

**MINUTES OF THE
City Council Meeting for the City of Menan held August 8, 2024.**

Presiding: Mayor Nathan Bronson

Present: Nathan Bronson, Amy Gahn, Ben Smith (phone), Danielle Andrew, Victor Cammans, Matt Walker, Kris Meek, Cpr. Stewart, Dana Izatt, Carl Anderson, Gerald Brown, Andrew McClellan, Rand Watson, Gary Armstong and Brent Crowther.

INCOME: Aug. 8, to Sept. 12, 2024:

Sewer Payroll	3443.28
Garbage Payroll	124.76
July 2024 Prop. Taxes	2,378.58
Thueson Building Permit	605.01
Motor Vehicle Fines	403.65
Town Hall Rental	175.00
General Fund Money Market Interest	37.90
General Fund Collateralized Money Market Interest	12.98
Sewer Fund Money Market Interest	11.45
Sewer Fund Collateralized Money Market Interest	5.28
Garbage Fund Money Market Interest	1.36
LGIP State Pool	2.53
TOTAL	\$7,201.78

Income from Sewer Account Sep.:	\$ 13,107.18
Income from Garbage Account Sep.:	\$ 2,240.70

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: Cpr. Stewart gives the report to the Mayor and Council. He states that they logged 130 hours with 27 complaints, 57 contacts, and 10 citations. There is discussion of the report. The Mayor and Council thank the Sheriff's office for all they do.

2022-2023 Fiscal Year Financial Audit: Dana Izatt from Searle Hart & Associates addresses the Council and Mayor. He passes out the audit packets to everyone at the table. He states that he doesn't have the graphs this year as he had printer problems, but would send them at a later date. He starts through the provided documents. There is discussion of each page as he goes through. There is discussion of the city's net position. There is discussion of the city's liabilities. There is discussion of PERSI. There is discussion of the financial statements. Dana asks if there are any questions from the Mayor or Council for him. There is discussion of the letter Dana writes with his opinion about the City, and his positive review of the audit. The Mayor and Council thank Dana for the Audit and his work.

Ambulance District Proposition Resolution-Action: Carl Anderson addresses the Council regarding the ambulance service at Central Fire. He states that currently the County Commissioners are responsible for the ambulance service in the County and how much they receive for the service annually. Central Fire would like to

create an independent ambulance district to have control of their own budget so they aren't begging the Commissioners for money every year. He states that by law, every city must vote to have a district for the tax to be applied. There is discussion of this. Carl states that the maximum they can ask for is .04%, or \$40.00 per \$100,000.00 property value per year. There is discussion of this. Carl states again that Central Fire is asking for a resolution from the City allowing the issue to be placed on the ballot so those in the City can vote whether or not they can tax them for an Ambulance district. Kris asks if there is a sample resolution to go off of. No, he will have to draft one. Ben asks if the district is needed or if they can go off of the Central Fire District. Kris states by law they would have to be their own district. There is no action needed today, will have to have on next month's agenda for the resolution.

P&Z Update: Gerald Brown addresses the Council with the update. He states that much of the activity is with subdivision proposals. He states that there was discussion of the phases of the subdivision. They also discussed having In Lieu of payments for open space requirements. They also discussed how much could be asked for and what it could be used for in the City. They discussed improving facilities and what we have now. There was discussion of trails and how it could be used and possibly grants to help with the costs. There was discussion of finding the grants for walk paths and trails in the city. It is decided to forward the issue to the Council.

Discussion of Preliminary Plat Application Submitted by Ensign Homes, LLC Prior to Hearing: There is discussion of the proposed plat. There is discussion of the plat having 36 lots in 34 acres. There is discussion of the annexing of the back portion of the proposed plat. Kris states he needs the letter requesting the annexation. There is discussion of P&Z's recommendation. Gary states that the P&Z unanimously voted to send an approval recommendation as the Preliminary Plat complies with the codes and ordinances and extends the city very well. Gary will give the staff report to the Council. Allyson emails the report to everyone to go through. There is discussion of the report and the Preliminary Plat. Mayor Bronson asks if there are any questions or concerns with the Staff Report. Andrew McClellan addresses the Council. He states that they are wanting to do what is best for Menan and they want to continue the look of Menan. There is discussion of the timeline and phases. Andrew states they would like to do as many phases as possible at once. He is asked if they will sell the lots and allow independent building or if they will build on the lots then sell the homes. He states they may sell a few of the lots, but they would like to build most of them. The Mayor thanks Andrew for his input.

Mayor Bronson enters the Public Hearing for Preliminary Plat Application from Ensign Homes at 7:58 pm.

Mayor Bronson asks if the Public Hearing was noticed correctly. Allyson states it has.

Mayor Bronson asks if there are any conflicts of interest. There are none.

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 that are Neutral.
No one speaks.

Mayor Bronson asks if anyone would like to speak that is in Favor of.

Rand Watson: Rand states that he is in Favor of the subdivision. He states that Menan needs to grow. He also states that it will increase the tax base so the taxes won't need to increase. He also states that he has looked at the other developments the McClellans have built and they have done a good job.

As rebuttal, Andrew speaks with the Council. Amy asks what the price range will be on the new homes. He states that they will range from \$300,000 to \$500,000. Andrew is asked if there will be an HOA. He replies, no.

Close and exit Public Hearing at 8:01 pm.

Discussion & Decision Regarding the Preliminary Plat Application Submitted by Ensign Homes-Action: There is discussion of the Hearing. There is discussion of sidewalks. There is discussion of walk paths around the subdivision instead of sidewalks. There is discussion of the walk paths being an In Lieu of payment instead of the open space requirement. There is discussion of how this would work. P&Z is working on this now.

Victor Cammans made a motion that having found that the application meets the criteria outlined in Menan City Code Titles 7 & 8, I move to approve the application from Ensign Homes, LLC for The Buttes Subdivision Preliminary Plat as proposed in application materials received May 20, 2024.

Amy Gahn seconded the motion. Roll Call vote: Danielle Andrew-aye, Ben Smith-aye, Victor Cammas-aye, Amy Gahn-aye. Motion carried.

There is a brief discussion of the next steps as the process moves on to Final Plat. The Council thanks the McClellans for working with the City and acknowledges that this will set the precedent for future subdivisions and developments.

Discussion of Temporary Tax Levy for Roads Prior to Public Hearing: There is discussion of how and where the money from the tax levy is spent. Matt details how the money will be spent this year. He states that after two more years that should be enough to overlay all the roads, then the budgeted money would be able to do the upkeep. He states that it is his hope this will be the last one needed. There is discussion of this. There is discussion of how much the levy would raise taxes per the \$100,000 assessed value of the properties. Allyson states she will have the number ready and anyone can come into the office and she will help them figure out how much. There is discussion of road wear and road repair. There is discussion of the Mayor getting a letter put together about the issue and sending it out in the sewer mailings to let the residents know and be aware of what is happening.

Mayor Bronson opens the Public Hearing for the Temporary Tax Levy for Roads at 8:20 pm.

Mayor Bronson asks if the Public Hearing was noticed correctly. Allyson states it has.

Mayor Bronson asks if there are any conflicts of interest. There are none.

Mayor Bronson asks if anyone in attendance would like to speak that are Opposed.

Rand Watson: Rand states that he is opposed to the tax levy and he has been opposed to it since the City first started asking for it. He states it is the City's responsibility to budget and use the budgeted money the right way. He states the City should be looking at ways to take care of the roads without increasing taxes.

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 8:25 pm.

Discussion and Decision Regarding the Temporary Tax Levy for Roads-Action: Danielle states that she is against new taxes, but she is in favor of placing the issue on the ballot for the residents to vote for. There is discussion of this. Ben states that he thinks somewhere the City dropped the ball and he would like to have it on the ballot and explain to the residents what the end plan is. There is discussion of this. Matt is asked what he would do if the levy doesn't pass, he states he would save his budget for one year and then go forward with his plan as he can. Ben states that the city needs to look at how to increase the tax base to cover increasing costs.

Ben Smith made a motion to place the Temporary Tax Levy for Roads on the ballot for the November 5, 2024 election. Victor Cammans seconded the motion. Roll Call vote: Danielle Andrew-aye; Ben Smith-aye; Victor Cammas-aye; Amy Gahn-aye. Motion passed.

Mayor Bronson thanks Rand for his interest in the City issues and tells him his opinion and input are valuable.

Discussion of Fiscal Year 2024-2025 Budget Prior to Public Hearing: There is discussion of the budget worksheets Allyson provided in the packets. She goes over the items in the worksheets discussed at the work meeting and how the adjustments were made as discussed.

Mayor Bronson enters Public Hearing for Fiscal Year 2024-2025 Budget at 8:44 pm.

Mayor Bronson asks if any in attendance would like to speak who are Opposed.

Rand Watson: Rand states that he hopes that when meeting to work through the budget, the Mayor and Council are looking for ways to address the road issues.

Mayor Bronson asks if anyone in attendance would like to speak who is Neutral.
No one speaks.

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

Close and exit Public Hearing at 8:46 pm.

Discussion and Decision Regarding Fiscal Year 2024-2025 Budget-Action: There is discussion of the proposed budget.

Danielle Andrew made a motion to accept the proposed 2024-2025 Fiscal Year Budget. Amy Gahn seconded the motion. Roll Call vote: Danielle Andrew-aye; Ben Smith-aye; Victor Cammans-aye; Amy Gahn-aye. Motion carried.

Review of Assignments from Last Meeting-Action: Mayor Bronson looks at the assignments from last meeting. There is discussion of some kind of communication plan to get the city information out. Allyson states that she is waiting to get the last of the upcoming changes to the code finalized before she takes a whole new version to the sheriff's office and courthouse, just to have to do it again in another month.

Public Discussion: Rand Watson states that he has concerns about the mosquito abatement as this is the worst year he has seen in a long time. Matt states that he cut back to two days a week instead of three as the DEQ stated that we were using too much. Matt states he will bump it back up to three days. Rand states he also has concerns with the Town Hall rentals with the loud music and finding alcohol containers in the trash cans after rentals. There is discussion of this and how to monitor the building to make sure those renting are complying with the rules. He also would like the city to find a way to get information from the meetings out to the residents. There is discussion of this.

Mayor's Thoughts: Mayor Bronson wants to skip until next month.

Update from Civilize Engineering-Action: There is discussion of sewer capacities. Husk states he is starting the Transportation Plan and is starting to gather the field data. The Council ask him if he knows anything about the Rails to Trails programs for funding. He states he does and he will look into it for the city. There is discussion of expanding the trails and walk paths around the city. There is discussion of looking into grants for the issue as well. There is discussion of sewer impact fees and the study/report he submitted a couple years ago. Discussion of how to decide fees and future planning of facilities. There is discussion of trails around the city being in the Transportation Study and he will talk to people and keep going on the issue. There is discussion of working on impact fees. There is discussion of placing on next month's agenda.

Maintenance Update: There is discussion of the email Matt received from Ensign Homes regarding the sewer line proposals for the new subdivision. He states that the sewer dump at he lagoons is basically done. There is discussion of this. He is hoping to open next week. There is discussion of once the dump is open, no more dumping in town. He states there isn't a whole lot more, it slows down quite a bit after the 4th of July.

Treasurers Report-Action: There is discussion of the financials provided. Allyson states that next month she will have the Appropriations ordinance ready to pass for the 2024-2025 fiscal year.

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

Victor Cammans made a motion to accept and pay the bills. Danielle Andrew seconded the motion. Motion passed.

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

Danielle Andrew made a motion to accept the minutes from the July 11, 2024 meeting. Amy Gahn seconded the motion. Motion carried.

Danielle Andrew made a motion to adjourn. Ben Smith seconded the motion. Motion carried.

Council Meeting ended at 9:32 PM.

Allyson Pettingill,
City Clerk/Treasurer