

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

Presiding: Mayor Nathan Bronson

Present: Nathan Bronson, Amy Gahn, Ben Smith, Danielle Andrew, Victor Cammans, Matt Walker, Kris Meek, Allyson Pettingill, Sgt Gonzales, Rebecca Squires, Brent Crowther(Husk), and Noel Raymond.

INCOME: Feb. 13, 2025 to Mar. 13, 2025:

Sewer Payroll	3703.87
Garbage Payroll	124.76
Jan. 2025 Property Taxes	3305.95
Jan. 2025 Temp Levy Override-Roads	654.67
Jan. 2025 Motor Vehicle Fines	140.45
Town Hall Rental	550.00
General Fund Money Market Interest	12.57
General Fund Collateralized Money Market Interest	12.14
Sewer Fund Money Market Interest	5.01
Sewer Fund Collateralized Money Market Interest	.26
Garbage Fund Money Market Interest	1.35
LGIP State Pool	2.53
TOTAL	\$8,513.56

Income from Sewer Account Mar.:	\$ 14,880.56
Income from Garbage Account Mar.:	\$ 2,988.00

Meeting called to order at 7:04 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.

Amy Gahn made a motion to postpone the Law Enforcement Report until a member of the Sheriff's Dept. is present. Ben Smith seconded the motion. Motion carried.

P&Z Update: Noel addresses the Council. He states it was a pretty quiet meeting. He states there was a discussion of the Twin Buttes Townhomes subdivision. He reports that the company that purchased the property contacted the city for clarification on the zoning and what could be done. Gary informed them that they need to go to the Council to ask for an extension of the Development Agreement if they don't want to make any changes. If changes are wanted, the Council would have to look at the issue again. There have been zoning changes since the approval of the development, and any changes would be pursuant to the new zoning regulations. If no changes are asked for, the Council could grant the extension. There is discussion of this. There is discussion of the Development Agreement and the fact that the developer was responsible for replacing the sidewalk and didn't, the city paid to have it replaced. There is discussion of this possibly being a breach in the Dev. Agreement. There is discussion of denying any extension as the request is late and the Agreement has not been complied with. There is discussion of possibly placing a notice of title on the properties that the buildings cannot be split and sold as separate sides to separate owners. This is on the plat, but should be on the titles in perpetuity. There is discussion of the walkpaths and the transportation plan and the 30 ft strip on the north and south of town. There is discussion of wanting a possible horse trail on those walkpaths. Or at least a horse/bike/walkpath. Husk is working on the issue, and Mayor Bronson states he will ask Husk to keep the P&Z informed on his progress.

Review & Discussion of the Proposed 2025 City Fee Schedule: There is discussion of the previous fee schedule and the proposed one Allyson passed out based on the discussion from last meeting. There is discussion of the changes proposed for the new fee schedule. There is discussion of the Town Hall and the proposed changes to the fees and the policies and regulations for renting and using the building. There is discussion of possibly needing a resolution stating why non profit organizations are not charged for using the facility. There is discussion of having two different lease agreements, one for those who will pay and one for those not needing to pay. There is discussion of the fees for the P&Z engineering and administrative reviews.

Victor Cammas made a motion to move the Public Discussion up on the agenda to accommodate Rebecca Squires. Amy Gahn seconded the motion. Motion passed.

Public Discussion: Rebecca Squires, Jefferson County Emergency Management Coordinator addresses the Council regarding updating the Mitigation Plan that Menan participated in a few years ago. She is looking to apply for grants to update the plan and would like to have Menan involved again. There is discussion of what is needed from Menan, there is a letter for the Mayor to sign saying the City will take part. The City will not need to put in any funds, it is a time match for the grant. There is discussion of some projects that the City could look into applying for grant money for, possibly the Town Hall stairs and bathrooms. She states that the City should also start looking at what some projects would be. There is discussion of going through the development group to write the grants. Mayor Bronson will sign the letter.

Law Enforcement Report: Sgt Gonzales gives the report to the Mayor and Council. He states they logged 146 hours with 23 complaints, 0 arrests, 0 DUI's, 34 contacts, and 6 citation. There is discussion of the report. He asks the Council if the City has an ordinance regarding jake breaks on large trucks. The city doesn't have an ordinance. There is discussion of this. The Mayor and Council thank the Sheriff's office for all they do.

Mayor Bronson recesses for 5 minutes.

Mayor Bronson enters a Public Hearing for the Proposed 2025 City Fee Schedule at 8:20 pm.

Mayor Bronson asks if anyone in attendance would like to speak in Favor of the proposed Fee Schedule for 2025. No one speaks.

Mayor Bronson asks if anyone in attendance would like to speak Against the proposed Fee Schedule for 2025. No one speaks.

Mayor Bronson asks if anyone in attendance would like to speak that is Neutral to the proposed Fee Schedule for 2025. No one speaks.

Mayor Bronson exits the Public Hearing at 8:21 pm.

Debate & Decision on the Proposed 2025 City Fee Schedule-Action: Mayor Bronson asks if there is any more discussion or questions.

Victor Cammans made a motion to suspend the reading of the proposed ordinance three times on three separate days and read the ordinance by the title only.

Kris states that it is a Resolution, so there is no need to do this. The motion is voided.

Victor Cammans reads Resolution 2025-1 by Title only.

Victor Cammans made a motion to approve Resolution 2025-1. Amy Gahn seconded the motion. Motion passed.

Review of Assignments from Last Meeting-Action: Ben Smith states that he has spoken to someone about having a management company take over the reservations and rental of the Town Hall. The person he spoke with stated that the contract would need to be long, as in 10-15 years to make it feasible as they would be putting

funds into fixing it up and would need a while to make back their investment. There is discussion of this. Ben would like to keep looking into this. There is some discussion of the fear of losing control of the building.

Mayors Thoughts: Mayor Bronson discusses finding people for communication and social media for the city. He states that he wants to keep looking.

Updates from Civilize Engineering-Action: Husk is not in attendance, so no updates.

Public Works Director Update: Matt states that he purchased a new mini truck for the parks, it will be easier to get around the city to do the maintenance instead of the side by side. It will also be good for putting the plow on for the walk paths. He states that Ensign Homes is sending in the final plat to be looked at. He says that they are trying to not put in a lift station. There is discussion of this. He also states that he is wanting to ask for a dedicated area for pushing snow before the final is approved.

Updates from Civilize Engineering: Husk arrived for the report. He states that he submitted a letter of interest on a grant for the sewer. He also states that the grant for the Transportation Plan should be coming through soon and he is going to come and talk to the Mayor about grants for parks and trails. There is discussion of trails. He also states that if the City could coordinate with bigger agencies to connect with trails that are already existing, like the Butte Trail and Market Lake, and possibly even Lewisville as they have a new trail system, it would increase the potential for funding. There is discussion of talking to the County and other agencies to see if there is interest. Mayor Bronson asks if Husk would keep the P&Z informed, they would like to know how it is going.

Treasurers Report: There is discussion of the financials provided.

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 Jan. 9, 2025 meetings. Danielle Andrew seconded the motion. Motion carried.

**Amy Gahn made a motion to enter into Executive Session per I.C. 74-206;
(1)(f)- Potential Litigation**

Danielle Andrew seconded the motion. Roll Call vote: Danielle Andrew-aye; Ben Smith-aye; Victor Cammans-aye; Amy Gahn-aye. Motion passed.

Enter Executive Session at 9:05 pm.

Victor Cammans made a motion to exit Executive Session. Amy Gahn seconded the motion. Motion carried.

Exit Executive Session at 9:13 pm.

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

Council Meeting ended at 9:14 PM.

Allyson Pettingill,
City Clerk/Treasurer