

**MINUTES OF THE
City Council Meeting for the City of Menan held September 14, 2023.**

Presiding: Mayor Chauncey Haight

Present: Mayor Chauncey Haight, Ron Jones, Amy Gahn, Troy Hanson, Matt Walker, Kris Meek, Allyson Pettingill, Sgt. Gonzales, Noel Raymond (Zoom), Dana Izatt, Kerry Philips, Richard Ball, Danielle Andrew, Justin and Alysha Anderson, Jorelle McClellan, Chandra Day, and Brett Crowther.

INCOME: September 14, 2023 to October 10, 2023:

Sewer Payroll	2,828.02
Garbage Payroll	124.76
August 2023 Property Taxes	976.53
4 th QTR 2023 State Liquor Dist.	6,620.00
Sale of Concrete mix	30.00
Town Hall Rental	250.00
Motor Vehicle Fines	436.05
General Fund Money Market Interest	19.74
General Fund Collateralized Money Market Interest	16.40
Sewer Fund Money Market Interest	14.92
Sewer Fund Collateralized Money Market Interest	9.84
Garbage Fund Money Market Interest	1.70
LGIP State Pool	2.53
TOTAL	\$11,330.49

Income from Sewer Account Sep.:	\$ 13,461.85
Income from Garbage Account Sep.:	\$ 2,480.00

Meeting called to order at 7:00 pm.

Meeting starts with the Pledge of Allegiance.

The Mayor states the Law Enforcement Report will be moved until a representative of the Sheriff's office is in attendance.

2021-2022 Fiscal Year Audit-Audit: Dana Izatt from Searle Hart & Assoc. addresses the Council and hands out the packets regarding the Audit. He states that he would like the Council to go to the opinion report as it is in the front of the packet this year. He states that this is the section where he is able to give his opinion on the states of the City's finances. He then states that he has a favorable opinion of where the City is for the Audit. There is discussion of this. He then starts on the report going through the pages. On Pages one and two he discusses the net position of the city. On pages three and four is the income statement for the City. Dana continues to explain as he goes through the pages. On pages 20 & 21 it shows the change in fixed assets in each fund. Pages 22-26 have the pension information. Page 30 there is discussion of the budget to actual, the City managed to stay in the black. There is discussion of this. Pages 32 & 33 has the base plan information for PERSI. There is discussion of this. There is discussion of the Management letter. There is discussion of the graphs provided in the packet. There is discussion of the general Audit and the condition of the City. The Mayor and Council thank Dana for all he does to help the City and in putting the Audit together.

Law Enforcement Report: Sgt. Gonzales addresses the Council and gives the report. He reports that there were 124 hours logged; with 14 complaints, 0 arrest, 0 DUI's, 4 citations, and 31 traffic stops. There is discussion of the report and the incidents. The Mayor and Council thank Sgt Gonzales and the Sheriff's Office for all they do.

P&Z Update: Danielle addresses the Council as Noel is out of town and attending on Zoom. Danielle reads a letter from Noel in regards to the P&Z meeting the following week. (see attached) She reports that the Schneiters approached the Commission regarding the use of storage containers in the city as currently it is not allowed. There was discussion of this. Danielle reported that the Commission told the Schneiters that it wasn't allowed now, but that doesn't mean it can't change in the future. Danielle then goes on with reading the recommendation from the Commission from their Public Hearing regarding City Road Classifications. She reads the list of the suggested classifications along with the roads to classify. There is discussion of the map needed to classify the roads. There is discussion of the map that Husk is putting together for the AOI and using that one. There is discussion of the Public Hearing for the Road Classification. Danielle then states that the P&Z also discussed the proposed recommendation for a minimum frontage for lots to be 100 ft. There is discussion of this. She then reports on the Public Hearing for the minimum for the proposed lot frontage. There is discussion of this. There is discussion of the Comprehensive Plan and the next steps forward and the GAP analysis. The Council assures the P&Z that they will not be cut out of the process and that the P&Z will definitely be involved in the process.

Discussion and Decision for Anderson Conditional Use Permit-Action: Discussion of what was discussed at the P&Z meeting and going through the discussed conditions. There is discussion of the next steps to take. Kris states that the City needs to put the CUP together and have it ready for next month. There is discussion of the template Kris sent. Justin asks what the City is thinking regarding the sewer lines and hook ups for the park. He reads research he has done on other cities and areas are doing for RV parks and what their charges are. There is discussion of this. The Council asks Matt what his opinion is and what the code states regarding the issue. Matt agrees that the load on the system would be like a household load, but his issue is the 15 different entry points that can have issues and possibly cause potential contamination. There is discussion of this. There is discussion of the hook up fees. There is discussion of a possible manifold hooking in and then the 15 hooking into that. There is discussion of more maintenance that way. Matt's idea would be a main line down the park with 15 offshoots, then the line given to the City. Kris states that this issue doesn't require Council approval, Matt can work with Justin and Husk to figure out the best way to do it. There is discussion of the issue and what is in the code regarding the size of lines allowed. The item will be placed on the agenda next month to finalize.

Discussion of City Road Classifications: There is discussion of the P&Z recommendation.

Amy Gahn made a motion to enter into a Public Hearing for the City Road Classifications. Ron Jones seconded the motion. Motion passed.

Enter Public Hearing at 8:10 pm.

Mayor Haight states that the Hearing will proceed with the public being able to express their thoughts if they have signed the appropriate papers of For, Neutral, and Against.

For-

Richard Ball: Richard states that he is in favor of the road classifications as it is important for people to know what can and cannot be put on certain roads. The designation is important for the future growth.

Against- None

Neutral-

Jorelle McClellan: Jorelle asks if anyone could read the definition of Arterial in the code. It is stated that this is the time for statements, not questions. She then asks if there is a major or minor. Danielle states that in the recommendation there is no major or minor, those will be taken out.

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

Exit Public Hearing at 8:20 pm.

The Council discusses the fact that it is the function of the City to designate classifications for the roads. There is discussion of the ordinance that is now needed in the code which will give the City the right to classify with a Resolution.

Discussion of Requirement for Lot Frontage/Ratio: There is discussion of set backs and if the frontage requirement would work with the ½ acre lot size. There is discussion of the lots in the city with the 100 ft frontage.

There is discussion of blocks and what it would look like with the proposed frontage requirement. There is discussion on how it would form future growth. There is discussion of how safety was a concern for skinny lots and the ability of not being able to reach the back of properties. There is discussion of how the future of the town would look. Council is reminded that in the current code, varying lot sizes are allowed with averaging the lot sizes.

Ben Smith made a motion to enter into a Public Hearing regarding minimum lot frontage requirements. Ron Jones seconded the motion. Motion carried.

Enter Public Hearing at 8:40 pm.

Mayor Haight reminds those how the Hearing will go.

In Favor of:

Richard Ball: Richard states that although the frontage requirement may be imperfect, it helps keep Menan looking rural and with larger lots.

Neutral: None

Against:

Justin Anderson: Justin states that he is opposed as he feels that by passing codes without researching the issue it can cause problems and restrictions. He also states that it can make it difficult to build here and make the land too expensive to build and live on.

Jorelle McClellan: Jorelle states she feels it is excessive. She states that you can have a ½ lot but not have a 100 ft frontage. She also states that it can make things too inflexible.

Exit Public Hearing at 8:45 pm.

Amy states that this would eliminate flag lots and could cause problems with future infill growth as many residents have property with deep lots. There is a discussion of the safety for skinny lots. There is discussion of 100 ft frontage being good for some areas, but not for all. There is discussion of this eliminating cul de sacs. There is discussion of how to apply but allow some exceptions. There is discussion of how there are always problems when exceptions are allowed. There is discussion of having either Gary Armstrong or Milton come to the meeting next month to look at the idea and give their opinion.

Discussion of 4th of July Parade Content Memorandum-Action: There is discussion of the Memorandum Kris provided and the ability of the City to absolutely decided what content is allowed in the parade. There is discussion of Spud Day rules Mikelle found and what they set as allowable. It is decided that the 4th of July committee will put together a rules sheet as discussed.

Discuss County Area of Impact Agreement-Action: There is discussion of the Public Hearing scheduled for Wednesday, Sept. 27, 2023, at 8:00 pm. P&Z will have their Hearing at 7:00 pm and have their recommendation ready for the Council's 8:00 Hearing to hopefully pass the ordinance for the agreement.

III-A Participation Agreement-Action: There is discussion of signing the participation document for Matt's health insurance. Mayor Haight will sign after Kris looks at it.

Ron Jones made a motion to table FY 2023-2024 Appropriations Ordinance until next month. Troy Hanson seconded the motion. Motion carried.

Public Discussion: Richard Ball states that he is concerned about the Area of Impact Agreement with the County. He states that the County has all the say and doesn't have to follow the agreement if they don't want to. There is discussion of an article in the Jefferson Star and issues that Rigby is having with development in their Area of Impact. There is discussion of the moratorium of development in the Area of Impact and the reason for the County zoning large lots in the Impact area. There is discussion of the good things in the agreement. There is discussion of just following the procedures and processes when decisions are made. Jorelle states that she was in attendance at the P&Z meeting and the issue with the paperwork that was dropped off at the City. There is discussion of short plats and what is needed and what constitutes short plats. Kris states what the process is and

what Jorelle needs to submit to the City for an application to be processed. Jorelle states she will drop off what is needed for a short plat. Mayor Haight states that John Poole called him about the sewer dump at the lagoons and is wondering when it will be finished. There is discussion of this. There is discussion of having the fee schedule Hearing in November to set the fees before the first of the year.

Maintenance Update: Matt states he is looking at purchasing a road grater for next fiscal. There is discussion of the advantage of a road grater over a truck. He states that the grater is faster and the visibility is better. The grater also cuts ice and can be used on roads and the lagoons in the summer. There is discussion of this. Matt also states that he met and has been working with the DEQ. He says there are no issues and the permits needed have been re-upped. He then states that Terry is back mowing as Whitley and Shaygen have gone back to school.

Treasurers Report-Action: There is discussion of the financials provided. There is discussion of the funding last month.

Ron Jones made a motion to accept the Treasurer's Report. Amy Gahn seconded the motion. Motion passed.

Bills-Action: There is discussion of the bills from last month.

Troy Hanson 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.

Amy Gahn made a motion to accept the minutes from the Aug. 10, 2023 meeting. Ron Jones seconded the motion. Motion carried.

Ron Jones made a motion to adjourn. Ben Smith seconded the motion. Motion carried.

Council Meeting ended at 10:19 pm.

Allyson Pettingill,
City Clerk/Treasurer