

**MINUTES OF THE  
City Council Meeting for the City of Menan held June 10, 2021.**

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

**Present:** Chauncey T. Haight, Ron Jones, Amy Gahn, Troy Hanson, Allyson Pettingill, Kris Meek, Matt Walker, Sgt. Gonzalez, Victor Cammans, Mike Vansteenkiste, Dean Hancock, Matt Hancock & wife, Mikelle Bronson, Tim Hale, and Danielle Andrew.

INCOME: June 10, 2021 July 8, 2021:

Sewer Payroll	4654.62
Garbage Payroll	124.76
Town Hall Rental	150.00
City Park Shelters Rental	40.00
May 2021 Property Taxes	1948.20
Sewer Hookup-Kris Hammon	5250.00
First Half Farm Rent-Watson Farms	2520.72
Valley Wide Patronage Dividend	429.75
First round payout for ARPA-American Relief Plan Act	86,469.63
3 <sup>rd</sup> Qtr State Liquor Distribution 2021	6842.00
Motor Vehicle Fines	158.40
General Fund Money Market Interest	2.88
General Fund Collateralized Money Market Interest	1.01
Sewer Fund Money Market Interest	.89
Sewer Fund Collateralized Money Market Interest	.10
Garbage Fund Money Market Interest	.30
LGIP State Pool	2.53
	<b>TOTAL</b>
	<b>108,595.79</b>

**Income from Sewer Account July: \$ 10,570.00**

**Income from Garbage Account July: \$ 2,529.00**

**Meeting called to order at 7:01 pm.**

**Meeting starts with the Pledge of Allegiance.**

**Law Enforcement Report:** Sgt. Gonzalez addresses the Council to deliver the report. The report is from 5/1/2021-5/28/2021. He reports that there were 111 hours logged, with 44 complaints, 2 arrests, 0 DUIs, 5 citations and 58 traffic contacts. The Mayor and Council discuss the law enforcement report provided by the Sheriff's Office. There is discussion of the different incidents. The Mayor and Council thank the Sheriff's Office for all they do.

**4th of July Update:** There is discussion of parking. There is discussion of slimming down the celebration. There is discussion of letting others add to the celebration but being in charge of their own thing, not the city. There is discussion of this. There is discussion of the flyover and donation. Discussion of the breakfast and the set up for next year. The council thanks Mikelle for her effort and all she is doing for the 4<sup>th</sup> of July.

**Citizens Comments:** There are no comments.

**Discussion of Preliminary Plat Application-MGV:** Mike Vansteenkiste presents the Preliminary Plat application. There is discussion of the plat.

**Enter Public Hearing at 7:49 pm.**

Mayor Haight asks Mike Vansteenkiste if he has anything he would like to add or say regarding his application. Mike states that he is looking to do what is best for Menan, which in this case would be to split his property into lots for single-family homes.

Danielle Andrew reads the Planning and Zoning recommendation to the Council. The P&Z sends the recommendation to accept the Preliminary Plat from MGV Investments with the that the subdivision have a sidewalk or pathway in front of each dwelling to delineate between the road and each lot and a hardwood tree be placed in the front yard of each property.

Mayor Haight asks if any present would like to speak in favor of the Preliminary Plat Application. No one speaks.

Mayor Haight asks if any would like to speak that would be Neutral to the Application. No one speaks.

Mayor Haight asks if any would like to speak Against the Application. No one speaks.

#### **Exit the Public Hearing at 7:53 pm.**

The Council states that the conditions need to be included in the CCR's on the Preliminary Plat application before it can be approved.

**Ron Jones made a motion to approve the Preliminary Plat Application from MGV Investments with the recommended conditions from the Planning and Zoning. Amy Gahn seconded the motion. Roll call vote: Troy Hanson-aye; Brian Storms-aye; Ron Jones-aye; Amy Gahn-aye. Motion carried.**

**Property Questions from Matt and Dean Hancock:** Matt asks about some questions he has on how the city code reads. He asks if the code can be interpreted in a different way. There is discussion of this. He asks if it is possible for the Council to read it differently in regards to the lot sizes and dimensions in the Village District. There is discussion of this. There is discussion of how to change the code and it is a long and sometimes difficult process. There is discussion of duplexes and splitting the property for such. Matt discusses putting condos on their property as the lots would be owned by an LLC as a homeowners association and then the residents own their perspective part of the buildings. There is discussion of this. Mayor Haight asks the Council if they would be willing to change the code to allow townhomes. There is discussion of this. There is discussion of whether condos are allowed in the code. Kris states that the way the code reads, they would be allowed. Danielle Andrew states that the P&Z looked at the issue in their last meeting and they like the townhouse idea best, but if that doesn't work then condos would be the second choice as they both encourage ownership. Matt states they will move forward with the buildings and see what the Council does in the future. There is continued discussion of the Village District and what might possibly need to change. There is discussion of code and apartments. Brent Crowther adds that the state code states that twin homes cant share a well, they would need separate wells. There is discussion of water rights.

**P&Z Update-Action:** Danielle reports on what the P&Z meeting entailed. There is discussion of the topics discussed at P&Z. There is discussion of defining condos, apartments, townhouses, duplexes, and mother in law apartments in the code. There is discussion of the P&Z working to make all lots as only ½ acre allowed with single family dwelling on the ½ acre. There is discussion of the P&Z having another work meeting to work on the issue. There is then discussion of Dave Scogins property and his decision to not apply for a subdivision of his property at this time, just a lot split into two parcels at this time.

**County Area of Impact Agreement Update-Action:** Kris states that he is still reaching out to the County attorney but he is really busy. He is just waiting to hear back.

**Public Discussion:** Mike Miller states that the Sheriff's Dept. will have new light towers to help with the traffic after the fireworks. There is discussion of several street lights out in the city. He then states that the Fire Station will attach the needed communications antennae on the building and no one will even see it. There is discussion of this.

**Maintenance Update:** There is discussion of the parking signs being ready to place at the Teton House. Matt states he will get with the Mayor for sign placement. Matt then states that the dump truck is broken, the frame has several bad cracks. He then states that he has a welder who says they can fix it. He also says he will try not to

work it too hard. He then says he hired a new worker to help out and the Nelson kids will continue to do the weed eating on the canal. He also reports that the hay on the city property and the newly acquired Poulson property has sold and the City will receive payment for the sale soon. There is discussion of the Maintenance Report.

**Treasurers Report-Action:** Allyson asks the Council if it would be possible to have the August meeting on the 10<sup>th</sup> instead of the 12<sup>th</sup>. There is discussion as Allyson states she is having to drive her son to New York as he is going to attend school there. The Council agrees that that would be fine. Allyson then states that the Budget Hearing will be on that meeting. There is discussion of the audit. Allyson states it should be soon, she asks if the Council is willing to hold a special meeting for the Audit when it is finished. There is discussion of the deadlines and schedule to put another temporary tax levy for the roads on the ballot in November. There is discussion of the financials provided.

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

**Bills-Action:** Allyson asks if there are any questions on the bills. There is a discussion of the Bills.

**Ron Jones made a motion to pay the May 2021 bills. Brian Storms seconded the motion. Motion carried.**

**Minutes:** There is discussion of the minutes from last meeting. There are a few typos to be corrected.

**Amy Gahn made a motion to accept the minutes from the May 13, 2021 meeting. Troy Hanson seconded the motion. Motion carried.**

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

Council Meeting ended at 9:40 pm.

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Allyson Pettingill,  
City Clerk/Treasurer