

**MINUTES OF THE
City Council Meeting for the City of Menan held November 13, 2025.**

Presiding: Mayor Nathan Bronson

Present: Nathan Bronson, Amy Gahn, Ben Smith, Danielle Andrew, Victor Cammans, Matt Walker, Kris Meeks, Allyson Pettingill, Sgt Gonzalez, Noel Raymond, Jake and Mikkae Clark, and Ron Jones.

INCOME: November 13, 2025 to December 11, 2025:

Sewer Payroll	2660.21
Garbage Payroll	124.76
October 2025 Property Tax	955.14
October 2025 Motor Vehicle Fines	39.60
October 2025 Temp. Tax Levy Override-Roads	51.47
Zoning Permit App. Fee	25.00
Town Hall Rental	50.00

General Fund Money Market Interest	6.09
General Fund Collateralized Money Market Interest	8.11
Sewer Fund Money Market Interest	1.61
Sewer Fund Collateralized Money Market Interest	2.71
Garbage Fund Money Market Interest	3.04
LGIP State Pool	2.53

TOTAL \$3,930.27

Income from Sewer Account Dec.:	\$ 15,126.68
Income from Garbage Account Dec.:	\$ 3,285.10

Meeting called to order at 7:00 pm.

Meeting starts with a prayer offered by Ron Jones.

The Mayor leads those in attendance in 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: Sgt Gonzalez addresses the Council to give the Law Enforcement report. He states the Sheriff's deputies reported 134 hours; with 32 complaints, 1 arrest, 1 DUI, 10 citations, and 51 traffic contacts. There is discussion of the report. There is discussion of people running the new stop sign on the corner of 3530 E and 630 N. Sgt Gonzalez states he will ask for patrol deputies to watch the stop sign.

Danielle Andrew made a motion to move the P&Z Update until after the Public Discussion as the representative had an emergency and had to leave for a bit. Victor Cammans seconded the motion. Motion carried.

Discussion of Delinquent Sewer Accounts-Action: There is discussion of the delinquent sewer accounts. Victor has a discussion of NBCCF helping if there are residents in need. There is discussion of having a policy in place to start the process of how to collect. Matt discusses the process of what he had looked into. He states that he would build a cap for the cleanout and padlock it. There is discussion of the process and cost. There is

discussion of putting a letter together and what should be in it. There is discussion of someone putting it together and then have Kris look it over. There is discussion of what steps the city can take if the utilities aren't paid. Discussion of foreclosure by county. Allyson will call the county treasurer to ask. There is discussion of how to start and which accounts to start the process with.

Discussion & Decision on Options from Wastewater Planning Study-Action: There is discussion of the three options discussed at the Public Hearing held for the report of the study. There is discussion of the cost of the three different options. Matt states that he would recommend option #2, the middle one. There is discussion of this option still needing to bond, even if there are grants awarded. There is discussion of increasing the monthly rates to start the process.

Victor Cammans made a motion to ask Husk to pursue option #2 in the Wastewater Planning Study. Amy Gahn seconded the motion.

Amy states she has concerns before passing the motion. Discussion of raising rates either way as the rates need to be raised to show interest in the grants to be applied for. There is discussion of the fee schedule hearing in December. There is discussion of some of the things at the lagoons that need to be fixed immediately, like the aeration system. There is discussion of other fixes that need to be made while applying for the loans and grants. There is discussion of raising the rates, then waiting for a year to let the account build up, then starting on the compressor for the aeration system. There is discussion of the equipment being old and shot out when Matt started, he has been building it up since.

Victor Cammans made an amendment to his original motion to ask Husk to pursue Option 2, at the \$5.5 million in the Study. Amy Gahn seconded the amendment. Roll call vote: Danielle Andrew-aye; Ben Smith-aye; Amy Gahn-aye; Victor Cammans-aye. There is discussion of Revising to Option 2, Alternative 2 with the price Husk has in the Wastewater Planning Study. All aye. Motion passed.

There is discussion of what the raised rates should be discussed in the fee schedule hearing. There is discussion of how to talk to the residents about the increase. There is discussion around a possible increase to \$65.00 per month per EDU.

Review of Assignments from Last Meeting-Action: The assignments from last meeting are still being worked on.

Kris states he has been looking in the Menan City Code for the ordinance regarding non payment of the sewer utility. He reads code 5-1-10, stating the procedure is already in the code. There is discussion of this. The process is lined out already, just need to put letter together with the code to send out.

Public Discussion: Ron Jones asked Matt how far ahead of the DEQ are we regarding the sewer and staying compliant? He also asks how soon it will be before the system is in trouble with them? Matt answers not to close, but the DEQ has started to do things differently, so maybe 3-4 years. He then asks about the property on 3580 E and possible squatters living there. Mayor Bronson states that he and Matt and a couple Sheriff's deputies went to the property and checked it out. He stated that they couldn't see anything that could be cited, so someone had cleaned it up. Noel stated that Island Park squirts their effluent in the winter to make a big iceberg to help with their infiltration and capacity, he wonders if this is something Matt could look into? He also asked if the council could change their mind in the future and pursue Option 3 instead of Option 2. There is discussion of the option differences. He also stated that he would recommend just jumping to the full \$95 per month per EDU, not just going up in pieces. Jake Clark asked about the Field Planning Study and how to get the information out to the public. There is discussion of the information being posted on the Facebook pages and the posters that were posted at the office, post office, and Valleywide. There is discussion on how to let the residents know. He also asked about the capacity at the lagoons and where we are regarding capacity. There is a brief discussion of the proposal of Lewisville connecting to the system. There is also discussion of developments and why they can't be made to pay and fund the project.

P&Z Update: Noel addresses the Council. He states they discussed tiny homes at the request of a resident. They discussed what tiny homes are and according to the code, they are essentially a single wide sectional building, which is not allowed. They discussed that if the tiny home was stick built, it would be allowed. There is discussion of changing the code to allow. Noel stated that they would have to look at the Comprehensive Plan to

see if it would be in line with it. There is discussion of the Comp Plan survey results. He then states they discussed the dog ordinance, specifically the Non-Commercial Kennel License. He states that they are suggesting to the Council to strike every aspect of the Commercial and Non-Commercial Kennel Licenses in the code. They are looking at only allowing 3 dogs maximum per residence in the city. There is discussion of the current situation with the Non-Commercial License. It is discussed that the city can't take away the license that has already been approved when the ordinance is changed. He states that P&Z will have the proposed ordinance change ready for the Council at the next meeting. Kris looks up what the process should be for the change. He states that as it pertains to Land Use, it will need Public Hearings, first in the P&Z, then the Council. Noel finishes by reporting they are still working on the Comp Plan and working through a rough draft Gary presented them.

Discussion & Decision on New P&Z Commission Member-Action: There is discussion of appointing James Zolman as a P&Z Commission member. It is discussed that he would be a representative from the Area of Impact.

Danielle Andrew made a motion to appoint James Zolman to the Menan P&Z Commission. Victor Cammans seconded the motion. Motion passed.

Mayors Thoughts: All was discussed in the Review of Assignments.

Sewer System Discussion with Civilized Eng.-Action: There is discussion of the needed Public Hearing for the informing the public portion of the study. There is discussion of having a special hearing or having it at next meeting. It is decided to have the special hearing on October 30, at 7:00 pm. There is discussion of what is on the hearing notice. There is discussion of grants and funding options. Ben is going to reach out to Rigby's mayor and find out how they received the funding for their system upgrades.

Public Works Director Update: There is no Update.

Treasurers Report: There is discussion of the financials provided.

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

Victor Cammans 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 and the minutes from Wastewater Field Study Public Hearing minutes.

Danielle Andrew made a motion to accept the minutes from the October 30, 2025 Wastewater Field Study Report Public Hearing and the Oct. 9, 2025 meetings. Victor CAMmans seconded the motion. Motion carried.

Ben Smith made a motion to adjourn. Victor Cammans seconded the motion. Motion carried.

Council Meeting ended at 9:26 PM.

Allyson Pettingill,
City Clerk/Treasurer