

**MINUTES OF THE Public Hearings and the
City Council Meeting for the City of Menan held August 9, 2018.**

Presiding: Chauncey T. Haight, Mayor

Present: Chauncey T. Haight, Brian Storms, Ron Jones, Amy Gahn, Noel Raymond, Allyson Pettingill, Matt Walker, Kris Meek, Lt. Fullmer, Gerald Raymond, Ron Furniss, Rand & Caroline Watson, Dennis & Kathleen Storms, Scott Crane, Kent Clark, Gary Maples, Lynn Taylor, Jim & Melody Grivet, Greg Vansteenkiste, Mike & Sarah Vansteenkiste, Janet Shippen, Jason Watson, and Tim Hale.

INCOME: August 9, 2018 to September 13, 2018:

Sewer Payroll	3083.72
Garbage Payroll	124.76
July Property Taxes	5488.34
Town Hall Rentals	150.00
Park Shelter Rentals	65.00
Pacific Steele Recycling	204.60
Building Permit-Anderson	234.15
Building Permit App Fee	25.00
State Liquor End of Year Dispersement	6283.00
General Fund Money Market Interest	2.76
General Fund Collateralized Money Market Interest	24.37
Sewer Fund Money Market Interest	6.87
Sewer Fund Collateralized Money Market Interest	.57
Garbage Fund Money Market Interest	.84
LGIP State Pool	76.81
TOTAL	15,770.79

Income from Sewer Account Sept:	\$ 14,800.18
Income from Garbage Account Sept:	\$ 2,503.00

Meeting called to order at 7:02 pm.

Pledge of Allegiance

Law Enforcement Report: Lt Fullmer explains there is no report this month as there was a misunderstanding with Capt. Wolfe. There will be two reports next month. Allyson states she spoke with the Sheriff who extends his apologies and also thanks the Mayor and Council for working with the Sheriff's Dept. Noel asks if Lt. Fullmer would like to say anything about the contract between the City and Sheriffs Dept that is on the agenda. Kris states that the contract is the exact same as in years past.

Menan Fall Fesitval: As the resident presenting the agenda item is not present, it is decided to move the item down on the agenda until he is present.

P&Z Update: Allyson directs the Council to the recommendations the P&Z are presenting to the Council. The Council reads through the recommendations. Rand Watson and Jason Watson explain the recommendations as follows; the recommendation for the Conditional Use Permit for the Sewer Dump as a no recommendation, and the recommendation for the re-zone as positive. There is discussion of this.

Discussion of Sewer Dump: Mayor Haight starts the discussion with the explanation of why the P&Z had a no recommendation which was inappropriate for the area and should be placed in a better area and the use is not on the acceptable list for conditional use permits. There is discussion of this.

Enter Public Hearing for Sewer Dump 7:19pm

Mayor Haight explains the procedure for the Public Hearing. He asks that anyone who would like to speak sign on the appropriate sign in sheet, for, neutral, or against.

Mayor Haight reads the names on the list to come forward to speak.

For:

Greg Vansteenkiste: Greg states that he is in favor of the dump site. He states that as having owned an RV park before the smell can be a non-issue with the correct gasket. He further states that the current site is in good condition and the revenue would be good for the town.

Melody Grivet: Melody states she is for the dump site. She states she lives 3 houses down from the current site and has not noticed a smell. She further states that the traffic may be a little heavier on holidays, but it would be used by the residents more.

Jim Grivet: Jim is in favor of the sewer dump. He also states that all of the other towns have one. He also thinks that a few not wanting it shouldn't spoil it for those that do. He also states it will make more money than anyone thinks.

Tim Hale: Tim is in favor of having it in the City. He states that is one is put in properly and maintained properly it will benefit the City.

Lynn Taylor: Lynn is in favor of the sewer dump. He states he would like to have one to save him from having to go to Rigby. It is a good convenience. He states that is maintained there will be no smell. He also states it will bring in people from all over and would help the City make a little money. He also thinks it might bring in other business.

Opposed:

Scott Crane: Scott states he is against the dump where it is as it is in his backyard. He also states that traffic will increase and he will have trailers in his backyard. It will increase especially on holidays. He also states he doesn't see a sewer dump as a City utility and it will be an ongoing expense to check and maintain.

Kent Clark: Kent states that he is against the dump at the current location, not overall. He states it should be in a different place as it shouldn't be in residential areas as that could affect property values. He states that a few alternative spots, possibly by the railroad. He then states he would like to have one in town, just in a different location.

Dennis Storms: Dennis states he is against the sewer dump. He further states that he has been to other dump sites that have been well maintained and there is still the possibility that there is waste left around and not cleaned.

Kathleen Storms: Kathleen states that having a sewer dump is not bad, but the placement of the current one is. She further states that people that live around it may not mind now, but they might in the future after it is running for a while.

Caroline Watson: Caroline states that she is against the sewer dump and is wondering as the location is a stump street, could that particular piece of land be a future road.

Rand Watson: Rand states he is not opposed to a sewer dump, just not at that location. He states that a sewer dump is not a recognized public utility. He also suggests maybe in the rail yard across from the school.

Gary Maples: Gary also states he is not against a dump, just not in current location. He states it could affect resale and property values. He states he feels it is a grey area as a public utility. He then reminds the Council of the negative recommendation sent by the P&Z. He also offers to go to Valley Wide and discuss having a dump put in there with the Councils permission.

Neutral:

There are no neutral speakers.

Mayor Haight notes that there are 7 against and 5 in favor of.

Exit Public Hearing at 7:37 pm.

The Council discussed and deliberated. Mayor Haight asks each member what their feeling is on the issue. Brian states that he feels the dump should be moved to a different location. Ron states that part of the current location was paid for by Eclipse money, but he feels it could be moved to a better location. Amy agrees with both about moving to different location, more traffic would not be ideal for a residential area. Noel states that Valley Wide has no plans to expand or add a dumping site. There is discussion of using the area where the old Farm store of Valley Wide's was located. Noel states that might not be traffic friendly. Mayor Haight then asks for a vote to see where the Council stands on the sewer dump at the current location. Amy Gahn-no, Ron Jones-no, Noel Raymond-no, Brian Storms-no. The Council agrees to entertain ideas to see where a better place to put the dump would be. There is discussion of a few places that might work better. Ron states he will talk to Valley Wide and Gary Maples will contact the railroad to ask about use on their property. There is discussion of possibly changing the equivalent use ordinance to work with Valley Wide.

Discussion of Re-zone: Mayor Haight explains the issue of the re-zone on the corner of 665 N 3565 E from Traditional Residential 1 to Village. There is discussion of this. There is discussion of the reason of the request being the ability to place townhomes on the property. There is discussion of zoning in the City.

Enter Public Hearing at 8:11 pm.

Mayor Haight reminds every one of the purpose of the Hearing and how it will proceed. He then reads the names on the sign-up sheets.

In Favor of:

Greg Vansteenkiste: Greg states he is in favor as Menan has a need for housing. He then states the town needs growth as towns with no growth are dying. He then states that the structures would be beautiful and serve the town well.

Tim Hale: Tim states he is in favor of. He states the Comprehensive Plan calls for infill which this is. He liked the look of the initial plans, although he feels parking would need to be looked at.

Mike & Sarah Vansteenkiste: They state that the purpose of the re-zone is to bring opportunities for people to move here. Families have children who would like to move here but can find no place to live. There are very limited options in Menan. They state it would be a benefit to Menan and allow the community to grow. They also stated that new people add value.

Janet Shippen: Janet stated that she loved the vision the Vansteenkistes have for the community. She further states that they are looking out for what is best for Menan. They are looking to develop in the right way.

Jason Watson: Jason stated that he was for the re-zone as he felt that people should by and large be able to develop their land the way they want. He further stated that the Comprehensive plan could be interpreted in so many different ways, it could be interpreted the way those reading it would want it to read.

Opposed:

Rand Watson: Rand states that the Comp Plan is simple to understand. He stated that under Land Use residents stated they want Menan to stay how it is. He further states he is not against growth. He then states that instead of allowing for twin homes, force developers to build small starter homes. He wants to preserve the look of Menan. He also states he would not like to see the look of the original town plat changed.

Caroline Watson: Caroline states she echoes what Rand said.

Kathleen Storms: Kathleen states she worries about setting a precedent. She further states that the Council should be careful when making changes that can't be reversed. She also said that having other apartments in town was not a reason to allow a zone change for more.

Dennis Storms: Dennis stated that his worry is that the zone change is being considered without knowing what is wanting to be done. He further states that the Council should be careful about getting something done without knowing for sure what is going to be done with it.

Neutral: There are no neutral comments.

Rebuttal: Kevin Thompson of Thompson Engineering offers a rebuttal of those against. He states that what the applicants are asking for is a contiguous zoning of their property, instead of the property split in half with two different zones. He also would like to remind everyone that the applicants/property owners rights are just as important as all the others present.

Exit Public Hearing at 8:35 pm.

The Mayor and Council discuss and deliberate. There is discussion of the Comp Plan, specifically chapter 7 regarding Land Use. There is discussion of the Comp Plan and the goals set forth in it. Mayor Haight asks the Council what their individual feeling are on the issue. Brian states that he helped develop the Land Use codes and he feels that the land should not be rezoned. He further stated that if necessary change the TR1 to allow for multi family homes. Ron states he has mixed feelings on the subject. He further states that he respects a property owners rights but feels they should have to go through the conditional use process. He also states that he agrees with a lot of what Brian said, but he also feels that owners should be able to develop land within town. Amy states she is neutral and going off of the P&Z recommendation. Noel states his opinion is the existing apartments in town are a positive addition and benefit to Menan. Mayor Haight states that there are 4 against the re-zone and 6 in favor and also a positive recommendation from the P&Z.

Mayor Haight takes a voice vote on the issue. Noel Raymond-aye, Brian Storms-nay, Ron Jones-aye, Amy Gahn-aye. The Re-zone application has passed. There is then discussion of looking at the Comp plan and City Planning.

Citizens Comments: Rand Watson asks about a home being built on 630 N regarding the setbacks. Matt says he will go and check to be sure it is ok. There is further discussion of the re-zone decision. Tim Hale thanks the Sheriff's Office for the additional patrols on 3600 E.

Menan Fall Festival: Carlos has arrived so the Council listens to his idea for a fall festival. There is discussion of what is wanted for the festival and what the Mayor and Council could do. Carlos states he is just liking for support. There is discussion of what the activities could be. Carlos will get back to the Council with more information later.

Enter into Public Hearing at 9:25 pm for the FY 2018-2019 Budget.

In Favor of: No speakers

Against: No one speaks.

Neutral: No comments

Exit Public Hearing at 9:26pm.

Noel Raymond made a motion to the General, Sewer, and Garbage Account Budgets for the FY 2018-2019 as previously discussed and prepared. Brian Storms seconded the motion. Roll Call vote: Ron Jones-aye; Amy Gahn-aye; Noel Raymond-aye; Brian Storms-aye. Motion carried.

There is discussion of the agenda next month to add the Appropriations Bill.

Review Progress on the Poulson Property: There is discussion of the status of the deal with Dennis Poulson regarding the purchase of property for land application. Allyson is asked to call Clint Jolley at Harper Leavitt and have him get the survey done on the land. Kris asks to have Clint keep him in the loop. Kris will take care of the Title insurance. Noel and Kris will get with Dennis to work out the contract details.

Update on Hellekson Property: Mayor Haight signs the agreement and Kris takes it to finalize with Barbra and her attorney.

Action on Revised Ordinances: Kris has finished several changes to old and outdated ordinances.
Brian Storms made a motion to suspend the reading of Bill 2018-8 3 times on three separate days and have the title of the proposed Bill read only once. Noel Raymond seconded the motion. Motion passed.

Brian reads Bill 2018-8 by title only.

Noel Raymond made a motion to accept Bill 2018-8 as read by title. Brian Storms seconded the motion. Roll Call vote: Noel Raymond-aye; Brian Storms-aye; Amy Gahn-aye; Ron Jones-aye. Motion passed.

Brian Storms made a motion to suspend the reading of Bill 2018-9 3 times on three separate days and have the title of the proposed Bill read only once. Noel Raymond seconded the motion. Motion passed.

Brian reads Bill 2018-9 by title only.

Brian Storms made a motion to accept Bill 2018-9 as read by title. Amy Gahn seconded the motion. Roll Call vote: Noel Raymond-aye; Brian Storms-aye; Amy Gahn-aye; Ron Jones-aye. Motion passed.

Brian Storms made a motion to suspend the reading of Bill 2018-10 3 times on three separate days and have the title of the proposed Bill read only once. Noel Raymond seconded the motion. Motion passed.

Brian reads Bill 2018-10 by title only.

Brian Storms made a motion to accept Bill 2018-10 as read by title. Noel Raymond seconded the motion. Roll Call vote: Noel Raymond-aye; Brian Storms-aye; Amy Gahn-aye; Ron Jones-aye. Motion passed.

Discussion of Method to Track Revisions in Code: Noel states he would like to find a way to track the revisions made to the ordinances and codes that are passed. There is discussion of this. There is discussion of searchable PDF's on the City website. Allyson will ask Adam about it.

Parking around Teton House; Signage: There is discussion of what had previously been discussed with Leo about painting parking spots and a line for the stop sign. There is discussion of putting No Parking signs from certain distances to the corner. Brian will talk to Leo about it.

Back up Clerk Discussion: There is discussion of finding someone to train to have on hand if Allyson goes on vacation or is out for trainings. Also Allyson points out that if something happened to her like a sickness it would be good for someone to know how the office worked. There is discussion of this. It is decided to discuss it further at another meeting.

Jefferson County Sheriff's Office 2018-2019 Contract: It is discussed that there are no changes in the contract from the previous year.

Noel Raymond made a motion to accept the 2018-2019 Jefferson County Sheriff's Office contract. Brian Storms seconded the motion. Motion passed.

Public Discussion: There is discussion of the new fire station open house on August 23rd.

Maintenance Update: Matt reports that it is super slow. He states he is not spending any money on projects. He further reports that the DEQ came out to test the lagoons and it went well. He also stated that there are seepage tests going on for the 2nd lagoon. He then states he may put in a drain under the sidewalk in front of the old lumber yard. There is discussion of these issues.

Treasurers Report: Allyson asks if there are any questions.

Noel Raymond made a motion to accept the Treasures Report. Brian Storms seconded the motion. Motion passed.

Bills: There is discussion of the Bills.

Noel Raymond made a motion to pay the bills for August 2018. Brian Storms seconded the motion. Motion carried.

Minutes: There is discussion of the minutes.

Noel Raymond made a motion to accept the July 12, 2018 minutes as written. Amy Gahn seconded the motion. Motion passed.

Amy Gahn made a motion to adjourn. Noel Raymond seconded the motion. Motion carried.

Council Meeting ended at 10:31 pm.

Allyson Pettingill,
City Clerk/Treasurer