

**MINUTES OF THE
City Council Meeting for the City of Menan held July 11, 2024.**

Presiding: Mayor Nathan Bronson

Present: Nathan Bronson, Amy Gahn, Ben Smith, Danielle Andrew, Victor Cammans, Matt Walker, Kris Meek, Noel Raymond, Todd Dole, Kort Ware, and Taylor Jensen.

INCOME: July 11, to Aug. 8, 2024:

Sewer Payroll	3870.03
Garbage Payroll	124.76
3 rd QRTR State Revenue Sharing	22,731.79
3 rd QRTR Hwy User Fund	32,175.26
June 2024 Prop. Taxes	50,870.11
Motor Vehicle Fines	137.25
Town Hall Rental	475.00
General Fund Money Market Interest	17.28
General Fund Collateralized Money Market Interest	7.36
Sewer Fund Money Market Interest	6.77
Sewer Fund Collateralized Money Market Interest	2.99
Garbage Fund Money Market Interest	.69
LGIP State Pool	2.53
TOTAL	\$110,421.82

Income from Sewer Account Aug.:	\$ 16,712.58
Income from Garbage Account Aug.:	\$ 2,368.50

Meeting called to order at 7:00 pm.

Meeting starts with the Pledge of Allegiance.

Welcome: Mayor Bronson welcomes everyone in attendance and he would like to recognize the prayers that have been offered by the community on behalf of the city and its leaders and offers thanks to the citizens for their cares and concern.

Law Enforcement Report: The Law Enforcement Report will be postponed until a member of the Sheriff's Office is in attendance.

HLH Engineering Introduction: Kort Ware introduces himself to the Council, and states the name is actually HMH Engineering. He gives the background of the firm and what they do and have done for other cities and communities. He also states that he knows that Husk has been doing the wastewater work for the city, he is stating they would look at help for the roads, they have had success with LHTAC for grants. That is what they would like to focus on. There is discussion of this. Kris states that the city has contracted with Husk to be the engineer on record, and anything in that capacity would have to go through him. There is discussion of this. The city would have to ask Husk if he would be ok to have HMH do work for the city. The Council thank Kort for coming in and state they will keep his information and see what can be done.

P&Z Update: Noel states that the P&Z held a Public Hearing for the Preliminary Plat application Ensign Homes submitted for the property on 3500 E. He states there was no public input at the hearing. He goes over the P&Z commissions discussions. He reports the issue that was discussed regarding the second road into the subdivision on the north end. He states it is not a road, but an emergency access road for emergency vehicles, as the International Fire Code states is needed for subdivisions with this many homes proposed. There is

discussion of the road sizes in the proposed plat. There is discussion of walk paths as the proposal will have walk paths included for the subdivision. There is discussion of the rail road property to the east and how to connect the city with walk paths. There is discussion of the Rails to Trails program. There is discussion of connecting the north 30 foot strip and creating walk path around city. Noel will look into and get information. There is discussion of this being a great idea. There is also talk of a kind of child safe way path grant or safe paths to school grant to help. Mayor Bronson will talk to Nic White with Central Fire about it as well. There is discussion of the sewer system and whether it can handle the 30 plus new homes. Matt states that the system can handle it and he has been working with the McClellan's at Ensign Homes and they know what they need to do. There is discussion of a sewer impact fee. There is discussion of asking Husk about it again. Mayor and Council thank the P&Z for all they do.

Discussion of Repealing of the Restriction of Shipping Containers and Add to Code Prior to Hearing:

There is discussion of the appearance of the containers. There is discussion of wishing there was a way to regulate the look, having to have them painted, etc. Discussion of the city not being able to dictate appearance. There is discussion of trusting the Building Inspector, if he says the structure is ok, trust him. Discussion of the changes to code for non residential use. There is discussion of having to have a building permit if over 200 sq ft, IBC law, cant change. There is discussion of the P&Z having an issue of safety, concerns with structurally sound if residing in. If not for residential use, they didn't have any other concerns.

Mayor Bronson enters the Public Hearing for Repealing the Restriction of Shipping Containers and Adding to the Code at 7:42 pm.

Ben Smith states that he is disclosing possible conflict of interest, as he owns a shipping container. Kris states this is not a conflict of interest.

Mayor Bronson states that he sent out invitations to residents who had expressed interest in the subject. Kris states this is fine, as long as it wasn't a Councilmember.

Mayor Bronson invites any in attendance who wish to speak that are Opposed.
No one speaks.

Mayor Bronson asks if anyone in attendance would like to speak in Favor of.
No one speaks.

Mayor Bronson asks if anyone would like to speak that is Neutral.

Taylor Jensen: Taylor states that he didn't know the containers were not allowed when he purchased one and placed it on his property. He states that the containers are the best money for the most space. He also states that the container is just temporary until his house is built. When his house is done, the container will be gone.

As rebuttal for P&Z, Noel states that if the Council would like the P&Z to go back and look at allowing the use of containers for habitation, they will. He didn't want to jeopardize the progress made and go back and start again. He just wanted to focus on the issue brought before the commission, which was for storage only. Amy asks if the containers are easy to get. Yes, a place in Idaho Falls sells them for pretty cheap. It is stated that the containers are cheaper, air tight, and have more storage capacity than a bully barn.

Close and exit Public Hearing at 7:52 pm.

Discussion & Decision Regarding the Proposed Change of City Code to Repeal the Restriction of Shipping Containers and Adding to Code-Action: There is discussion of the Hearing.

**Amy Gahn made a motion to suspend the reading of the proposed ordinance three times on three separate occasions and read the ordinance by title only.
Motion cancelled. Kris needs a little more time to put the ordinance together.**

**Amy Gahn made a motion to move Decision Regarding the Proposed Change of City Code to Repeal the Restriction of Shipping Containers and Adding to Code to after Review of Assignments on the agenda.
Ben Smith seconded the motion. Motion carried.**

Discussion of Requiring Property Line and Building Location Certification in Code Prior to Public Hearing: There is discussion of the proposed ordinance.

Mayor Bronson opens the Public Hearing for Requiring Property Line and Building Location Certification in Code at 7:55 pm.

Mayor Bronson asks if anyone in attendance would like to speak that are Opposed.
No one speaks.

Mayor Bronson asks if anyone would like to speak in Favor of.
No one speaks.

Mayor Bronson asks if anyone would like to speak that is Neutral.
No one speaks.

Close and exit Public Hearing at 7:57 pm.

Discussion and Decision Regarding the Proposed Change of City Code Requiring Property Line and Building Location Certification-Action: There is discussion of an issue with asking for a survey on portable buildings. Discussion of if it is reasonable to require property survey for accessory building if that is movable, no concrete foundation that can move. There is discussion of there needing to be a definition of what is movable and what it permanent. There is discussion of what counts as a survey of property. There is discussion of needing wording for older surveys to prove property lines. There is discussion of when a building permit would require a survey. If not on concrete, no survey required. Discussion of everyone needing a survey and the cost for surveys. Discussion of the issue of non-movable structures not on the right property or not meeting set backs and now can't be moved. Kris states he will make the changes to the proposed ordinance and reads the proposed definition for temporary/movable building. Kris needs a little more time to fix the ordinance before it can be moved on.

Mayor Bronson calls for a brief recess.

Review of Assignments from Last Meeting-Action: Mayor Bronson looks at the assignments from last meeting. He states he needs to get Megan's number again to call about the Farmer's Market. He states that Allyson needs to take the newest version of the city code to the Sheriff's Office and the Courthouse. There is discussion of having more in the community submit proposed city seals with possible wording or a logo, also add the dome fire station.

Discussion and Decision for Proposed Change of City Code Regarding Repealing the Restriction of Shipping Containers and Adding to the Code -Action: Mayor and Council read the revised versions of both proposed ordinances. Mayor Bronson asks if there is any need for discussion.

Amy Gahn made a motion to suspend the reading of the Bill 2024-4 three times on three separate days and have the title of the proposed ordinance read only once. Danielle Andrew seconded the motion. Motion passed.

Amy Gahn reads the title of Bill 2024-4.

Danielle Andrew made a motion to accept Ordinance 2024-4. Ben Smith seconded the motion. Roll call vote: Danielle Andrew-aye; Ben Smith-aye; Victor Cammans-aye; Amy Gahn-aye. Motion passed.

Mayor's Thoughts: Mayor Bronson wants to discuss how to communicate with the residents to get information out. There is discussion of this and the city Facebook page. He would also like to have an item on the October agenda to address parade parking and chair set up on the 4th of July. There is discussion of this.

Public Discussion: There is no public discussion.

Husk from Civilized Engineering is not yet present, so the Council will move onto the next agenda item until he is in attendance.

Maintenance Update: Matt states that he has been working on the dump at the lagoons. He states that the welder is coming, the last of the concrete has been poured. The walls have been stuccoed to clean easily. There is discussion of this. He also states he redid the yellow ribbons that support the troops. There is discussion of this. There is discussion of the Menan sign being fixed. Discussion of the 4th of July. It went well, there is discussion of the crane and flag.

Discussion and Decision Regarding the Proposed Change of City Code Requiring Property Line and Building Location Certification-Action: Mayor and Council look over changes made to proposed ordinance.

Victor Cammans made a motion to suspend the reading of Bill 2024-5 three times on three separate days and have the title read only once. Amy Gahn seconded the motion. Motion carried.

Victor Cammans reads the title of Bill 2024-5.

Ben Smith made a motion to accept Bill for proposed Ordinance 2024-5. Danielle Andrew seconded the motion. Roll call vote: Danielle Andrew-aye; Ben Smith-aye; Victor Cammans-aye; Amy Gahn-aye. Motion passed.

Treasurers Report-Action: There is discussion of the financials provided. Allyson states that if the Council would like to ask for the Temporary Road levy to be voted on again, the public hearing needs to be next month. There is discussion of this. Allyson will place the public hearing on the agenda. There is discussion of the work meeting for the 2024-2025 budget. It is decided to have the meeting on July 26th at 3:00 pm.

Amy Gahn made a motion to accept the Treasurers Report. Victor Cammans seconded the motion. Motion carried.

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

Danielle Andrew 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.

Victor Cammans made a motion to accept the minutes from the June 13, 2024 meeting. Ben Smith seconded the motion. Motion carried.

Ben Smith made a motion to adjourn. Amy Gahn seconded the motion. Motion carried.

Council Meeting ended at 9:56 PM.

Allyson Pettingill,
City Clerk/Treasurer