

**MINUTES OF THE  
City Council Meeting for the City of Menan held Mar. 12, 2020.**

**Presiding:** Chauncey T. Haight, Mayor

**Present:** Chauncey T. Haight, Ron Jones, Brian Storms, Amy Gahn, Troy Hanson, Allyson Pettingill, Matt Walker, Kris Meek, Dep. Lewis, Shirley Hess, Justin Anderson, Danielle Andrew, and Tim Hale.

INCOME: Mar. 12 to April 9, 2020:

Sewer Payroll	3081.47
Garbage Payroll	124.76
2 <sup>nd</sup> Qtr Liquor Distribution	6379.00
February 2020 Property Taxes	6621.89
Motor vehicle Fine	96.30
Building Permit Application fee	25.00
Sewer Hook Up Fee- Storms, Anderson,	4200.00
General Fund Money Market Interest	4.17
General Fund Collateralized Money Market Interest	.27
Sewer Fund Money Market Interest	1.48
Sewer Fund Collateralized Money Market Interest	0
Garbage Fund Money Market Interest	1.40
LGIP State Pool	3.07
<b>TOTAL</b>	<b>6,984.51</b>

<b>Income from Sewer Account Apr..:</b>	<b>\$ 12,636.34</b>
<b>Income from Garbage Account Apr.:</b>	<b>\$ 2381.00</b>

**Meeting called to order at 7:02 pm.**

**Pledge of Allegiance**

**Law Enforcement Report:** Deputy Lewis reports to the Council. He states that the report is from 1/11/20-2/7/20. There were 78 hours logged with 16 complaints, 1 arrests, 0 DUIs, 2 citations, and 29 traffic contacts. There is discussion of the report. The Mayor asks the Council if there are any questions for the Sheriff's Department or Deputy Lewis. There are no questions. The Mayor and Council thank the Sheriff's Dept. for all they do.

**Justin Anderson-RV Sewer Dump-Action:** Justin starts by explaining to the Council he has purchased the warehouse on the corner of 3500 E and Menan Lorenzo Hwy. He then asks why the price for a sewer RV dump is so high at \$200 per month in the City Code. There is discussion of this. He then states that he is looking to see if the City will reduce the amount to a reasonable price so it would be feasible for him to offer service. There is discussion of the user equivalent in the Code. There is discussion of all the commercial entries on the user equivalent table are at a 2. There is discussion of changing it to starting at a 1 in the beginning, counting the volume then adjusting after the count. It is decided that it needs to start in the P&Z for a recommendation and send a suggestion that it be lowered to a 1 equivalent.

**Citizens Comments:** Mayor Haight asks if there are any comments from those citizens in attendance. Tim Hale states that he likes the location of the proposed sewer dump. There is discussion of this. Shirley Hess states there is a resident burning plastic in a barrel in the City and she can smell it burning. There is discussion of this.

**Discussion of City Fees:** There is discussion of the City Fees from 2019. Ron reads a list of sewer hook up fees from other cities around the state. There is discussion of the other cities fees. Amy asks Matt what is needed next for the sewer. There is discussion of a new storage pond for winter storage.

The Mayor and Council go through the 2019 City Fee Schedule line by line to discuss any possible changes to be made for 2020. There was discussion of changing the name of the Zoning Permit Application to Building Permit Application. There is discussion of keeping the garbage can rate at \$11.00 for the rest of the year.

Mayor Haight explains how the Public Hearing will proceed.

**Enter into Public Hearing at 8:31 pm.**

Mayor Haight asks if there are any in attendance that would like to speak out for the changes in the City Fee Schedule that the Council has discussed.

Shirley Hess: Shirley states that she feels the sewer hook up fee should go up, but not astronomically. She states she thinks maybe \$1000-\$1500. She further states that she can see why a \$20,000 hookup may be needed, but that amount is unreasonable.

Mayor Haight then asks if any in attendance would like to speak that would be neutral. No one speaks.

Mayor Haight then asks if anyone would like to speak against the changes discussed to the Fee Schedule.

Tim Hale: Tim states that the Gunderson Subdivision in Menan would be perfect for starter homes, but if the sewer hookup fees are too high, there is no way they could afford to build those homes. If the hookup fee is too high, it would make any building in Menan really hard.

Danielle Andrew: Danielle stated that she doesn't have an issue raising the hookup fee, but she is against a \$10,000 raise in the fee. She then states that the engineering report was started to find out what to charge Lewisville to hook into the City's sewer system. She then states she is for a \$1000-\$1500 raise in the hookup fee, that would be reasonable. She also states that a really high fee would make it hard to build in Menan.

There is discussion of what would be reasonable for affordable houses.

**Ron Jones made a motion to exit the Public Hearing. Amy Gahn seconded the motion. Motion carried.**

**Exit Public Hearing at 8:50 pm.**

There is discussion of what the sewer hookup fee should be. There is discussion of the Sewer Survey from Civilize.

**Brian Storms made a motion to raise the sewer hookup fee to \$7000.00. Ron Jones seconded the motion. Roll call vote: Brian Storms-aye; Ron Jones-aye; Amy Gahn-nay; Troy Hanson-nay. Tiebreaker vote, Mayor Haight-nay. Motion failed.**

**Amy Gahn made a motion to increase the sewer hookup fee to \$5000.00. Troy Hanson seconded the motion. Troy Hanson-aye; Amy Gahn-aye; Brian Storms-nay; Ron Jones-nay. Tie breaker vote, Mayor Haight-aye. Motion passed.**

**Discussion of Area of Impact Boundary with Lewisville:** There is discussion of the agreement Kris has put together. There is discussion of the language as written and the Lewisville City Council Meeting that was held on Wednesday as they approved the draft.

**Enter into Public Hearing-Area of Impact Boundary with Lewisville at 9:05 pm.**

There is a small discussion of the proposed Agreement.

Mayor Haight asks if anyone in attendance would like to speak for the agreement.

Tim Hale: Tim stated that he is for the agreement and thinks its good that it is getting done.

Mayor Haight then asks is there is anyone who would like to speak that is neutral. No one speaks.

Mayor Haight asks if there is anyone who would like to speak that is against the agreement. No one comes forward.

**Ron Jones made a motion to exit the Public Hearing. Troy Hanson seconded the motion. Motion passed.**

**Exit Public Hearing at 9:11 pm.**

**Brian Storms made a motion to suspend the reading of Bill 2020-3 three times on three separate occasions and to read it by title only. Ron Jones seconded the motion. Motion passed.**

**Brian Storms reads City of Menan Bill No. 2020-3 by title.**

**Brian Storms made a motion to accept Ordinance 2020-3, City of Menan-City of Lewisville Impact Area Agreement. Amy Gahn seconded the motion. Motion carried.**

**Parking-Teton House-Action:** There is discussion of the Parking Ordinance draft that Kris has prepared. There is discussion of the parking around the Teton House and how to regulate the traffic with the stop signs on 3565 E. There is discussion of the State parking regulations and how to comply with them. There is discussion of having the signs made that the City needs to enforce parking within the City. Kris modifies parts of the proposed ordinance he has to reflect the discussion. There is discussion of the parking issues regarding the 4<sup>th</sup> of July and how the proposed ordinance will help. Kris will have the proposed ordinance fixed with the changes discussed and ready to be passed at the next meeting.

**Discuss P&Z-Action:** There is discussion of Menan's P&Z and the need for new commission members as it is becoming difficult to form a quorum for the meetings. There is discussion of names of some residents to approach to be on the commission. The Council and Mayor state they will start thinking of people that could be asked to join the P&Z.

**Discuss County P&Z Impact Area Agreement-Action:** There is discussion of the work meeting held with the County P&Z. There is discussion of how to proceed next with the County. Kris states he will contact Mike Winchester again and see what is going on and where the disconnect was between when he spoke to Mike and when the meeting took place. There is discussion of holding another work meeting to look over the draft again and see what the City must have in the agreement. The Council decides to hold a Work Meeting on March 18<sup>th</sup>, 2020 at 7:00 pm in the Council Chambers. Kris will keep trying to talk to the County to see what they are thinking.

**Amend Contracts & Franchise Ordinance-Action:** There is still some waiting to finalize the Digline paperwork. The issue will be on the agenda next month.

**Public Discussion:** There is some discussion of the John Simon property as the trailer on the property burned down. There is discussion of the nonconforming lot. There is discussion of what the options may be for the property.

**Maintenance Update:** Matt states he is starting to do things now that the weather is changing. He states he is moving snow around so it clears up the large deposit spots and helps it melt. There is discussion of this. He states he has taken down the Christmas lights. There is discussion of the Rocky Mountain power poles and the agreement in process. Matt then states that he may start the seasonal employees a little earlier to help fix a few issues in town.

**Treasurers Report-Action:** Allyson asks if there are any questions.

**Ron Jones made a motion to accept the Treasurers Report. Brian Storms seconded the motion. Motion passed.**

**Bills:** Allyson asks if there are any questions on the bills.

**Ron Jones made a motion to pay the March 2020 bills. Troy Hanson seconded the motion. Motion carried.**

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

**Amy Gahn made a motion to accept the minutes from the Feb. 13, 2020 meeting. Troy Hanson seconded the motion. Motion carried.**

**Amy Gahn made a motion to convene an Executive Session as per Idaho Code 67-2345 (1)(c). Ron Jones seconded the motion. Roll call vote: Ron Jones-aye; Amy Gahn-aye; Brian Storms-aye; Troy Hanson-aye. Motion carried.**

**Enter into Executive Session at 9:40 pm.  
Discuss Acquisition of Real Property.**

**Exit Executive Session at 10:59 pm.**

**Ron Jones made a motion to adjourn. Amy Gahn seconded the motion. Motion carried.**

Council Meeting ended at 11:00 pm.

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Allyson Pettingill,  
City Clerk/Treasurer