. There is discussion of down lights and the dark skies ordinance. There is discussion of burming requirements between commercial and residential properties. There is discussion of what is in the code and the Harris's being compliant with it. There is discussion of elevation and drainage. There is discussion of swells for drainage. There is discussion of no drainage onto the street. There is discussion of rescheduling the Public Hearing for the P&Z and the Council for June 2, 2021.

Public Hearing-Conditional Use Permit for Storage Unit in TR1-Action: Public Hearing cancelled

Discussion of Preliminary Plat Application from Matt and Dean Hancock: Mayor Haight mentions the possibility of land locking Steve Price and whether that can be done. He then states that Steve relayed to him that he is not in favor of being land locked. There is discussion of this. Kris states that they have had the issue for years as they never had an expectation of access to their property through Mike Barney's field, the previous owner. He also states that as Steve owns property directly in front of the parcel in question, he does have access through another piece of his property. There is no reason to make the developer grant access now when it wasn't there before. There is discussion of the proposed lot sizes. There is discussion of the lot sizes. There is discussion of the density in the Village District. There is discussion of the square footage on the lots. There is discussion of the code in the Village District and the fact that the code doesn't allow smaller than 13,000 square feet per lot. There is discussion of the definition of multi family dwellings in the code. There is discussion of how splitting the lots for the twin homes will make the separate lots non-conforming lots as the lot size will then be approximately 7,500 sq ft. and the size needs to be 13,000 sq ft. There is discussion of the code and how to be compliant. There is then discussion of there has to be a road not a driveway if duplexes are built instead of twin homes. There is discussion of the code allowing duplexes but not twin homes as the dwelling can't be split in half with two separate owners. Due to the code, the properties can't be split and owned separately as the lots would then not conform with the ordinances, thus the Preliminary Plat application can't be approved as is. There is discussion of the cul de sac width. There is discussion of how to proceed.

Public Hearing-Preliminary Plat Application-Hancock-Action

Enter Public Hearing at 8:51 pm.

Mayor Haight asks if any present would like to speak in favor of the Preliminary Plat Application. No one speaks.

Mayor Haight asks if any would like to speak that would be Neutral to the Application. No one speaks.

Mayor Haight asks if any would like to speak Against the Application. No one speaks.

Exit the Public Hearing at 8:55 pm.

The Council makes a list of items that need to be changed on the Preliminary Plat application before it can be approved.

-Reducing and removing the middle lines in the lots, making 5 lots not 10. Remove middle line between lots 1&2, remove middle line between lots 3&4, remove middle line between lots 5&6, remove middle line between lots 7&8, remove middle line between lots 9&10.

-Repair/replace the sidewalks on both sides of the new road/drive that were removed for excavating.

-Timeline; the project will be completed within 2 years, with an extension if needed. The property will be kept clean and the lots mowed.

Brian Storms made a motion to accept the Preliminary Plat Application from Matt & Dean Hancock with the revisions given. Ron Jones seconded the motion. Roll call vote: Troy Hanson-aye; Brian Storms-aye; Ron Jones-aye; Amy Gahn-aye. Motion carried.

P&Z Update-Action: Danielle reports on what the P&Z meeting entailed. There is discussion of the topics discussed at P&Z. She states that the P&Z is having a work meeting to discuss the Village District definitions and density allowances. There is discussion of a proposed plat from Mike Vansteenkiste regarding his property on 3565 E. There is discussion of a proposed plat from Dave Scogins regarding the property he bought from Jim Olsen. The Council thanks the P&Z for all they do.

County Area of Impact Agreement Update-Action: Kris states that he is still reaching out to the County attorney but he is really busy. He is just waiting to here back.

4th of July Discussion: Mikelle addresses the Council with updates on the 4th. She states that because of lack of volunteers, there will not be a breakfast, 3 on 3 Basketball Tournament, a softball tournament, or entertainment at the vendor fair. There is discussion of this. She then states that the committee would like to have Jim Wilson as the Grand Marshal for the parade. There is discussion of this. The theme will be "Strength and Unity". There is discussion of this. There is discussion of a possible future permanent shelter build by the Town Hall.

Discussion of Paths and Walkways: Mayor Haight says he has had a few new residents ask about sidewalks. He states he would like to see the city linked by paths and walkways. There is discussion of this. There is discussion of asking the Vansteenkiste project to have a pathway. There is discussion of requiring in the future, just because the city doesn't currently have sidewalks and pathways, doesn't mean they wont be needed in the future.

Public Discussion: There is no public discussion.

Maintenance Update: There is discussion of the parking signs being ready to place at the Teton House. Matt states he will get with the Mayor for sign placement. There is discussion of trying to slow down the speed limit on Menan Lorenzo Highway. Matt states he is working on the sewer dump out at the lagoons. There is discussion of this. There is discussion of how to charge to dump at the lagoons and how to monitor it. TJere is discussion of a skada system for the lagoons and pumps and pivots. There is discussion of Matt fixing the backhoe and what the issue is. There is discussion of Dennis Poulson thinking about a land swap. There is discussion of finding a way for the businesses in town keeping their dumpsters shut so the garbage doesn't blow everywhere.

Treasurers Report-Action: There is discussion of the State funding accounts, The Highway User and the Revenue Sharing. There is discussion as they are larger than anticipated. There is discussion of the financials provided.

Brian Storms made a motion to accept the Treasurers Report. Ron Jones seconded the motion. Motion passed.

Bills-Action: Allyson asks if there are any questions on the bills. There is a discussion of the Bills.

Ron Jones made a motion to pay the May 2021 bills. Amy Gahn seconded the motion. Motion carried.

Minutes: There is discussion of the minutes from last meeting.

Brian Storms made a motion to accept the minutes from the April 8, 2021 meeting. Amy Gahn seconded the motion. Motion carried.

Ron Jones made a motion to adjourn. Brian Storms seconded the motion. Motion carried.

Council Meeting ended at 9:45 pm.

Allyson Pettingill,
City Clerk/Treasurer