

**MINUTES OF THE
City Council Meeting for the City of Menan held October 13, 2022.**

Presiding: Chauncey T. Haight, Mayor

Present: Chauncey T. Haight, Troy Hanson, Amy Gahn, Ron Jones, Ben Smith, Matt Walker, Kris Meek, Allyson Pettingill, Adam Clark, Danielle Andrew, Deputy Lundberg, and Brent Crowther.

INCOME: October 13, to November 10, 2022:

Sewer Payroll	6078.02
Garbage Payroll	124.76
Sept 2022 Property Taxes	138.45
Sept-DEQ Reimbursement for Grant-Sewer	28,765.00
State 4 th QRTR 2022 Rev Sharing	22,098.72
State 4 th QRTR 2022 Hwy User Dist	8,412.15
Town Hall Rental	50.00
Motor Vehicle Fines	30.15
General Fund Money Market Interest	30.10
General Fund Collateralized Money Market Interest	2.22
Sewer Fund Money Market Interest	4.71
Sewer Fund Collateralized Money Market Interest	6.49
Garbage Fund Money Market Interest	2.42
LGIP State Pool	2.53
TOTAL	\$65,745.72

Income from Sewer Account Nov.:	\$ 13,837.18
Income from Garbage Account Nov.:	\$ 2,951.00

Meeting called to order at 7:05 pm.

Meeting starts with the Pledge of Allegiance.

Mayor Haight states that the Council will wait for the Law Enforcement Report until there is a representative from the Sheriff's office present.

Law Enforcement Report: Deputy Lundberg addresses the Council. He states the report is from 8/20/2022-9/16/2022. He then states that there were 109 hours logged, with 19 complaints, 3 arrests, 0 DUI's, 1 citation, and 52 traffic contacts. There is discussion of the report. Deputy Lundberg asks about Halloween and if there will be a Trunk or Treat in the City. There is discussion of this. The Mayor will put out the question to the community and ask if anyone wants one and let the Sheriff's Office know. The Council and Mayor thank the Sheriff's office for all they do.

Citizens Comments: There are no comments at the moment.

County Area of Impact Agreement-Action: Kris states that there are a few things he needs to wrap it up. There is discussion of needing a legal description and a new map of the City and Impact Area. There is discussion of hiring Husk at Civilize to do both. Kris states he needs the list compiled for the Exhibit C that has been discussed. Allyson states she will find the one she has, but it is older and not the one compiled at the Joint work meeting with the County. Kris states that it is almost done and he expects to have it done by the end of the month.

Planning & Zoning Update: Danielle reports to the Council. She states that the meeting started with Randy South asking about the property he owns and whether he could split the property in such a way that it would form

three lots, one of them being a “flag”lot. He passed around a sketch of his proposal. There was discussion of the fact that Randy had gone to the Council meeting the previous month looking for guidance on the issue and the Council could not find anything within the current code and ordinances that would prohibit the split. There was discussion of the long driveway and the width for emergency vehicles. The Commission asks Randy to give them 2 weeks to look through the code and ordinances thoroughly and make sure there is no regulations for flag lots. They will individually let Allyson know what they find and she can let Randy know if he can proceed or not. She then states that the P&Z held a Public Hearing in regards to a Preliminary Plat proposal from Jorelle McClellan regarding property she purchased on 3500 E. The plat is pretty close to what she had proposed originally, 20 lots approximately half acre in size, with 10 shared driveways. Danielle further states that there was discussion of Jorelle needing to leave space for at least one road through to the property in the back per code. She then states that in code 8-2-7(C)(9) it says block lengths should be 660ft, but that doesn't line up with our current block system. The Planning and Zoning Commission would like to have a Public Hearing next month to change the language to say 880 ft, so the block lengths match. There is discussion of this. There is discussion of having a checklist for developers so they know what the city wants and what they need to do when submitting a proposal. Danielle then states that Keith Nelson asked about a sewer hook up on the property he purchased that backs up to 3580 E on the south side of town. He was wondering if he could go around the stub road instead of boring under it. She states that the Commission said it wouldn't work and he will have to bore under. She finishes by stating that the Commission approved a sign permit for the storage units on 3500E. There is discussion of this.

Comprehensive Plan Discussion-Action: Amy states that she has been working with Justin Ruen at AIC. He will work with her and will also help to get her going on forums to ask the questions to other members who have gone through the process. She asks what kind of questions she should ask and what specifically the Council wants to have done regarding the Comp plan. There is discussion of this. She asks if the City is ready to hire out to have the plan done. There is discussion of this. It is decided to start the process and have presentations from different representatives so the City can make the decision on who to hire. Amy will work with Justin to find the reps to come in and pitch to the Council. There is discussion of the questionnaire being the biggest issue as how questions are asked can determine the answer. The process will proceed.

Discuss Temporary Property Tax Override for Roads-Action: The date is approaching for voting. There is discussion of needing to bring the issue to the attention of the residents before the election. Mayor Haight states he will put some information out on Facebook as a reminder of what is coming and get the information out again.

Discussion of Subdivision Development Committee-Action: There is discussion of needing a committee or board to meet with developers or those wishing to build in the city to outline and direct what the ordinances are and what is needed and expected. There is discussion of who should be on the committee and what information would be needed to disseminate. There is discussion of getting with Husk and having him help put together a checklist of what is needed to be submitted to the city for the platting process. Allyson will get with Husk and Danielle and start working on the project.

Discussion of Impact Fees-Civilize Engineering-Action: Kris states that there is an Ordinance needed and a Resolution to set the fee amount. There is discussion of this. There is discussion of Idaho Falls just passing a similar ordinance and resolution. Kris will research and look at the Idaho Falls ordinance and build one from that.

Mayors Thoughts-Action: Mayor Haight states that he is worried about the roads. He states that as the city spends money and invests in the roads, he would like to protect them. He is worried about contractors and developers cutting the roads for their projects, then either not fixing the roads after or fixing them poorly. He would like to find a way to deter the cutting of the roads. Right now the code states that cutting the road is at the City's discretion. He would like to have an ordinance that states that if the road is cut, there is a standard to which the road must be fixed after. There is discussion of this. Husk asks if the city has a road cut fee. There isn't one. He then states that Idaho State Dept. of Public Works has a standard of works. The city would need to adopt that as the standards for the city, write any supplements if something more or different is wanted, then whoever works within the city complies with those standards. There is discussion of needing a road cutting permit then a fee on the fee schedule for road cutting. Matt would have to approve the permit and the cutting. There is discussion of needing to have the manual in the building to motion to accept the standards. Allyson will put the resolution to adopt the Idaho State Dept of Public Works on next months agenda. Mayor Haight then states he is worried about flag lots and the issues that can cause for utility easements onto the property in the back. There is discussion of this. He also states that he would like to see the Council and P&Z, as they look at the codes and ordinances, ask themselves if the codes are good for Menan. He also reports that the grant the city applied for at the Town Hall was turned down. There is also no news on the property the city wants from the church.

Public Discussion: Adam Clark states that he is happy to hear that the AOI is progressing and the direction it is going. He has concerns about the farms in the area of impact and the area staying a farming community. There is discussion of this. He also states that he is concerned with the proposed subdivision being done right and according to the codes and ordinances of the city. He is also concerned with water flooding in the proposed subdivision due to farming the property behind it. Discussion of requiring a bond from developers for the City's security to finish the project if the developer quits.

Maintenance Update: Matt asks about spending money in the sewer budget. He states that he has received a quote from a company for automating the sewer lift stations. The cost would be roughly \$34,500.00. There is discussion of this. There is discussion of doing half now, half later. Matt will talk to the company and see if that would work. He also states that he talked to the same company about automating the sewer dump. There is discussion of this and the best way to regulate the dumping at the new dump station when it is finished. He then states that the proposed subdivision will need to have 25 ft setbacks on the corner lots when it is determined where the road will pass through. There is discussion of this.

Treasurers Report-Action: There is discussion of the financials provided.

Ron Jones made a motion to accept the Treasurer's Report. Amy Gahn seconded the motion. Motion passed.

Bills-Action: There is discussion of the bills from last month.

Troy Hanson made a motion to accept and pay the bills. Ben Smith seconded the motion. Motion passed.

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

Amy Gahn made a motion to accept the minutes from the Sept. 8, 2022 meeting. Troy Hanson seconded the motion. Motion carried.

Ron Jones made a motion to enter into Executive Session pursuant to Idaho Code 74-206 (1)(a) & (b) to consider personnel matters. Amy Gahn seconded the motion. Roll call vote: Ron Jones-aye; Amy Gahn-aye; Ben Smith-aye; Troy Hanson-aye.

Enter Executive Session at 9:55 pm.

Ron Jones made a motion to exit Executive Session. Ben Smith seconded the motion. Motion passed.

Exit Executive Session at 10:12 pm.

Ron Jones made a motion to adjourn. Amy Gahn seconded the motion. Motion carried.

Council Meeting ended at 10:13 pm.

Allyson Pettingill,
City Clerk/Treasurer