

**MINUTES OF THE
City Council Meeting for the City of Menan held February 10, 2022.**

Presiding: Chauncey T. Haight, Mayor

Present: Chauncey T. Haight, Ron Jones, Troy Hanson, Amy Gahn, Ben Smith, Allyson Pettingill, Matt Walker, Kris Meek, Sgt Smith, Noel Raymond, James Zolman, Gerald Brown, and Danielle Andrew.

INCOME: February 10, 2022 to March 10, 2022:

Sewer Payroll	3620.94
Garbage Payroll	124.76
Dec. 2021 Property Taxes	82,448.60
1 st Qtr 2021-2022 State Hwy User	9619.87
1 st Qtr 2021-2022 State Revenue Sharing	17,608.97
Motor Vehicle Fines	60.30
Intermountain Gas Franchise Fee 2022	4398.68
Dog License fee-Bronson	40.00
Menan Self Storage 2022 Business License	25.00
Town Hall Rentals	400.00
Hay Crop 2021-Day	12,961.00
General Fund Money Market Interest	.76
General Fund Collateralized Money Market Interest	.26
Sewer Fund Money Market Interest	1.06
Sewer Fund Collateralized Money Market Interest	1.59
Garbage Fund Money Market Interest	.29
LGIP State Pool	2.53
TOTAL	\$131,314.61

Income from Sewer Account Feb.:	\$ 11,469.18
Income from Garbage Account Feb.:	\$ 1,851.00

Meeting called to order at 7:00 pm.

Meeting starts with the Pledge of Allegiance.

Law Enforcement Report: Sgt. Smith addresses the Council. He states that this report covers two separate months. He goes over the report stating that the report is from 12/11/2021-1/7/2022. He further states there were 84 hours logged, with 26 traffic contacts, 2 citations, 0 arrest, and 20 complaints. He states in the report from 1/8/2022-2/4/2022 there were 104 hrs logged with 47 traffic contacts, 15 complaints, 2 arrests, and 2 citations. There is discussion of this. There is discussion of the report and several of the incidents. There is discussion of the reports seeming to be more serious. Sgt. Smith states that the more people there are the more crime. The Mayor and Council thank the Sheriff for all he and his Deputy's do for the City.

Citizens Comments: Noel Raymond speaks to the Council. He states that he attended the P&Z meeting and addresses the issue of the developers presentation regarding the land west of town. He then states that the proposal was not conforming with the city ordinances. He then states that the P&Z responded well by not giving in to the proposal of smaller lots. But he did warn that the developer made mention of sharing costs on the install of the sewer for a subdivision. He then states that the issuance of a building permit to Walker Produce was ill advised. He states that a warehouse with production capabilities is not allowed in the Village District and that is the zone the warehouse is located in. He then states that the warehouse should be rezoned to a Light Industrial District and then it would need to have a Conditional Use Permit to function. He further states that as the warehouse has not functioned in years, the grandfathering clause to resume production has expired and so there should be nothing allowed in the building. Further, if the use does not conform, then the City should issue a

cease and desist order until it can conform. There is discussion of the issue. There is discussion of whatever decision is made, it must be defensible.

P&Z Update: Gerald Brown reports the update to the Council. He states that the Commission heard a proposal for a possible development west of town, to the north of Valleywide. There is discussion of what was proposed and what the developer would like to do. There is discussion of the P&Z informing the presenter that the only allowable development would be half acre lots and single family homes. Gerald then states that there are some concerns about manufactured homes in the code and what can be done to make things clearer. There is discussion of this. There is discussion of the building and rail car on 3500 E and the lack of a building permit for the improvements done on the two structures. There is discussion of the red tagging process being more aggressive. There is then discussion of the proposal of putting a RV Park along the west side of the RR tracks on 3500 E between Menan Lorenzo Hwy and 665 N.

Walker Produce Facility Production Plan Letter-Action: There is discussion of the Walker Produce Plant and the construction going on and the lack of a building permit when the construction started. There is discussion of having a red tag placed on the building until the permit is approved. Allyson states that they have filled out a building permit application and Jeff is working with them. There is discussion of a red tag as a cease and desist until the City is able to determine what the use of the building will be. Also find out if the use is grandfathered in and what the waste profile will be. There is discussion of this. Kris states that state law allows for a 10 year window for the grandfathering, so if they had manufactured in the building in the last 10 years, they are grandfathered to produce from the building even if it isn't in the correct zone. The Council will have the P&Z look into what is proposed at the warehouse and Allyson will find out through sewer bills when they were operating last. The Council would also like Jeff to red tag the building until the City has an idea of what the plans are for the building.

ARPA Funding Update-Action: There was discussion of what is allowed to spend the ARPA money on. There is a recap of what was discussed last month. Matt has a list of what he would like to use the money for, as the Council asked for one last month. He states that he would like to automate the sewer pump systems, finish the T.V.ing of the sewer lines with the match grant the City currently has, by the three acres from the Idahoan in the land swap, and then use what he can on the roads. There is discussion of this. Mayor Haight states that he will contact Rebecca Squires with Jefferson County and make sure all of these projects can be funded by ARPA money.

Discussion of County AOI Agreement-Action: There is discussion of the postponing of the joint meeting. Allyson states she is just waiting to hear back from the County with available dates to reschedule. There is discussion of the list that was made at the joint work meeting with the P&Z. The list is reviewed and discussed.

IBC 2018 Building Code-Action: Kris states he will work on the Resolution for next meeting.

Public Discussion: There is mention of the water rights for the Poulson property. Allyson states she will look into it and see if any progress has been made.

Maintenance Update: Matt states that he has been working on the year end report for the sewer. He then states that he has a meeting with the DEQ to discuss a permit renewal. He says that he is hopeful they will extend the permit instead of renew as it requires less time. There is discussion of this. There is discussion of what the DEQ would like to have fixed in the reporting. Matt states that Husk will help him with the changes and he would also like Husk to help him develop a disinfection plan in the summer that would resolve and stop some of the issues that arise. There is discussion of this. There is discussion of using some of the ARPA funds to do this. There is discussion of safety in the underground sewer pumps when Matt has to go down into the holes to fix the pumps as another pump went out and he had to fix it again. Matt states that he does have the safety equipment needed to do so.

Treasurers Report-Action: Allyson asks if there are any questions. There is discussion of the discrepancy in the income due to the transfer of the ARPA funds to the Sewer Account.

Ron Jones made a motion to accept the Treasurers Report. Amy Gahn 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 February, 2022 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 January 13, 2022 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 8:00 pm.

Allyson Pettingill,
City Clerk/Treasurer