Municipal Building Authority / City Council Meeting

Tuesday, November 14, 2023 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: Hideout Community Center 648 S Main

Monticello City Council Meeting

1. **Call to Order**
2. **Invocation / Opening Remarks**
3. **Consider Minutes Review / Approval (action)**
   Recommendation: Motion to approve the minutes, as presented

   Attachments:

   - **2023-08-22** (2023-08-22_CC.pdf)
   - **2023-09-12** (2023-09-12_CC.pdf)
   - **2023-09-26 CC** (2023-09-26_CC.pdf)
   - **2023-10-24 CC** (2023-10-24_CC.pdf)

4. **Consider Payment of Bills (action)**
   Recommendation: Motion to approve the bills as paid

   Attachments:

   - **Bills Paid 09.09-11.09.23** (Bills_Paid_09.09-11.09.23.pdf)
   - **Standard Financial Report** (Standard_Financial_Report.pdf)

5. **Public Comment (discussion)**
6. **Public Hearing: Zone Change Request 332 S 100 W/133 W 300 S**

   Attachments:

   - **332 s 100 w 133 w 300 s ZC** (332_s_100_w_133_w_300_s_ZC.pdf)

7. **Consider for Approval: Zone Change Request 332 S 100 W/133 W 300 S (discussion/action)**
   Roll Call Vote

   Attachments:

   - **Excerpts From Monticello City General Plan** (Excerpts_From_Monticello_City_General_Plan.pdf)

8. **Disc Golf Proposal (discussion/action)**

Attachments:

- **Disc Golf Proposal** (Disc_Golf_Proposal.pdf)

9. **Water Report (discussion)**
10. **San Juan County Forest Plan Revision (discussion/action)**

    Attachments:

    - **Forest Plan Revision** (Forest_Plan_Revision.pdf)

11. **Consider for Approval: Agreement For Legal Services with Hayes Godfrey Bell, P.C. (discussion/action)**

    Attachments:

    - **2023-11-14 Agreement for Legal Services (signed by HGB Law)** (2023-11-14_Agreement_for_Legal_Services__signed_by_HGB_Law_.pdf)

12. **Consider for Approval and Adoption: Resolution 2023-13: Amendment of Consolidated Fee Schedule; Hourly Rates for Public Works Additional Services and Cost of Multiple Secondary Meter Replacements (action)**
    Roll Call Vote

    Attachments:

    - **Resolution 2023-13** (Resolution_2023-13.pdf)

13. **Consider for Approval and Adoption: Title 11: Subdivision Regulations Revision (action)**
    Roll Call Vote

    Attachments:

    - **Title 11 w Attorney Comments A** (Title_11_w_Attorney_Comments_A.pdf)
    - **Title 11 w Attorney Comments B** (Title_11_w_Attorney_Comments_B.pdf)

14. **Golf Equipment Purchase (discussion/action)**

    Attachments:

    - **Golf Equipment** (Golf_Equipment.pdf)

15. **Employee Compensation and Benefits Analysis (discussion)**
16. **Follow Up Items**
17. **Governing Body / Administrative Communications**
18. **Upcoming Agenda Items**
19. **Adjournment (action)**

Municipal Building Authority Meeting

20. **Call to Order**
21. **Consider MBA Minutes Review / Approval (action)**
    Recommendation: Motion to approve the MBA minutes, as presented, and seconded. Consensus
22. **Consider Payment of MBA Bills (action)**
    Recommendation: Motion to approve the MBA bills as paid and seconded. Consensus

    Attachments:

    - **MBA Bills Paid 09.09-11.09.23** (MBA_Bills_Paid_09.09-11.09.23.pdf)

- **MBA Standard Financial Report** (MBA_Standard_Financial_Report.pdf)

23. **Adjourn (action)**

    Motion to adjourn the meeting at _____ p.m. and seconded. Consensus

Notice of Special Accommodations

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Audio File

City Council Meeting/Work Session

Minutes

Tuesday, August 22, 2023 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson (Excused), Councilmember Ron Skinner (Excused), Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Main

1. **Call to Order/Invocation - Opening Remarks**

Minutes:
Opening Remarks: Mayor Hedglin called to order the Monticello City Council meeting at 7:00 p.m. The following visitors were present: Tom Wigginton, Janet Ross, Doug Allen, Kristi Martinez, Luke Martinez, Tony Chavira, Dale Brown, Katie Andrews, Miranda Brown, Kasey Harris, Andy Carter, Mack Smith, Scott Jenkins, Robin Steele, Stacey Steele.
Mayor Hedglin invited anyone in the audience or governing body to give the invocation. An invocation was given by Councilmember Chamberlain.

2. **Public Comment**

Minutes:
There was no public comment.

3. **Public Hearing for 149 E 400 S Conditional Use Permit**

Minutes:
Mayor Hedglin opened the public hearing for 149 E 400 S conditional use permit. D Scott Jenkins addressed the City Council requesting they allow his sister in law to live in a camper on his property. He is not charging her to live there, he is only helping a family member.
There were citizens present to speak for and against the proposal. The Council asked clarifying questions to all present.
MOTION to close the public hearing was made by Councilmember Chamberlain and seconded by Councilmember Dunn. The motion passed unanimously at 7:11 pm.
Vote results:
Ayes: 3 / Nays: 0

4. **Consider for Approval 149 E 400 S Conditional Use Permit (discussion/action)**

Minutes:

Assistant City Manager Gallegos gave an extensive report to the Council regarding this permit. She requested the Council waive the $150.00 fee for the permit due to the fact that this fee was not in place when the question of the permit was originally requested.
MOTION to approve the conditional use permit for 149 E 400 S was made by Councilmember Rice with the addendum of a 12 month review and to also waive the $150.00 fee because the fee schedule was not in place at the time of the request and seconded by Councilmember Dunn. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Chamberlain, Aye Councilmember Henderson, not present Councilmember Skinner, not present The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. **Parks and Beautification Update/Proposal (discussion/action)**

Minutes:

Carol Van Steeter presented to the City Council. The Parks and Beautification Committee installed a bronze eagle statue in Veterans Park. They would like to install a plaque honoring the veterans of our community and nation on that statue. The Council expressed their approval for this.
MOTION to approve the Veterans Memorial plaque was made by Councilmember Dunn and seconded by Councilmember Rice. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

6. **Consider for Approval Extending Water Services to 1848 E Center St. Monticello Ut (discussion/action)**

Roll Call Vote

Minutes:

City Manager Kulow gave the City Council a review of this petition. MOTION to extend water services to 1848 E Center Street was made by Councilmember Dunn and seconded by Councilmember Rice. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

7. **Consider for Approval Zone Change Application Fee (discussion/action)**

Minutes:

CM Kulow explained the reason for this proposed application fee. MOTION to approve the zone change application fee was made by Councilmember Rice and seconded by Councilmember Dunn . The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

8. **Consider for Approval and Adoption of Resolution 2023-10: Amendment of Consolidated Fee Schedule; Rates for Land Use Permit Applications (discussion/action)**

Roll Call Vote

Minutes:

MOTION to approve and adopt Resolution 2023-10 was made by Councilmember Chamberlain and seconded by Councilmember Rice. Roll Call Vote: Councilmember Nathan Chamberlain - Aye Councilmember Kevin Dunn - Aye Councilmember Kim Henderson - Not Present

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Councilmember George Rice - Aye Councilmember Ron Skinner - Not Present The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

9. **Consider for Approval and Adoption of Resolution 2023-11: Check Deposit Regulations (discussion/action)**

Roll Call Vote

Minutes:

MOTION to approve and adopt Resolution 2023-11 was made by Councilmember Rice and seconded by Councilmember Chamberlain. Roll Call Vote: Councilmember Nathan Chamberlain - Aye Councilmember Kevin Dunn - Aye Councilmember Kim Henderson - Not Present Councilmember George Rice - Aye Councilmember Ron Skinner - Not Present The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

10. **Consider for Approval Business Base Camp Sponsorship (discussion/action)**

Minutes:

CM Kulow presented the program hosted by the San Juan County Economic Development Office - He explained the different levels for sponsorship. The funds would come from the non departmental economic development in the general fund. MOTION to approve the silver business base sponsorship was made by Councilmember Chamberlain and seconded by Councilmember Rice. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

11. **Consider for Approval PTIF Notary Users (discussion/action)**

Minutes:

MOTION to approve PTIF notary users was made by Councilmember Rice and seconded by Councilmember Chamberlain. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

12. **Solar Panel Project (discussion/action)**

Roll Call Vote

Minutes:

CM Kulow presented the solar panel project to the Council. Kevin Hansen with AES phoned in to address the Council as well. The panels will not be able to be installed on the roof, he proposed they be installed on the San Juan County School District land beside the pool. Kulow is requesting the Council give permission to proceed with the project. Andy Carter presented on behalf of Empire Electric to answer all questions from the Council. The City will have to review the budget to determine which fund the investment will come from. Councilmember Rice expressed concerns regarding putting this amount of money toward solar panels instead of repairing the current issues of the pool. Councilmember Chamberlain expressed concerns regarding the time it would take to pay for itself. There was extensive discussion regarding this agenda item. MOTION was made by

Councilmember Chamberlain to pursue an additional funding source for the Solar Panel Project and seconded by Councilmember Dunn. Roll Call Vote: Councilmember Nathan Chamberlain - Aye Councilmember Kevin Dunn - Aye Councilmember Kim Henderson - Not Present Councilmember George Rice - Nay Councilmember Ron Skinner - Not Present The motion passed.

Vote results:

Ayes: 2 / Nays: 1

13. **Administrative Communications**

Minutes:

The Council requested more information regarding Conditional Use Permits. CM Kulow reported multiple residential garbage users throughout the City were not being charged properly on their monthly bill. The problem was corrected in the system and the proper charges will be reflected in August billing

14. **Consider Upcoming Agenda Items (action)**

Recommendation: Motion to add _____ to the next agenda. Consensus

Minutes:

Conditional Use Permit Regulations - Speed Shift Update

15. **Adjournment (action)**

Minutes:

MOTION was made by Councilmember Rice to adjourn the meeting at 8:22 p.m. and seconded by Councilmember Dunn. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

AUDIO FILE

https://soundcloud.com/user-250815044/2023-08-22-city-council?si=3c2ace1b630745c2b9469dbd4c5308fb&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

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Municipal Building Authority / City Council Meeting

Minutes

Tuesday, September 12, 2023 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: Hideout Community Center 648 S Main

Monticello City Council Meeting

1. **Call to Order**

Minutes:
Mayor Hedglin called to order the Monticello City Council meeting at 7:00 p.m. The following visitors were present: Jeremy Hoggard, Jazzy Nielson, Doug Allen, Eric Croft, Grant Sunada, John Todd (electronically)

2. **Invocation / Opening Remarks**

Minutes:
Mayor Hedglin invited anyone in the audience or governing body to give the invocation. An invocation was given by Councilmember Chamberlain.

3. **Consider Minutes Review / Approval (action)**

Recommendation: Motion to approve the minutes, as presented

Minutes:
MOTION to approve the minutes of 08/08/2023, as presented, was made by Councilmember Chamberlain and seconded by Councilmember Rice. The motion passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

4. **Consider Payment of Bills (action)**

Recommendation: Motion to approve the bills as paid

Minutes:
MOTION was made by Councilmember Chamberlain to approve the bills as paid. The motion was seconded by Councilmember Skinner and passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

5. **Public Comment (discussion)**

Minutes:
Grant Sunada, Director of San Juan County Public Health, presented an update to the Council. WIC services are now available to the citizens of Monticello. Food Bank will be in Monticello on Wed of the second full week of the month. The WIC services and Food Bank will work in conjunction with each other. SJC has received additional funding for cancer screenings for those who have a risk of uranium exposure. Projected launch of the program will be a month or so. Doug Allen expressed appreciation to Mayor Hedglin and city staff for their help with the curb painting. There were approximately forty volunteers who attended. It was a very successful event.

6. **Public Hearing for Land Variance Request: Parcel A33230367819: 632 S Hideout Way**
   Lean-to roof on outdoor shed

Minutes:
Assistant City Manager Gallegos presented the proposal to City Council. There was no public present to comment. The Council discussed the proposal in detail.
Mayor Hedglin closed the public hearing at 7:23 pm.

7. **Public Hearing for Land Variance Request: Parcel A33230258426: 416 N Main**
   Mobile home park request

Minutes:
Assistant City Manager Gallegos presented the proposal to the Council. This is a .36 acre lot that was a mobile home park fifteen years ago. It has not been in use as such since the removal of the mobile homes. The owner, Todd John, called into the meeting to address any questions the Council may have. The Fire Chief, Jonathan Nielson, stated to City Manager Kulow he would only be comfortable with five units if they were each 40 ft. long or shorter. If they are larger he would not be comfortable driving a fire truck onto the lot.
Mayor Hedglin closed the public hearing at 7:33 pm.

8. **Consider for Approval Land Variance Request: Parcel A33230367819: 632 S Hideout Way (discussion/action)**

Minutes:
The Council discussed this variance in detail. The question of erosion on City property (which is adjacent to this property) was a great concern of the Council. Councilmember Henderson suggested the property owner get a risk assessment to predict possible problems before a decision was made. Councilmember Rice pointed out that the City has code for a reason and should follow it. MOTION to approve the variance provided the homeowner add snow cleats and a rain gutter was made by Councilmember Chamberlain and seconded by Councilmember Henderson. The motion passed unanimously. MOTION to amend the previous motion to state the property owner must add snow cleats and a rain gutter and must provide the City with a risk assessment by a licensed engineering firm to determine erosion possibilities was made by Councilmember Henderson and seconded by Councilmember Skinner. The motion passed with a nay vote from Councilmember Chamberlain.
Vote results:
Ayes: 4 / Nays: 1

9. **Consider for Approval Land Variance Request: Parcel A33230258426: 416 N Main (discussion/action)**

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Minutes:
MOTION to table the consideration of this land variance until specifics from the prospective purchaser was made by Councilmember Rice and seconded by Councilmember Skinner. The motion passed with a nay vote from Councilmember Chamberlain.
Vote results:
Ayes: 4 / Nays: 1

10. **Consider for Approval Airport Pavement Contract and Matching Funds (discussion/action)**

Minutes:
MOTION to approve the Airport Pavement Contract and Matching Funds was made by Councilmember Dunn and seconded by Councilmember Henderson. The motion passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

11. **Monticello City Code Violations (discussion/action)**
Discuss the various code violations throughout Monticello City and create a plan to correct.

Minutes:
MOTION to table this agenda item was made by Councilmember Henderson and seconded by Councilmember Rice. The motion passed unanimously
Vote results:
Ayes: 5 / Nays: 0

12. **Conditional Use Permit Regulations (discussion/action)**
Should the approval of conditional uses be a legislative or administrative decision?

Minutes:
The Council expressed the desire to review conditional use permits at a previous meeting. Currently, the approval/denial of conditional use permits is an administrative decision in Monticello City Code. If they would like to make it legislative, the code would need to be amended. The Council decided to leave the approval/denial of conditional use permits to administration with a monthly update provided to the Council.

13. **Follow Up Items**

Minutes:
Councilmember Chamberlain inquired as to when the new golf carts will be here. At this time, there is no set date. He also requested the City give a monthly report on building permits. Councilmember Dunn inquired about the SJC Sheriff's speed shift. Councilmember Henderson brought up complaints about kids riding on golf carts through town. Mayor Hedglin stated Sheriff Lacy is planning on doing a public education campaign on what is legal within the City limits.

14. **Governing Body / Administrative Communications**

Minutes:
CM Kulow reported he will be advertising for the position of Golf Superintendent this week. He is also in the process of shuffling job duties of administration staff. ASM Gallegos will be taking over parks and Jazzy Nielson will be taking over economic development, grant writer liaison. Gallegos reported that 21 people had signed up for tackle football.

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Skinner reported that the ATV Safari was a great success with 135 people attending. He expressed appreciation for all the local sponsors. Rice would like to review and possibly update the city personnel policy for the use of city equipment. He requested a draft be presented at the next meeting

15. Upcoming Agenda Items

Minutes:
Public hearing for Title 11 - Code violations - Personnel policy

16. Adjournment (action)

Minutes:
MOTION was made by Councilmember Chamberlain to adjourn the meeting at 8:21 p.m. and seconded by Councilmember Skinner. The motion passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

Municipal Building Authority Meeting

17. Call to Order

Minutes:
Mayor Hedglin called to order the MBA meeting at 8:21p.m. The following visitors were present: Doug Allen

18. Consider MBA Minutes Review / Approval

Recommendation: Motion to approve the MBA minutes, as presented, and seconded. Consensus

Minutes:
MOTION to approve the MBA minutes, as presented was made by Councilmember Chamberlain. The motion was seconded by Councilmember Skinner and passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

19. Consider Payment of MBA Bills (action)

Recommendation: Motion to approve the MBA bills as paid and seconded. Consensus

Minutes:
MOTION was made by Councilmember Rice to approve the MBA bills as paid. The motion was seconded by Councilmember Henderson and passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

20. Adjourn (action)

Motion to adjourn the meeting at _____ p.m. and seconded. Consensus

Minutes:
MOTION was made by Councilmember Dunn to adjourn the meeting at 8:22 p.m. The motion was seconded by Councilmember Dunn and passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

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Audio File

https://soundcloud.com/user-250815044/2023-09-12-city-council?si=f733fca69c694b4f921836e48d9486a0&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

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Contact: Melissa Gill, Recorder (melissa@monticelloutah.org 435-587-2271)

City Council Meeting/Work Session

Minutes

Tuesday, September 26, 2023 at 7:00 pm

Attendees: Mayor Bayley Hedglin (Excused), Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain (Mayor Pro-Tem), Councilmember Kevin Dunn, Councilmember George Rice, City Manager Kaeden Kulow (Excused), Assistant City Manager Gallegos, City Recorder Melissa Gill

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Hideout Way

1. **Call to Order/Invocation - Opening Remarks**

Minutes:
Mayor Pro Tem Chamberlain called the City Council meeting to order at 7:04 pm. The following visitors were present: Eric Croft, Kirk Crowley, Mary Cokenour, Lee Bennett, Michelle Collins, Marti Brewer, Carol Van Steeter
Chamberlain invited anyone on the Council or in the audience to give an invocation. The invocation was given by Councilmember Rice.

2. **Public Comment**

Minutes:
Councilmember Rice presented a certificate of appreciation to Michelle Collins and Marty Brewer for their work on the Parks and Beautification committee. There was no other public comment.

3. **Public Hearing Title 11: Subdivision Requirements**

Minutes:
The public hearing was opened at 7:11 pm. City Recorder Gill explained to the Council why the Subdivision Requirements code needed to be updated. There was no public present to comment. Motion to close the public hearing was made by Councilmember Henderson at 7:15 pm and seconded by Councilmember Rice. The motion passed unanimously.
Vote results:
Ayes: 5 / Nays: 0

4. **Title 11: Subdivision Requirements (discussion)**

Minutes:
Commissioner Cokenour explained to the Council that the changes in red were State requirements, changes in blue were proposed by the Planning Commission and the items in black were in existing city code. Commissioner Bennett stated that the current code was out of State

compliance. The Commission updated Title 11 so it would not only be Utah State compliant but reorganized it for clarity.

5. **Consider for Approval: 416 N Main Variance Application (discussion/action)**
   Roll Call Vote

   Minutes:
   Assistant City Manager Gallegos presented the information for this agenda item to the Council. Councilmember Dunn reminded the Council that the Fire Marshall did not recommend units larger than 40' for that plot and the prospective buyer provided unit sizes that were a great deal larger than the recommendation. MOTION to deny the variance application for 416 S Main, at this time, was made by Councilmember Dunn and seconded by Councilmember Henderson. The motion passed unanimously. The Council stated if the prospective buyer would like to revisit the issue at a later date with smaller units along with a letter from the fire chief stating that it is a safe proposal they would be willing to discuss it.
   Vote results:
   Ayes: 5 / Nays: 0

6. **Consider for Approval: Monticello City Personnel Policy Update: Use of City Equipment (discussion/action)**

   Minutes:
   There was a great deal of discussion on this agenda item. The consensus was the policy needed to be specific with the penalties for violating the policy stated clearly.

7. **Garbage and Refuse Code Revisions (discussion)**

   Minutes:
   Gallegos presented various items that needed to be changed within the garbage and refuse code. The Council discussed this agenda item at length.

8. **Planning and Zoning Priorities - General Plan (discussion)**

   Minutes:
   Commissioner Bennett inquired of the Council what they felt the Planning Commission priorities should be when going forward with code updates. Possible items for update discussed were mobile home park changes, tiny homes, parking code for electrical car charging stations, and the annexation code. Councilmember Rice expressed a concern with overburdening the City's infrastructure. Commissioner Cokenour stated the Public Works director comes to help the planning commission when needed.

9. **City Code Violations (discussion/action)**

   Minutes:
   Gallegos presented a list of formal complaints she has received since stepping into her position along with actions taken. Councilmember Henderson presented a proposal for the vacant businesses on Center and Main. Councilmember Chamberlain suggested the council members research this topic and come back to the next work meeting to discuss in detail.

10. **Administrative Communications**

    Minutes:
    There was a discussion regarding the "chip seal" process that was taking place within the city.

DRAFT

Gallegos reported the RFP for a City Attorney will be published this week. There was also a great deal of discussion regarding the mental health of our volunteer firefighters. There have been several fatalities this past month and the Council expressed concern for them. City Recorder Gill will investigate grants and programs that can be utilized for the individual firefighters.

11. **Consider Upcoming Agenda Items (action)**

Recommendation: Motion to add _____ to the next agenda. Consensus

Minutes:

Vacant Businesses in Commercial Zones - Title 11 Subdivision requirements - Garbage and Refuse code - Golf Update

12. **Adjournment (action)**

Minutes:

MOTION to close the council meeting was made by Councilmember Skinner and seconded by Councilmember Dunn. The motion passed unanimously. Mayor Pro Tem Chamberlain closed the meeting at 8:46 pm.

Vote results:

Ayes: 5 / Nays: 0

AUDIO FILE

https://soundcloud.com/user-250815044/2023-09-26-city-council?si=9ed17248e28d43428dc10e58826720af&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

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City Council Meeting/Work Session

Minutes

Tuesday, October 24, 2023 at 7:00 pm

Attendees: Mayor Bayley Hedglin (Excused), Councilmember Kim Henderson, Councilmember Ron Skinner (Excused), Councilmember Nathan Chamberlain (Mayor Pro Tem), Councilmember Kevin Dunn, Councilmember George Rice, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Hideout Way

1. **Call to Order/Invocation - Opening Remarks**

   Minutes:
   Mayor Pro Tem Chamberlain called to order the Monticello City Council meeting at 7:01 p.m. The following visitors were present: Lee Bennett, Jasmine Nielson, Eric Mantz, Jeff Simon, Doug Allen Chamberlain invited anyone in the audience or governing body to give the invocation. An invocation was given by Councilmember Rice.

2. **Public Comment**

   Minutes:
   Eric Mantz presented to the council regarding his variance application. The Council included in the conditions of its approval that he must have a licensed engineer do a risk assessment for erosion to City property. He reported that he spoke with Jones & Demille, who he says, stated there was no reason to do so. The Council asked clarification questions. They decided that if Mantz brought a letter from Jones & Demille stating an assessment was unnecessary he would meet the requirements of the conditions.

3. **Consider for Appointment: Jasmine Nielson Deputy Recorder (action)**

   Minutes:
   MOTION to appoint Jasmine Nielson as Deputy Recorder was made by Councilmember Rice and seconded by Councilmember Dunn. The motion passed unanimously.
   Vote results:
   Ayes: 4 / Nays: 0

4. **Administer Oath of Office: Jasmine Nielson Deputy Recorder**

   Minutes:
   City Recorder Gill administered the Oath of Office to Jasmine Nielson.

5. **Consider for Approval and Adoption Resolution 2023-12: A Resolution Adopting the San**

Juan County Multi-Jurisdictional All Hazard Mitigation Plan (action)

Roll Call Vote

Minutes:

MOTION to approve and adopt Resolution 2023-12 was made by Councilmember Henderson and seconded by Councilmember Dunn. Roll Call Vote: Chamberlain, Aye Henderson, Aye Rice, Aye Dunn, Aye Skinner, Absent The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

6. **Golf Report (discussion)**

Minutes:

Jeff Simon presented to the Council for an end of year golf report. He reported that the course has surpassed all expected numbers. They have started the shut-down process and will lay snow mold Friday. The tournament schedule was very full and had to turn people away so he has added another tournament for next year. There was great participation in the Jr. Clinics. The green fees were raised a bit last year however, Simon requested the Council allow him to increase green fees for special events. The current equipment is constantly under repair. He presented lease options for a John Deere 2400 PrecisionCut Triplex Mower (2024). Highland Golf will have the Hideout's carts early next year. They will begin their new golf cart lease at that time. Simon will set a special event rate to be approved by the Council. The Councilmembers asked clarification questions about the John Deere lease and discussed the pros and cons of leasing new or purchasing used. This will be brought to Council for a vote at a later date.

7. **Consider for Approval City Employee Equipment Use Policy (discussion/action)**

Minutes:

The Council requested administration have employees review and sign on a yearly basis.

MOTION to approve the revised City Employee Equipment Use Policy was made by Councilmember Henderson and seconded by Councilmember Rice. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

8. **Consider for Approval Garbage and Refuse Code Revision (discussion/action)**

Roll Call Vote

Minutes:

Assistant City Manager Gallegos presented the revised Garbage and Refuse code. Councilmember Dunn inquired if the public will be notified of these changes. Gallegos stated all garbage users will be notified in writing.

MOTION to approve the revised Garbage and Refuse Code with the change of "any lithium or lead acid battery" was made by Councilmember Dunn and seconded by Councilmember Henderson. Roll Call Vote: Chamberlain, Aye Henderson, Aye Rice, Aye Dunn, Aye Skinner, Absent The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

9. **Planned Unit Development (discussion)**

Minutes:

DRAFT

Gallegos presented the purpose for a planned unit development. Planning Commission Chairman Bennett explained the City has one in the current code however it is extremely out of date. She stated the changes that need to be made to bring it into Utah State compliance. This portion of the code has never been used so she asked the Council if they would like to remove it from the code or revise. The Council decided to keep it in the code and update it to accommodate new construction.

10. Requirements for Vacated Businesses on Center and Main (discussion/action)

Minutes:
Councilmember Henderson initiated this discussion with the Council. Chamberlain feels this is an issue that must be addressed to improve the appearance of the City. Henderson has researched this topic extensively and suggested registration and fees be assigned for abandoned/vacant buildings. She also presented standards each property owner should maintain to avoid those fees. This agenda item was discussed at length by the Council and City employees. City Manager Kulow was assigned the task of putting a rough draft proposal together for Council at the November work meeting.

11. Administrative Communications

Minutes:
Building Permit Report: Gallegos presented a building/conditional use/variance permit report dated back to Jan. 2023. Councilmember Rice requested public works be consulted before a citizen puts up a fence. Currently Monticello City code does not require a citizen to apply for a fence permit. Gallegos suggested an update to the fence code stating if the fence hinders public works employees from accessing utility easements they will be required to remove the necessary portion of the fence. Bennett explained that some of the older properties in Monticello were not recorded with the easements present. She also explained why the fence permit was dropped from City code. Bennett inquired if the city GIS system was up to date so the lines could be checked by administration if the permit for a fence was added back into the code. That is something that could be done.
EV Charging Station Update: Gallegos reported a guideline for EV charging stations has been requested of the City. Kulow has addressed this with the City Attorney and as it stands charging stations would have to follow the code for gas stations.
Utah League of Cities and Towns: The Dignity Movement: City Recorder Gill presented The Dignity Movement to the Council and asked them to review and encourage others to investigate it. Councilmember Rice inquired about a RV that is parked in the Overbite parking lot and occupied by a family. Kulow has been working with the owner and will begin enacting fees for this violation. Kulow needs two Council members to join a committee to review the City Attorney RFP's. Henderson and Dunn volunteered.

12. Consider Upcoming Agenda Items (action)

Recommendation: Motion to add _____ to the next agenda. Consensus

Minutes:
Water report - Golf Course Equipment

13. Adjournment (action)

Minutes:

MOTION to adjourn was made by Councilmember Henderson at 8:40 pm and seconded by Councilmember Dunn. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

AUDIO FILE

https://soundcloud.com/user-250815044/2023-10-24-city-council?si=7be4d74120564e9092ebc87ba63e3602&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

NOTICE OF SPECIAL ACCOMMODATIONS

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5. The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

DRAFT

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
AIR MED CARE	14855	13291-20231030	10/31/2023	10/31/2023	520.00	AIR MED MEMBERSHIPS	101563 - Health Insurance clearing	
					$520.00			
AMAZON CAPITAL SERVICES	14660	131T-PVHN-KXD	09/02/2023	09/18/2023	10.99	DRY ERASE MARKERS	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14660	134W-XFXC-HLV	08/24/2023	09/18/2023	102.33	CONCESSIONS FOR PRO SHOP	104566.481 - Pro Shop FOODS & BEV	
AMAZON CAPITAL SERVICES	14660	171Q-JKRQ-PXM	08/22/2023	09/18/2023	7.90	OFFICE SUPPLIES	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14660	1CKM-M6MJ-31	08/31/2023	09/18/2023	136.12	PAINT BRUSHES/ROLLERS	104150.551 - Non Dept ECONOMIC D	
AMAZON CAPITAL SERVICES	14660	1DCP-JDFT-KLX	09/07/2023	09/18/2023	62.82	VAC FILTERS/PAPER TOWELS	104140.250 - Admin SUPP & MAINT -	
AMAZON CAPITAL SERVICES	14660	1DKG-KT6Y-GXT	09/02/2023	09/18/2023	281.09	WEBCAM/SPEAKERS FOR DESK/PADLOCK	104140.250 - Admin SUPP & MAINT -	
AMAZON CAPITAL SERVICES	14660	1GRH-KPP3-DH	09/15/2023	09/18/2023	6.99	CHARGER CABLE	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14660	1HH4-7RLW-YVR	08/31/2023	09/18/2023	26.99	HAMMER	104560.250 - Rec SUPP & MAINT - EQ	
AMAZON CAPITAL SERVICES	14660	1J7M-TM3W-1W	08/31/2023	09/18/2023	56.65	PRO LIFT C	104410.250 - Streets SUPP & MAINT -	
AMAZON CAPITAL SERVICES	14660	1K31-C7L6-77H7	09/01/2023	09/18/2023	69.95	PAINT ROLLER TRAYS	104150.551 - Non Dept ECONOMIC D	
AMAZON CAPITAL SERVICES	14660	1K43-WJ9D-4YM	09/14/2023	09/18/2023	121.33	WETJET PADS/PAPER	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14660	1LTM-LNPL-V4N	08/31/2023	09/18/2023	39.77	LIP BALM	104160.482 - Visitor Center MERCHAN	
AMAZON CAPITAL SERVICES	14660	1LTM-LNPL-V4N	08/31/2023	09/18/2023	212.31	PAINT/SPRAYER	104150.250 - Non Dept UDOT SAFE R	
AMAZON CAPITAL SERVICES	14660	1W6X-GQ11-FHT	09/01/2023	09/18/2023	368.44	GIFTS FOR THANK YOU PARTY	104150.554 - Non Dept EMPLOYEE/V	
AMAZON CAPITAL SERVICES	14660	1XHK-3FYN-M9T	08/25/2023	09/18/2023	449.99	PRESSURE WASHER PUMP	104410.250 - Streets SUPP & MAINT -	
					$1,953.67			
AMAZON CAPITAL SERVICES	14773	14PN-PRND-4P7	09/18/2023	10/12/2023	56.42	RECEIPT PAPER	104566.250 - Pro Shop SUPPLIES MAI	
AMAZON CAPITAL SERVICES	14773	1C6Q-7X77-1QK	09/19/2023	10/12/2023	17.39	GARAGE DOOR OPENER REMOTE	104410.250 - Streets SUPP & MAINT -	
AMAZON CAPITAL SERVICES	14773	1CPC-VJ4K-D4D	09/20/2023	10/12/2023	64.13	COFFEE PODS	104160.481 - Visitor Center FOODS an	
AMAZON CAPITAL SERVICES	14773	1H4R-YNFF-9RQ	09/27/2023	10/12/2023	59.96	ANCHOR BASE PLUGS	104510.250 - Parks SUPP & MAINT - E	
					$197.90			
AMAZON CAPITAL SERVICES	14824	19W4-3P4P-FH9	10/06/2023	10/26/2023	-7.10	PROMOTIONS & DISCOUNTS	104160.481 - Visitor Center FOODS an	
AMAZON CAPITAL SERVICES	14824	19W4-3P4P-FH9	10/06/2023	10/26/2023	-7.10	PROMOTIONS & DISCOUNTS	104560.285 - Rec PROGRAMS	
AMAZON CAPITAL SERVICES	14824	19W4-3P4P-FH9	10/06/2023	10/26/2023	40.79	COFFEE CUPS	104160.481 - Visitor Center FOODS an	
AMAZON CAPITAL SERVICES	14824	19W4-3P4P-FH9	10/06/2023	10/26/2023	83.96	BALL BAGS	104560.285 - Rec PROGRAMS	
AMAZON CAPITAL SERVICES	14824	1D9Y-CW9C-NL	10/13/2023	10/26/2023	63.08	URINAL CAKES/ENVELOPES	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14824	1DXH-KTYL-T1Y	10/14/2023	10/26/2023	32.99	INK CARTRIDGE	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14824	1J6X-PKJR-73VR	10/19/2023	10/26/2023	53.37	CUPS	254540 - Community Events (City TRT)	
AMAZON CAPITAL SERVICES	14824	1PCG-KJW1-3MT	10/24/2023	10/26/2023	-19.01	RETURNED INK CARTRIDGE	104140.240 - Admin OFFICE SUPPLIE	
AMAZON CAPITAL SERVICES	14824	1R4X-41HJ-34NL	10/17/2023	10/26/2023	499.00	BUSINESS PRIME MEMBERSHIP FEE	104140.210 - Admin DUES, SUBSCRI	
AMAZON CAPITAL SERVICES	14824	1YRD-R6DM-3LX	10/20/2023	10/26/2023	64.98	INK CARTRIDGES	104140.240 - Admin OFFICE SUPPLIE	
					$804.96			
					$2,956.53			
ARMSTRONG CONSULTANTS, INC	14825	23-216696-01	07/31/2023	10/26/2023	5,576.00	INSTALL AWOS III PT	404460.740 - Capital Outlay AIRPORT	
					$5,576.00			
Aviation, NorthEast Planes	14661	091823NPA	09/18/2023	09/18/2023	2,000.00	AUGUST	104460.350 - Airport CONTRACTED S	
Aviation, NorthEast Planes	14661	091823NPA	09/18/2023	09/18/2023	2,000.00	SEPTEMBER	104460.350 - Airport CONTRACTED S	
					$4,000.00			
Aviation, NorthEast Planes	14821	101623NPA	10/16/2023	10/16/2023	2,000.00	OCTOBER PAYMENT	104460.350 - Airport CONTRACTED S	
					$6,000.00			
BEYELER, TRENTON	14662	RFD 195784.091	09/18/2023	09/18/2023	97.38	Deposit Refund: 195784 - BEYELER, TRENTON	512230 - Customer Deposits	
					$97.38			
BLACK, DUSTIN	14774	RFD 195532.092	09/28/2023	10/12/2023	48.45	Deposit Refund: 195532 - BLACK, DUSTIN	512230 - Customer Deposits	
					$48.45			
BLACK, SHALENA	14775	RFD 195914.090	09/01/2023	10/12/2023	11.33	Deposit Refund: 195914 - BLACK, SHALENA	512230 - Customer Deposits	
					$11.33			

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
BLUE MOUNTAIN FOODS	14776	0119973	08/28/2023	10/12/2023	35.55	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN FOODS	14776	0170749	09/22/2023	10/12/2023	15.00	HOT DOG BUNS	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN FOODS	14776	0175033	09/26/2023	10/12/2023	10.45	HOT DOG BUNS	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN FOODS	14776	0185187	10/04/2023	10/12/2023	12.36	HOT DOG BUNS	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN FOODS	14776	0251058	09/01/2023	10/12/2023	140.82	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & BEV	
					$214.18			
BLUE MOUNTAIN FOODS	14826	01-93856	10/11/2023	10/26/2023	82.41	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN FOODS	14826	02-27205	10/07/2023	10/26/2023	21.00	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN FOODS	14826	02-32506	10/14/2023	10/26/2023	20.15	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & BEV	
					$123.56			
					$337.74			
BLUE MOUNTAIN IRRIGATION CO	14777	100423BMI	10/04/2023	10/12/2023	269.00	2023 LOYDS LAKE ASSESSMENT	514751.210 - Water DUES, SUBSCRIP	
					$269.00			
BLUE MOUNTAIN MEATS	14663	437477	09/12/2023	09/18/2023	108.38	BEEF FRANKS	104566.481 - Pro Shop FOODS & BEV	
BLUE MOUNTAIN MEATS	14663	438041	09/14/2023	09/18/2023	37.85	CREAMER FOR COFFEE	104160.481 - Visitor Center FOODS an	
					$146.23			
BLUE MOUNTAIN MEATS	14778	438934	10/05/2023	10/12/2023	108.38	BEEF FRANKS	104566.482 - Pro Shop MERCHANDIS	
					$254.61			
BLUE STAKES OF UTAH	14779	UT202302694	09/30/2023	10/12/2023	54.49	NOTIFICATIONS	514751.220 - Water PUBLIC NOTICES	
BLUE STAKES OF UTAH	14779	UT202302694	09/30/2023	10/12/2023	54.49	NOTIFICATIONS	524752.220 - Sewer PUBLIC NOTICES	
					$108.98			
					$108.98			
BRITTNEY M IVINS, J.D.	14664	092123BI	09/18/2023	09/18/2023	1,500.00	CONTRACTURAL PAYMENT	104121.310 - Court PROFESSIONAL/T	
BRITTNEY M IVINS, J.D.	14780	102123BI	10/12/2023	10/12/2023	1,500.00	CONTRACTURAL PAYMENT	104121.310 - Court PROFESSIONAL/T	
					$3,000.00			
BROKEN FINGER POTTERY	14781	042823BFP	04/28/2023	10/12/2023	72.00	LOGO MAGNETS	104160.482 - Visitor Center MERCHAN	
BROKEN FINGER POTTERY	14781	092723BFP	09/27/2023	10/12/2023	240.00	MAGNETS	104160.482 - Visitor Center MERCHAN	
					$312.00			
					$312.00			
CALLAWAY GOLF COMPANY	14665	936772145	07/10/2023	09/18/2023	1,610.16	BALLS	104566.482 - Pro Shop MERCHANDIS	
CALLAWAY GOLF COMPANY	14782	937060200	09/13/2023	10/12/2023	195.66	BALLS	104566.482 - Pro Shop MERCHANDIS	
CALLAWAY GOLF COMPANY	14782	937081915	09/18/2023	10/12/2023	287.37	CLUB	104566.482 - Pro Shop MERCHANDIS	
					$483.03			
					$2,093.19			
CANYONLANDS NATURAL HISTO	14827	101123CNHA	10/11/2023	10/26/2023	755.08	MERCHANDISE	104160.482 - Visitor Center MERCHAN	
					$755.08			
CARLSON DISTRIBUTING	14666	600608	09/07/2023	09/18/2023	170.38	BEVERAGES	104566.481 - Pro Shop FOODS & BEV	
CARLSON DISTRIBUTING	14783	607680	09/21/2023	10/12/2023	46.64	BEVERAGES	104566.481 - Pro Shop FOODS & BEV	
					$217.02			
CHEMTECH-FORD LABORATORIE	14667	23H2240	09/07/2023	09/18/2023	657.00	WSOO1/TP001/MR201/MD201	514751.250 - Water SUPPLY/MAINT &	
CHEMTECH-FORD LABORATORIE	14784	23I2298	10/06/2023	10/12/2023	450.00	LEAD/COPPER SAMPLES	514751.450 - Water WATER SAMPLES	

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CHEMTECH-FORD LABORATORIE	14828	23I2261	10/11/2023	10/26/2023	107.00	WS001 - TP001	514751.450 - Water WATER SAMPLES	
					$1,214.00			
CHILD SUPPORT SERVICES	14668	PR090823-1311	09/13/2023	09/18/2023	168.46	Child Support UT	102231 - Advance & Other W/H	
					$168.46			
COMPLIANCE DRUG & ALCOHOL	14669	5209	09/05/2023	09/18/2023	80.00	DRUG TESTING	534753.610 - Sanitation MISCELLANE	
COMPLIANCE DRUG & ALCOHOL	14669	5209	09/05/2023	09/18/2023	272.05	DRUG TESTING	514751.210 - Water DUES, SUBSCRIP	
COMPLIANCE DRUG & ALCOHOL	14669	5209	09/05/2023	09/18/2023	333.50	DRUG TESTING	104150.552 - Non Dept PROFESSION	
					$685.55			
					$685.55			
DALTON, KAYLEE	14785	101023KD	10/10/2023	10/12/2023	30.00	USE OF 3 PHOTOS FOR POSTCARD	104160.482 - Visitor Center MERCHAN	
					$30.00			
DANIELLE VIGIL - THE RUSTED C	14670	123	09/12/2023	09/18/2023	126.00	NAMES ON BACK OF JERSEYS	104560.285 - Rec PROGRAMS	
DANIELLE VIGIL - THE RUSTED C	14829	125	10/08/2023	10/26/2023	520.00	HOODIES FOR CHAMPIONSHIP	254540 - Community Events (City TRT)	25-2
					$646.00			
DB TRUCK & TRAILER REPAIR	14786	RFD 195803.100	10/05/2023	10/12/2023	80.82	Deposit Refund: 195803 - DB TRUCK & TRAILER R	512230 - Customer Deposits	
					$80.82			
DOMINION ENERGY	14787	0025SEPT23	09/22/2023	10/12/2023	15.54	232 S MAIN	104160.280 - Visitor Center UTILITIES	
DOMINION ENERGY	14787	0678SEPT23	09/22/2023	10/12/2023	13.28	349 W CENTER ST	524752.280 - Sewer UTILITIES	
DOMINION ENERGY	14787	0705SEPT23	09/22/2023	10/12/2023	18.25	832 W ABAJO DR	514751.280 - Water UTILITIES	
DOMINION ENERGY	14787	0914SEPT23	09/22/2023	10/12/2023	7.16	17 N 100 E	104140.280 - Admin UTILITIES	
DOMINION ENERGY	14787	1094SEPT23	09/22/2023	10/12/2023	11.95	797 S GOLF COURSE LANE	104565.280 - Golf UTILITIES	
DOMINION ENERGY	14787	3885SEPT23	09/22/2023	10/12/2023	11.43	133 S 100 W	514751.280 - Water UTILITIES	
DOMINION ENERGY	14787	3885SEPT23	09/22/2023	10/12/2023	11.43	133 S 100 W	524752.280 - Sewer UTILITIES	
DOMINION ENERGY	14787	6569SEPT23	09/22/2023	10/12/2023	130.76	648 S HIDEOUT WAY	544600.280 - Utilities	
DOMINION ENERGY	14787	6611SEPT23	09/22/2023	10/12/2023	742.94	333 W CENTER ST	104562.280 - Pool UTILITIES	
					$962.74			
					$962.74			
DPC INDUSTRIES INC	14788	DE74000535-23	08/31/2023	10/12/2023	56.00	CHLORINE, 150# CYL	514751.265 - Water SUPP & MAINT W	
DPC INDUSTRIES INC	14830	DE74000608-23	09/30/2023	10/26/2023	56.00	CHLORINE, 150# CYL	514751.265 - Water SUPP & MAINT W	
					$112.00			
EMERY TELCOM	14671	3148100AUG23	09/01/2023	09/18/2023	1,048.19	AUGUST BILLING	104140.280 - Admin UTILITIES	
EMERY TELCOM	14789	3148100SEPT23	10/01/2023	10/12/2023	1,025.03	SEPTEMBER BILLING	104140.280 - Admin UTILITIES	
					$2,073.22			
EMPIRE ELECTRIC	14672	1047JUL23	07/21/2023	09/18/2023	33.92	200 N MAIN ST (NORTH LIGHT)	104410.280 - Streets UTILITIES	
					$33.92			
EXECUTECH	14673	30264	08/31/2023	09/18/2023	165.50	SOPHOS CENTRAL INTERCEPT X ADVANCED/C	104150.552 - Non Dept PROFESSION	
EXECUTECH	14673	30276	09/01/2023	09/18/2023	950.00	IT SERVICES AGREEMENT	104150.552 - Non Dept PROFESSION	
					$1,115.50			
EXECUTECH	14790	30392	09/30/2023	10/12/2023	165.50	SOPHOS CENTRAL INTERCEPT X ADVANCED/C	104150.552 - Non Dept PROFESSION	
EXECUTECH	14790	30405	10/01/2023	10/12/2023	950.00	IT SERVICES	104150.552 - Non Dept PROFESSION	
					$1,115.50			
					$2,231.00			

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
FREEDOM MAILING SERVICES, IN	14674	46030	09/02/2023	09/18/2023	414.74	BILL PROCESSING	104140.240 - Admin OFFICE SUPPLIE	
FREEDOM MAILING SERVICES, IN	14791	46280	10/03/2023	10/12/2023	414.09	BILL PROCESSING	104140.240 - Admin OFFICE SUPPLIE	
					$828.83			
FRONTIER	14792	1032SEPT23	09/16/2023	10/12/2023	92.10	SEPTEMBER BILLING	104460.280 - Airport UTILITIES	
FRONTIER	14792	9202SEPT23	09/07/2023	10/12/2023	136.52	SEPTEMBER BILLING	104160.280 - Visitor Center UTILITIES	
					$228.62			
FRONTIER	14831	9202OCT23	10/07/2023	10/26/2023	136.52	OCTOBER BILLING	104160.280 - Visitor Center UTILITIES	
					$365.14			
GALLEGOS, MEGAN	14793	101023MG	10/10/2023	10/12/2023	150.00	AUGUST/SEPTEMBER MILEAGE REIMBURSMEN	104140.230 - Admin TRAVEL and TRAI	
					$150.00			
GALLUP WELDER'S SUPPLY, INC.	14675	GR00179742	08/31/2023	09/18/2023	44.00	ARGON, ARGON MIX, OXYGEN, ACETYLENE	104410.250 - Streets SUPP & MAINT -	
GALLUP WELDER'S SUPPLY, INC.	14794	GR00180594	09/30/2023	10/12/2023	44.00	ARGON, ARGON MIX, OXYGEN, ACETYLENE	104410.250 - Streets SUPP & MAINT -	
					$88.00			
GILL, MELISSA	14676	090123MG	09/01/2023	09/18/2023	16.70	AUG MILEAGE	104140.230 - Admin TRAVEL and TRAI	
GILL, MELISSA	14676	091223MG	09/12/2023	09/18/2023	574.18	ULCT RECORDERS DAY REIMBURSMENT	104140.230 - Admin TRAVEL and TRAI	
					$590.88			
GILL, MELISSA	14718	092823MG	09/28/2023	10/10/2023	700.74	UMCA FALL CONFERENCE	104140.230 - Admin TRAVEL and TRAI	
GILL, MELISSA	14832	102323MG	10/23/2023	10/26/2023	23.12	SEPTEMBER MILEAGE	104140.230 - Admin TRAVEL and TRAI	
					$1,314.74			
HELQUIST, HUNTER	14677	091823HH	09/18/2023	09/18/2023	128.09	REIMBURSMENT FOR WORK BOOTS	534753.610 - Sanitation MISCELLANE	
					$128.09			
HIGH DESERT CAFE, INC	14678	090823HD	09/08/2023	09/18/2023	350.00	CATERING FOR GOLF TOURNAMENT	103475 - Golf Tournament revenue	
					$350.00			
JAY, HANNAH	14679	090723HJ	09/07/2023	09/18/2023	531.00	JEWELRY FOR WELCOME CENTER	104160.482 - Visitor Center MERCHAN	
					$531.00			
JONES & DEMILLE ENGINEERING,	14680	0131943	08/29/2023	09/18/2023	5,556.00	SPRING CREEK WATER COLLECTION	511610 - Construction in progress	
JONES & DEMILLE ENGINEERING,	14795	0132224	09/29/2023	10/12/2023	1,267.00	GRADUATE ENGINEER IV/SENIOR GIS SPECIALI	511610 - Construction in progress	
					$6,823.00			
KULOW, KAEDEN	14833	100723KK	10/07/2023	10/26/2023	441.63	UAOC CONFERENCE TRAVEL	104140.230 - Admin TRAVEL and TRAI	
					$441.63			
MAIN STREET DRUG	14681	REC18065	08/15/2023	09/18/2023	33.09	SILENT AUCTION ITEM UMCA\	104150.551 - Non Dept ECONOMIC D	
					$33.09			
MANNING CURTIS BRADSHAW &	14682	69972	08/31/2023	09/18/2023	1,031.50	GENERAL WORK FOR CITY	104121.310 - Court PROFESSIONAL/T	
MANNING CURTIS BRADSHAW &	14796	70335	09/30/2023	10/12/2023	209.00	GENERAL WORK FOR CITY	104121.310 - Court PROFESSIONAL/T	
					$1,240.50			
MARTY, MONAGHAN	14797	080823MM	08/08/2023	10/12/2023	350.00	GOLF MERCHANDISE SAMPLES\	104566.482 - Pro Shop MERCHANDIS	
					$350.00			

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
MESQUITE ELECTRIC LLC	14834	10-3226-EF	07/05/2023	10/26/2023	-3,581.31	RETENTION 5%	104460.740 - Airport CAPITAL OUTLAY	
MESQUITE ELECTRIC LLC	14834	10-3226-EF	07/05/2023	10/26/2023	7,000.00	CONTRACT ADDITIONAL FENCE	104460.740 - Airport CAPITAL OUTLAY	
MESQUITE ELECTRIC LLC	14834	10-3226-EF	07/05/2023	10/26/2023	64,626.12	CONTRACT IMPROVEMENTS	104460.740 - Airport CAPITAL OUTLAY	
MESQUITE ELECTRIC LLC	14834	10-3226-ER	07/05/2023	10/26/2023	3,581.31	RETENTION-INV 10-3226-EF	104460.740 - Airport CAPITAL OUTLAY	
MESQUITE ELECTRIC LLC	14834	10-3226-ER	07/05/2023	10/26/2023	9,693.92	RETENTION-INV 10-3226-EI	104460.740 - Airport CAPITAL OUTLAY	
					$81,320.04			
					$81,320.04			
MONTICELLO HIGH SCHOOL	14683	090723MHS	09/07/2023	09/18/2023	600.00	FOOTBALL TEAM BOOKS AND SCORE BOARD	254540 - Community Events (City TRT)	
					$600.00			
MONTICELLO MERCANTILE CO	14684	C290114	07/20/2023	09/18/2023	42.25	PAINT/TAPE	254540 - Community Events (City TRT)	25-2
MONTICELLO MERCANTILE CO	14684	C290205	07/21/2023	09/18/2023	46.36	CABLE TIES/ROPE	254540 - Community Events (City TRT)	25-2
MONTICELLO MERCANTILE CO	14684	C290212	07/21/2023	09/18/2023	23.63	GALVANIZED COUPLING/BOIL DRAIN	104565.250 - Golf EQUIPMENT	
MONTICELLO MERCANTILE CO	14684	C293833	08/24/2023	09/18/2023	17.49	PRESSURE GAUGE	104140.610 - Admin MISCELLANEOU	
MONTICELLO MERCANTILE CO	14684	C294148	08/28/2023	09/18/2023	41.78	BATTERIES/WORK LIGHT	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C294152	08/28/2023	09/18/2023	17.98	MARKING PAINT	514751.266 - Water SUPP & MAINT DI	
MONTICELLO MERCANTILE CO	14684	C294243	08/29/2023	09/18/2023	3.29	MAG SETTER	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C294338	08/30/2023	09/18/2023	12.49	DUCT TAPE	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C294904	09/05/2023	09/18/2023	493.02	MISC PAINT SUPPLIES	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14684	C294973	09/05/2023	09/18/2023	15.98	SPRAY PAINT	104565.610 - Golf MISCELLANEOUS	
MONTICELLO MERCANTILE CO	14684	C295129	09/07/2023	09/18/2023	6.29	GLASSES	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C295145	09/07/2023	09/18/2023	4.99	ELEC TAPE	524752.250 - Sewer SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C295714	09/12/2023	09/18/2023	51.24	MISC PVC	104565.275 - Golf IRRIGATION REPAI	
MONTICELLO MERCANTILE CO	14684	C295849	09/13/2023	09/18/2023	17.28	CONNECTOR/HOSE BIB	104460.250 - Airport SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C295850	09/13/2023	09/18/2023	5.28	SHUT OFF VALVE/COUPLING	104460.250 - Airport SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14684	C296086	09/16/2023	09/18/2023	22.78	FABRIC FOR FLAGS	104560.285 - Rec PROGRAMS	
MONTICELLO MERCANTILE CO	14684	E30030	08/29/2023	09/18/2023	35.96	FIELD INV SPRAY	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14684	E30207	09/12/2023	09/18/2023	5.49	SIMPLE GREEN	104160.250 - Visitor Center SUPPLIES	
					$863.58			
MONTICELLO MERCANTILE CO	14798	C296024	09/15/2023	10/12/2023	33.26	SHOP SUPPLIES	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14798	C296337	09/19/2023	10/12/2023	149.00	LINSEED OIL	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14798	C296423	09/20/2023	10/12/2023	4.79	CLEANER	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14798	C296468	09/20/2023	10/12/2023	5.99	GLOVES	534753.250 - Sanitation SUPP & MAIN	
MONTICELLO MERCANTILE CO	14798	C296552	09/21/2023	10/12/2023	47.99	BIT SET	534753.250 - Sanitation SUPP & MAIN	
MONTICELLO MERCANTILE CO	14798	C296562	09/21/2023	10/12/2023	27.28	MOUSE TRAPS FOR PIONEER PARK CHURCH	104510.610 - Parks MISCELLANEOUS	
MONTICELLO MERCANTILE CO	14798	C296563	09/21/2023	10/12/2023	29.99	LOCKSET	104560.250 - Rec SUPP & MAINT - EQ	
MONTICELLO MERCANTILE CO	14798	C297021	09/26/2023	10/12/2023	34.47	TAPE/CHARGER/CHARGE CABLE	514751.450 - Water WATER SAMPLES	
MONTICELLO MERCANTILE CO	14798	C297165	09/27/2023	10/12/2023	2.98	KEYS	104140.610 - Admin MISCELLANEOU	
MONTICELLO MERCANTILE CO	14798	C297370	09/29/2023	10/12/2023	5.99	BATTERIES	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14798	C297371	09/29/2023	10/12/2023	17.46	MISC PVC	104565.275 - Golf IRRIGATION REPAI	
MONTICELLO MERCANTILE CO	14798	C297824	10/03/2023	10/12/2023	30.99	GARBAGE CAN	104566.250 - Pro Shop SUPPLIES MAI	
					$390.19			
MONTICELLO MERCANTILE CO	14835	C297868	10/04/2023	10/26/2023	26.48	WORK GLOVES	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C298531	10/10/2023	10/26/2023	32.06	TAPE/CONNECTORS	104565.250 - Golf EQUIPMENT	
MONTICELLO MERCANTILE CO	14835	C298572	10/10/2023	10/26/2023	25.99	BATTERIES	534753.255 - Sanitation MAINTANANC	
MONTICELLO MERCANTILE CO	14835	C298648	10/11/2023	10/26/2023	58.57	HOSE/CONNECTOR	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C298649	10/11/2023	10/26/2023	-7.29	RETURN HOSE CONNECTOR	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C298649	10/11/2023	10/26/2023	6.29	CONNECTOR	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C298651	10/11/2023	10/26/2023	7.29	CONNECTOR	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C298657	10/11/2023	10/26/2023	44.28	SEALANT/SHOVEL	104565.610 - Golf MISCELLANEOUS	
MONTICELLO MERCANTILE CO	14835	C298748	10/12/2023	10/26/2023	80.47	PLIERS	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14835	C298766	10/12/2023	10/26/2023	49.93	ANTIFREEZE/LEAF RAKE	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C298945	10/13/2023	10/26/2023	8.98	KNIFE/STAPLER	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14835	C299316	10/17/2023	10/26/2023	72.72	MISC SUPPLIES	104565.253 - Golf OIL & LUBRICANTS	

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
MONTICELLO MERCANTILE CO	14835	C299424	10/18/2023	10/26/2023	25.77	TAPE/FOAM/PRIMER	514751.610 - Water MISCELLANEOUS	
MONTICELLO MERCANTILE CO	14835	C299429	10/18/2023	10/26/2023	50.99	HEAT SEED	104510.250 - Parks SUPP & MAINT - E	
MONTICELLO MERCANTILE CO	14835	C299476	10/18/2023	10/26/2023	25.99	BATTRIES	514751.266 - Water SUPP & MAINT DI	
MONTICELLO MERCANTILE CO	14835	C299530	10/18/2023	10/26/2023	8.28	ANCHOR/SCREWS	104150.560 - Non Dept EQUIPMENT	
MONTICELLO MERCANTILE CO	14835	C299551	10/19/2023	10/26/2023	49.98	RAKE/SHOVEL	104150.250 - Non Dept UDOT SAFE R	
MONTICELLO MERCANTILE CO	14835	C299571	10/19/2023	10/26/2023	19.48	FILTER/MULCH	104150.250 - Non Dept UDOT SAFE R	
MONTICELLO MERCANTILE CO	14835	C299595	10/19/2023	10/26/2023	10.49	2X4X8 STUDS	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14835	C300034	10/23/2023	10/26/2023	23.99	AVIATION SNIPS	104410.250 - Streets SUPP & MAINT -	
MONTICELLO MERCANTILE CO	14835	C300057	10/23/2023	10/26/2023	39.98	HOE/EXHAUST FLUID	534753.250 - Sanitation SUPP & MAIN	
MONTICELLO MERCANTILE CO	14835	C300175	10/24/2023	10/26/2023	32.66	CHARGER/TRASH BAGS/ALCOHOL	514751.265 - Water SUPP & MAINT W	
MONTICELLO MERCANTILE CO	14835	C300201	10/24/2023	10/26/2023	2.99	KEY TAG	534753.255 - Sanitation MAINTANANC	
MONTICELLO MERCANTILE CO	14835	C97794	10/01/2023	10/26/2023	2.28	MISC HARDWARE	534753.250 - Sanitation SUPP & MAIN	
MONTICELLO MERCANTILE CO	14835	E30524	10/13/2023	10/26/2023	1.72	MISC HARDWARE	104510.250 - Parks SUPP & MAINT - E	
					$700.37			
					$1,954.14			
MOTOR PARTS COMPANY	14685	557168	08/21/2023	09/18/2023	53.77	BUTT CONNECTOR/PRIMARY WIRE/SWITCH	104565.250 - Golf EQUIPMENT	
MOTOR PARTS COMPANY	14685	557631	09/01/2023	09/18/2023	74.07	OIL FILTER	104565.253 - Golf OIL & LUBRICANTS	
MOTOR PARTS COMPANY	14685	557829	09/06/2023	09/18/2023	25.98	2.5 DEF	104565.252 - Golf FUEL & DIESEL	
MOTOR PARTS COMPANY	14685	557850	09/06/2023	09/18/2023	26.29	MARKER L/STP TAIL RT OVER 80"	104565.250 - Golf EQUIPMENT	
MOTOR PARTS COMPANY	14685	557856	09/07/2023	09/18/2023	13.98	10W30	534753.250 - Sanitation SUPP & MAIN	
MOTOR PARTS COMPANY	14685	557908	09/07/2023	09/18/2023	41.98	DISP GLOVES	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14685	558181	09/12/2023	09/18/2023	23.67	SPARK PLUG/MOTOR TUNE UP/SEA FOAM SPR	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14685	558232	09/13/2023	09/18/2023	46.98	OIL FILTER/OIL	104565.253 - Golf OIL & LUBRICANTS	
					$306.72			
MOTOR PARTS COMPANY	14799	558113	09/11/2023	10/12/2023	282.99	PARTS FOR SEWER TRUCK	524752.250 - Sewer SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	558482	09/18/2023	10/12/2023	96.49	RATCHET	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	558553	09/20/2023	10/12/2023	40.45	V-BELT/ANTIFREEZE	104565.250 - Golf EQUIPMENT	
MOTOR PARTS COMPANY	14799	558574	09/20/2023	10/12/2023	49.39	RAZOR/SPARK PLUG	514751.240 - Water OFFICE SUPPLIE	
MOTOR PARTS COMPANY	14799	558795	09/25/2023	10/12/2023	-49.39	RAZOR/SPARK PLUG REFUND	514751.240 - Water OFFICE SUPPLIE	
MOTOR PARTS COMPANY	14799	558857	09/26/2023	10/12/2023	6.58	CLAMP	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	558866	09/26/2023	10/12/2023	43.39	RADIATOR HOSE/FLUID	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	558919	09/27/2023	10/12/2023	12.99	2.5 DEF	534753.250 - Sanitation SUPP & MAIN	
MOTOR PARTS COMPANY	14799	559164	10/02/2023	10/12/2023	102.58	FUEL FILTER	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	559174	10/02/2023	10/12/2023	-53.19	FUEL FILTER WARRANTY	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	559272	10/04/2023	10/12/2023	53.19	FUEL FILTER	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14799	559305	10/04/2023	10/12/2023	29.66	BATTERY CABLES AND BRUSH	534753.250 - Sanitation SUPP & MAIN	
MOTOR PARTS COMPANY	14799	559363	10/05/2023	10/12/2023	360.98	BATTERY/CORE DEPOSIT	534753.250 - Sanitation SUPP & MAIN	
					$976.11			
MOTOR PARTS COMPANY	14836	559414	10/06/2023	10/26/2023	14.99	2.5 DEF	534753.250 - Sanitation SUPP & MAIN	
MOTOR PARTS COMPANY	14836	559723	10/12/2023	10/26/2023	62.22	PHI SOLENOID	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14836	559942	10/17/2023	10/26/2023	19.99	TRAILER BALL/10W30/MAPP GAS/ANTIFREEZE	104565.253 - Golf OIL & LUBRICANTS	
MOTOR PARTS COMPANY	14836	559942	10/17/2023	10/26/2023	93.09	TRAILER BALL/10W30/MAPP GAS/ANTIFREEZE	104565.250 - Golf EQUIPMENT	
MOTOR PARTS COMPANY	14836	560028	10/18/2023	10/26/2023	70.99	HYDRAULIC HOSE/HOSE FITTINGS	104410.250 - Streets SUPP & MAINT -	
MOTOR PARTS COMPANY	14836	560126	10/20/2023	10/26/2023	29.98	2.5 DEF	534753.250 - Sanitation SUPP & MAIN	
MOTOR PARTS COMPANY	14836	560272	10/23/2023	10/26/2023	36.09	AIR FILTER	104410.250 - Streets SUPP & MAINT -	
					$327.35			
					$1,610.18			
MOUNTAINLAND SUPPLY COMPA	14686	S105572259.003	08/21/2023	09/18/2023	6.83	BUSHING	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14686	S105602933.001	08/22/2023	09/18/2023	40.12	VALVE BOX RISER	514751.266 - Water SUPP & MAINT DI	
MOUNTAINLAND SUPPLY COMPA	14686	S105623342.001	08/24/2023	09/18/2023	283.96	REPAIR COUPLERS	514751.267 - Water SUPP & MAINT S	
MOUNTAINLAND SUPPLY COMPA	14686	S105627475.001	08/25/2023	09/18/2023	81.56	MISC PVC	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14686	S105627628.001	08/30/2023	09/18/2023	117.25	RB ADAPTER	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14686	S105640106.001	08/31/2023	09/18/2023	155.87	SUPPLIES FOR DB HOOKUP	514751.266 - Water SUPP & MAINT DI	

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
MOUNTAINLAND SUPPLY COMPA	14686	S105645850.001	09/12/2023	09/18/2023	2,820.21	ACME RAIN BIRD	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14686	S105646322.001	09/05/2023	09/18/2023	685.02	SUPPLIES FOR DB HOOKUP	514751.266 - Water SUPP & MAINT DI	
MOUNTAINLAND SUPPLY COMPA	14686	S105649300.001	09/06/2023	09/18/2023	101.86	SUPPLIES FOR DB HOOKUP	514751.266 - Water SUPP & MAINT DI	
MOUNTAINLAND SUPPLY COMPA	14686	S105653390.001	09/07/2023	09/18/2023	251.09	STICK TRANSFER PUMP/TOOLS	104410.250 - Streets SUPP & MAINT -	
MOUNTAINLAND SUPPLY COMPA	14686	S105654239.001	09/15/2023	09/18/2023	559.72	MILWAUKEE BATTERIES	104565.250 - Golf EQUIPMENT	
MOUNTAINLAND SUPPLY COMPA	14686	S105658510.001	09/11/2023	09/18/2023	34.71	PVC/COUPLING	524752.250 - Sewer SUPP & MAINT -	
MOUNTAINLAND SUPPLY COMPA	14686	S105662836.001	09/12/2023	09/18/2023	31.71	SS INSERTS	514751.266 - Water SUPP & MAINT DI	
					$5,169.91			
MOUNTAINLAND SUPPLY COMPA	14800	S105572259.004	10/06/2023	10/12/2023	6.83	BUSHING	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14800	S105642103.001	09/25/2023	10/12/2023	577.06	AMIAD TOOL	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14800	S105645850.002	10/06/2023	10/12/2023	1,410.11	ACME RAIN BIRD	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14800	S105666154.001	09/13/2023	10/12/2023	63.08	CHLORINE	514751.265 - Water SUPP & MAINT W	
MOUNTAINLAND SUPPLY COMPA	14800	S105672554.001	09/15/2023	10/12/2023	376.14	MISC PVC/PVC CEMENT	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14800	S105679848.001	09/20/2023	10/12/2023	37.71	PVC	514751.250 - Water SUPPLY/MAINT &	
MOUNTAINLAND SUPPLY COMPA	14800	S105693995.001	10/06/2023	10/12/2023	153.08	MISC PVC	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14800	S105711567.001	10/04/2023	10/12/2023	17.02	UTILITY KNIFE/GLOVES	524752.250 - Sewer SUPP & MAINT -	
MOUNTAINLAND SUPPLY COMPA	14800	S105713977.001	10/05/2023	10/12/2023	12.93	SOLVENT BASE SPRAY	514751.266 - Water SUPP & MAINT DI	
					$2,653.96			
MOUNTAINLAND SUPPLY COMPA	14837	S105724119.001	10/10/2023	10/26/2023	279.05	FIRE TRUCK 103 PARTS	104220.250 - Fire SUPP & MAINT - EQ	
MOUNTAINLAND SUPPLY COMPA	14837	S105724119.002	10/12/2023	10/26/2023	4.97	FIRE TRUCK 103 PARTS	104220.250 - Fire SUPP & MAINT - EQ	
MOUNTAINLAND SUPPLY COMPA	14837	S105724119.003	10/13/2023	10/26/2023	135.96	FIRE TRUCK 103 PARTS	104220.250 - Fire SUPP & MAINT - EQ	
MOUNTAINLAND SUPPLY COMPA	14837	S105727931.001	10/12/2023	10/26/2023	46.84	PVC	104565.275 - Golf IRRIGATION REPAI	
MOUNTAINLAND SUPPLY COMPA	14837	S105728214.001	10/12/2023	10/26/2023	529.38	CHECK VALVE OUTLET/BRASS NIPPLE/PIPE	514751.266 - Water SUPP & MAINT DI	
MOUNTAINLAND SUPPLY COMPA	14837	S105730701.001	10/13/2023	10/26/2023	34.52	GLOVES/KNIFE	514751.250 - Water SUPPLY/MAINT &	
MOUNTAINLAND SUPPLY COMPA	14837	S105731641.001	10/13/2023	10/26/2023	77.19	QUICK JOINT	514751.266 - Water SUPP & MAINT DI	
MOUNTAINLAND SUPPLY COMPA	14837	S105738098.001	10/17/2023	10/26/2023	6.82	INSERT FOR PE PIPE	514751.266 - Water SUPP & MAINT DI	
MOUNTAINLAND SUPPLY COMPA	14837	S105740384.001	10/18/2023	10/26/2023	9.94	DIPPED GLOVES	104410.610 - Streets MISCELLANEOU	
MOUNTAINLAND SUPPLY COMPA	14837	S105741458.001	10/18/2023	10/26/2023	83.78	METER RING AND LID	514751.266 - Water SUPP & MAINT DI	
					$1,208.45			
					$9,032.32			
MOWER, DANIEL & AMBER	14687	RFD 195360.091	09/18/2023	09/18/2023	91.30	Deposit Refund: 195360 - MOWER, DANIEL & AMB	512230 - Customer Deposits	
					$91.30			
MUNRO SUPPLY INC	14688	455359	08/23/2023	09/18/2023	7.41	GASKET FLANGE	514751.265 - Water SUPP & MAINT W	
MUNRO SUPPLY INC	14801	456487	09/29/2023	10/12/2023	354.96	LITTLE GIANT SUBMERSIBLE	514751.265 - Water SUPP & MAINT W	
					$362.37			
NOVOTNEY, JENNY	14802	114567	08/23/2023	10/12/2023	26.69	UNABLE TO USE PUNCH PASS	103473 - Swimming Pool Revenue	
					$26.69			
O'NEIL, TRAVIS & BETTINA	14689	RFD 194987.091	09/13/2023	09/18/2023	141.12	Deposit Refund: 194987 - O'NEIL, TRAVIS & BETTI	512230 - Customer Deposits	
					$141.12			
OFFICE ETC	14803	497434	09/22/2023	10/12/2023	703.07	COPIER MAINTENANCE AND INK	104140.250 - Admin SUPP & MAINT -	
					$703.07			
OLSON, WILLIAM	14838	10132023WO	10/13/2023	10/26/2023	504.30	PICKED UP CARTS IN GRAND JUNCTION	104565.230 - Golf TRAVEL & TRAININ	
OLSON, WILLIAM	14838	101623WO	10/16/2023	10/26/2023	64.80	FUEL PUMP	104565.250 - Golf EQUIPMENT	
					$569.10			
					$569.10			
P & W GOLF SUPPLY, LLC	14804	INV118663	09/15/2023	10/12/2023	344.45	TEE HOLDERS/CHIPPING NETS	104566.250 - Pro Shop SUPPLIES MAI	

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
P & W GOLF SUPPLY, LLC	14804	INV118727	09/18/2023	10/12/2023	470.42	DRIVE RANGE DIVIDER	104566.250 - Pro Shop SUPPLIES MAI	
					$814.87			
					$814.87			
PACKARD WHOLESALE CO.	14690	INV216194	09/06/2023	09/18/2023	190.64	CONCESSIONS	104566.481 - Pro Shop FOODS & BEV	
PACKARD WHOLESALE CO.	14690	INV216659	09/13/2023	09/18/2023	244.45	CONCESSIONS	104566.481 - Pro Shop FOODS & BEV	
					$435.09			
PACKARD WHOLESALE CO.	14805	INV217175	09/20/2023	10/12/2023	44.95	PAPER TOWELS	104160.250 - Visitor Center SUPPLIES	
PACKARD WHOLESALE CO.	14805	INV217175	09/20/2023	10/12/2023	51.39	CENTER PULL TOWEL	104410.250 - Streets SUPP & MAINT -	
PACKARD WHOLESALE CO.	14805	INV217729	09/27/2023	10/12/2023	85.56	CONCESSIONS	104566.481 - Pro Shop FOODS & BEV	
PACKARD WHOLESALE CO.	14805	INV218274	10/04/2023	10/12/2023	204.39	CONCESSIONS	104566.481 - Pro Shop FOODS & BEV	
					$386.29			
					$821.38			
PEHP LTD Program Attn: LTD Paym	14691	07/15-08/25	09/18/2023	09/18/2023	300.30	LONG TERM DISIABILITY	101563 - Health Insurance clearing	
					$300.30			
PEHRSON, ROBERT JERRY	14692	225200561 09/07/	08/07/2023	09/18/2023	400.00	REFUND OF BAIL POSTED #225200561	102320 - Bail held in trust	
					$400.00			
PENGUIN MANAGEMENT INC	14839	76341	10/12/2023	10/26/2023	92.00	DISPATCH	104220.610 - Fire MISCELLANEOUS	
					$92.00			
PEPSI-COLA	14693	34276667	09/14/2023	09/18/2023	1,442.78	BEVERAGES	104566.481 - Pro Shop FOODS & BEV	
PEPSI-COLA	14840	23159864	10/12/2023	10/26/2023	508.99	BEVERAGES	104566.481 - Pro Shop FOODS & BEV	
					$1,951.77			
PING	14806	17171133	09/22/2023	10/12/2023	176.00	GOLF BAGS	104566.482 - Pro Shop MERCHANDIS	
					$176.00			
PIONEER ATHLETICS	14694	INV898813	08/31/2023	09/18/2023	468.84	PAINT/SHIPPING	104510.250 - Parks SUPP & MAINT - E	
					$468.84			
Procter, Jesse	14807	RFD 195950.101	10/10/2023	10/12/2023	40.37	Deposit Refund: 195950 - Procter, Jesse	512230 - Customer Deposits	
					$40.37			
PUBLIC EMPLOYEE HEALTH PLAN	14695	08/01-08/31/23	09/18/2023	09/18/2023	10,535.42	ACTIVE EMPLOYEE PREMIUM .	101563 - Health Insurance clearing	
PUBLIC EMPLOYEE HEALTH PLAN	14808	09.01-09.30.23	10/12/2023	10/12/2023	21,070.84	ACTIVE EMPLOYEE PREMIUM .	101563 - Health Insurance clearing	
PUBLIC EMPLOYEE HEALTH PLAN	14841	10/01-10/31/23	10/25/2023	10/26/2023	10,535.42	ACTIVE EMPLOYEE PREMIUM .	101563 - Health Insurance clearing	
					$42,141.68			
R & R PRODUCTS, INC	14696	CD2828943	08/25/2023	09/18/2023	42.77	BALDWIN AIR FILTER ELEMENT	104565.250 - Golf EQUIPMENT	
R & R PRODUCTS, INC	14809	CD2843853	10/10/2023	10/12/2023	644.85	BEDKNIFE/BEARING/SCREWS	104565.250 - Golf EQUIPMENT	
					$687.62			
REDD INVESTMENT CORP.	14842	102523RI	10/25/2023	10/26/2023	21,332.00	WATER RIGHTS 09-2212	511611 - Land and water rights	
					$21,332.00			
REDD, GRAYSON & JAN	14843	102523GJR	10/25/2023	10/26/2023	82,617.00	WATER RIGHTS PURCHASE 09-2212	511611 - Land and water rights	
REDD, GRAYSON & JAN	14843	102523GJR	10/25/2023	10/26/2023	213,750.00	WATER RIGHTS PURCHASE 09-03	511611 - Land and water rights	
					$296,367.00			
					$296,367.00			

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
RELADYNE WEST LLC	14844	1014908-IN	10/06/2023	10/26/2023	3,878.00	FUEL	104565.252 - Golf FUEL & DIESEL	
					$3,878.00			
SAFETY SUPPLY & SIGN	14845	186618	10/20/2023	10/26/2023	487.10	PAINT	104410.480 - Class C - SIGNS	
					$487.10			
SAN JUAN COUNTY LANDFILL OP	14697	SJCL CONTRAC	08/31/2023	09/18/2023	75.68	1.72 TN 08/10	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL CONTRAC	08/31/2023	09/18/2023	137.28	3.12 TN 08/01	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL CONTRAC	08/31/2023	09/18/2023	159.00	CONTRACTED SERVICE	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL CONTRAC	08/31/2023	09/18/2023	159.00	CONTRACTED SERVICE	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL CONTRAC	08/31/2023	09/18/2023	159.00	CONTRACTED SERVICE	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL CONTRAC	08/31/2023	09/18/2023	223.08	5.07 TN 08/22	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	3.00	CAR OR PICKUP TIRE 08/01	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	10.00	MATTRESS OR BOX SPRING 08/01	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	20.00	2 LARGE ELECTRONIC ITEMS 08/01	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	40.48	.92 TN 08/03	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	84.04	1.91 TN 08/29	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	99.88	2.27 TN 08/24	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	140.36	3.19 TN 08/10	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	324.28	7.37 TN 08/07	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	352.00	8.00 TN 08/04	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	396.00	9.00 TN 08/18	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	397.32	9.03 TN 08/28	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	412.28	9.37 TN 08/11	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	413.16	9.39 TN 08/21	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	416.24	9.46 TN 08/15	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	424.60	9.65 TN 08/052	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	449.24	10.21 TN 08/23	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	460.68	10.47 TN 08/09	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	462.44	10.51 TN 08/17	534753.110 - Sanitation SALARIES &	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	463.32	10.53 TN 08/31	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14697	SJCL TIPPAGE A	08/31/2023	09/18/2023	493.24	11.21 TN 08/25	534753.268 - Sanitation TIPPAGE FEE	
					$6,775.60			
SAN JUAN COUNTY LANDFILL OP	14810	SJCL CONTRAC	09/30/2023	10/12/2023	75.24	1.71 TN 09/05	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL CONTRAC	09/30/2023	10/12/2023	100.32	2.28 TN 09/07	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL CONTRAC	09/30/2023	10/12/2023	159.00	CONTRACTED SERVICE	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL CONTRAC	09/30/2023	10/12/2023	159.00	CONTRACTED SERVICE	534753.267 - Sanitation CONTRACTE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	10.00	MATTRESS/BOX SPRING	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	30.00	MATTRESS/BOX SPRINGS X3	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	390.72	8.88 TN 09/27	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	394.68	9.87 TN 09/01	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	402.16	9.14 TN 09/06	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	405.24	9.21 TN 09/26	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	431.64	9.81 TN 09/18	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	432.96	9.84 TN 09/08	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	436.04	9.91 TN 09/29	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	442.64	10.06 TN 09/11	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	442.64	10.06 TN 09/13	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	446.16	10.14 TN 09/22	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	454.96	10.34 TN 09/20	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	477.84	10.86 TN 09/15	534753.268 - Sanitation TIPPAGE FEE	
SAN JUAN COUNTY LANDFILL OP	14810	SJCL TIPPAGE S	09/30/2023	10/12/2023	485.32	11.03 TN 09/05	534753.268 - Sanitation TIPPAGE FEE	
					$6,176.56			
					$12,952.16			
SAN JUAN COUNTY ROAD DEPT.	14698	46644	08/17/2023	09/18/2023	259.20	ADDED HYD OIL #305	534753.250 - Sanitation SUPP & MAIN	
					$259.20			

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
SAN JUAN RECORD	14699	163343	08/30/2023	09/18/2023	28.00	PUBLIC HEARING	104140.220 - Admin PUBLIC NOTICES	
SAN JUAN RECORD	14699	163397	09/06/2023	09/18/2023	35.00	PUBLIC HEARING	104140.220 - Admin PUBLIC NOTICES	
					$63.00			
SAN JUAN RECORD	14811	163446	09/20/2023	10/12/2023	46.90	PUBLIC NOTICE	104140.220 - Admin PUBLIC NOTICES	
SAN JUAN RECORD	14811	163468	09/26/2023	10/12/2023	19.95	CARDSTOCK/PAPER	104140.240 - Admin OFFICE SUPPLIE	
SAN JUAN RECORD	14811	163521	10/04/2023	10/12/2023	19.60	PUBLIC NOTICE	104140.220 - Admin PUBLIC NOTICES	
					$86.45			
SAN JUAN RECORD	14846	163551	10/12/2023	10/26/2023	37.80	LEGAL NOTICE	104140.220 - Admin PUBLIC NOTICES	
					$187.25			
SAN JUAN REPUBLICAN PARTY	14700	091823SJRP	09/18/2023	09/18/2023	100.00	REFUND OF DEPOSIT/HIDEOUT COMMUNITY C	103431 - Rental Income	
SAN JUAN REPUBLICAN PARTY	14700	091823SJRP2	09/18/2023	09/18/2023	50.00	REFUND OF DEPOSIT/HIDEOUT COMMUNITY C	103431 - Rental Income	
					$150.00			
					$150.00			
SHUMWAY, SHIRWIN	14812	834526	10/10/2023	10/12/2023	469.00	ASSORTED POTTERY	104160.482 - Visitor Center MERCHAN	
					$469.00			
SIMON, JEFF	14701	091223JS	08/12/2023	09/18/2023	100.00	PRIVATE GOLF LESSON PD W CREDIT CARD	103474 - Golf Course Rounds	
SIMON, JEFF	14847	102323JS	10/23/2023	10/26/2023	160.51	GOLF SKIRTS	104566.482 - Pro Shop MERCHANDIS	
SIMON, JEFF	14847	102323JS	10/23/2023	10/26/2023	200.00	REIMBURSMENT FOR TOURNAMENT	104566.230 - Pro Shop TRAVEL & TRA	
					$360.51			
					$460.51			
SMUIN, RICH & MARSING	14702	46205	07/31/2023	09/18/2023	16,049.34	CONSULTING	104150.552 - Non Dept PROFESSION	
SMUIN, RICH & MARSING	14702	46375	08/31/2023	09/18/2023	375.00	CONSULTING	104150.552 - Non Dept PROFESSION	
					$16,424.34			
					$16,424.34			
SNIPES, THOMAS & LINDA	14703	091823LS	09/18/2023	09/18/2023	350.00	SEPTEMBER	254510 - Parks & Beautification	
					$350.00			
SOUTHEASTERN UTAH DISTRICT	14704	#2227 2228	09/01/2023	09/18/2023	60.00	WATER SAMPLES	514751.450 - Water WATER SAMPLES	
SOUTHEASTERN UTAH DISTRICT	14848	#2339 2392	10/01/2023	10/26/2023	60.00	LAB SAMPLES	514751.450 - Water WATER SAMPLES	
					$120.00			
STOTZ EQUIPMENT	14705	P86520	08/16/2023	09/18/2023	1,495.97	PARTS	104565.250 - Golf EQUIPMENT	
					$1,495.97			
SUN MOUNTAIN	14706	1146619	08/24/2023	09/18/2023	187.50	SHIRTS	104566.482 - Pro Shop MERCHANDIS	
					$187.50			
SUPREME INTERNATIONAL LLC	14850	V2165447	07/31/2023	10/26/2023	1,317.00	EMBROIDERY	104566.482 - Pro Shop MERCHANDIS	
					$1,317.00			
TAYLOR MADE GOLF COMPANY, I	14813	36919490	09/11/2023	10/12/2023	632.53	DRIVER	104566.482 - Pro Shop MERCHANDIS	
TAYLOR MADE GOLF COMPANY, I	14813	36924089	09/13/2023	10/12/2023	480.21	DRIVER	104566.482 - Pro Shop MERCHANDIS	
TAYLOR MADE GOLF COMPANY, I	14813	36926251	09/14/2023	10/12/2023	200.40	REED MCCOURT	104566.482 - Pro Shop MERCHANDIS	
					$1,313.14			
					$1,313.14			

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
TAYLOR MADE WOODEN HERITA	14814	835	08/21/2023	10/12/2023	42.54	REPAIR GRANITE HOLE MARKER	104565.250 - Golf EQUIPMENT	
					$42.54			
TITLEIST COBRA/ACUSHNET CO	14707	916470139	09/05/2023	09/18/2023	263.82	BALLS	104566.482 - Pro Shop MERCHANDIS	
TITLEIST COBRA/ACUSHNET CO	14707	916471278	08/23/2023	09/18/2023	1,026.13	BALLS	104566.482 - Pro Shop MERCHANDIS	
TITLEIST COBRA/ACUSHNET CO	14707	916510864	09/11/2023	09/18/2023	736.36	CLUBS	104566.482 - Pro Shop MERCHANDIS	
					$2,026.31			
					$2,026.31			
TOWNCLOUD, INC	14708	4000	09/01/2023	09/18/2023	50.00	MONTHLY SUBSCRIPTION	104140.210 - Admin DUES, SUBSCRI	
TOWNCLOUD, INC	14815	4030	10/02/2023	10/12/2023	50.00	OCTOBER SUBSCRIPTION	104140.210 - Admin DUES, SUBSCRI	
					$100.00			
TURF EQUIPMENT & IRRIGATION	14851	3019105-00	10/17/2023	10/26/2023	295.28	BELT/BLADES	104565.250 - Golf EQUIPMENT	
					$295.28			
TWALKER PHOTOGRAPHY	14816	091823CW	09/18/2023	10/12/2023	325.00	PHOTOS OF BUILDINGS & EMPLOYEE HEADSH	104140.610 - Admin MISCELLANEOU	
					$325.00			
UNDERDOG DIRTWORKS	14852	102523UD	10/25/2023	10/26/2023	9,900.00	CLEAR CHIP SEAL	104410.481 - Class C - HARDSURFAC	
					$9,900.00			
UPS	14709	0000X73283343	08/26/2023	09/18/2023	11.72	SHIPPING	514751.450 - Water WATER SAMPLES	
UPS	14709	0000X73283353	09/02/2023	09/18/2023	34.71	SHIPPING	514751.450 - Water WATER SAMPLES	
					$46.43			
UPS	14817	0000X73283393	09/30/2023	10/12/2023	34.52	SHIPPING FOR WATER SAMPLES	514751.450 - Water WATER SAMPLES	
UPS	14853	0000X73283403	10/07/2023	10/26/2023	15.35	SHIPPING FOR WATER SAMPLES	514751.450 - Water WATER SAMPLES	
UPS	14853	0000X73283423	10/21/2023	10/26/2023	2.76	SHIPPING FOR WATER SAMPLES	514751.450 - Water WATER SAMPLES	
					$18.11			
					$99.06			
USGA	14710	43656503 2023	09/18/2023	09/18/2023	150.00	2024 CLUB MEMBERSHIP	104566.210 - Pro Shop DUES, SUBSC	
					$150.00			
UTAH DIVISION OF FINANCE	14714	12 - 2009 MBA S	09/13/2023	09/18/2023	45,000.00	Principal - 2009 MBA Swimming Pool	542511.2 - 2009 MBA Swimming Pool -	
UTAH DIVISION OF FINANCE	14714	12 - 2010 595 Wa	09/13/2023	09/18/2023	6,000.00	Principal - 2010 595 Water Project	512535.2 - 2010 Water System Improv	
UTAH DIVISION OF FINANCE	14714	3F281P-Fees	09/13/2023	09/18/2023	3,085.41	Late Fees on Longterm Debt 3F281P	514751.610 - Water MISCELLANEOUS	
UTAH DIVISION OF FINANCE	14714	4 - 2020 Water B	09/13/2023	09/18/2023	7,800.00	Principal - 2020 Water Bond - Loan ID 3F281P	512537.2 - 2018 Engineering DWQ Stu	
UTAH DIVISION OF FINANCE	14714	8 - 2014 Commun	09/13/2023	09/18/2023	12,075.00	Interest - 2014 Community Center	544600.820 - MBA Debt service - intere	
UTAH DIVISION OF FINANCE	14714	8 - 2014 Commun	09/13/2023	09/18/2023	30,000.00	Principal - 2014 Community Center	542512.2 - 2014 Community Center - r	
UTAH DIVISION OF FINANCE	14714	9 - 2013 Seconda	09/13/2023	09/18/2023	28,000.00	Principal - 2013 Secondary Water System - M1318	512536.2 - 2013 Secondary Water Syst	
UTAH DIVISION OF FINANCE	14714	B1503-Fees	09/13/2023	09/18/2023	17,153.88	Late Fees on Longterm Debt M1318 2013	544600.310 - Professional and technica	
UTAH DIVISION OF FINANCE	14714	M1019-Fees	09/13/2023	09/18/2023	13,765.48	Late Fees on Longterm Debt M1019	544600.310 - Professional and technica	
UTAH DIVISION OF FINANCE	14714	M1318-Fees	09/13/2023	09/18/2023	8,564.96	Late Fees on Longterm Debt M1318 2013	514751.610 - Water MISCELLANEOUS	
					$171,444.73			
UTAH DIVISION OF FINANCE	14818	101023UDF	10/10/2023	10/12/2023	34.64	3F281P	514751.610 - Water MISCELLANEOUS	
UTAH DIVISION OF FINANCE	14818	101023UDF	10/10/2023	10/12/2023	124.28	M1318	514751.610 - Water MISCELLANEOUS	
UTAH DIVISION OF FINANCE	14818	101023UDF	10/10/2023	10/12/2023	186.75	B1503	544600.310 - Professional and technica	
UTAH DIVISION OF FINANCE	14818	101023UDF	10/10/2023	10/12/2023	199.67	M1019	544600.310 - Professional and technica	
					$545.34			
					$171,990.07			

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
UTAH DIVISION OF WATER QUALI	14819	2470000295	09/13/2023	10/12/2023	633.00	FY24 UPDES MUNICIPAL DISCHARGE FEE	524752.265 - Sewer SYSTEM MAINTE	
					$633.00			
UTAH LOCAL GOVERNMENTS TR	14715	119486	09/18/2023	09/18/2023	2,496.43	WORKERS COMP	101562 - Workmans comp clearing	
UTAH LOCAL GOVERNMENTS TR	14854	1609877	10/26/2023	10/26/2023	1,227.75	WORKERS COMP MONTHLY FEE	101562 - Workmans comp clearing	
					$3,724.18			
UTAH STATE TREASURER	14711	AUGUST 2023	09/05/2023	09/18/2023	8,668.53	AUGUST REPORTING	104121.220 - Court STATE FINES & F	
UTAH STATE TREASURER	14768	SEPTEMBER 20	10/02/2023	10/12/2023	10,325.27	SEPTEMBER REPORTING	104121.220 - Court STATE FINES & F	
					$18,993.80			
WASHINGTON NATIONAL INSURA	14712	P2355785	09/18/2023	09/18/2023	549.49	Supplemental Employee-Funded Insurance	102224 - Conseco & Liberty health insu	
					$549.49			
WASTE AND WATER LOGISTICS	14769	179282	09/19/2023	10/12/2023	1,300.00	SEPTIC PLUMBING SERVICE	104150.250 - Non Dept UDOT SAFE R	
					$1,300.00			
WATER TREATMENT CHEMICALS	14770	W230508	09/14/2023	10/12/2023	3,861.85	SUMACLEAR 800B/FUEL SURCHARGE/ALUMINU	514751.265 - Water SUPP & MAINT W	
					$3,861.85			
WHEELER MACHINERY CO	14713	S034021	08/22/2023	09/18/2023	1,437.96	REPAIR MACHINERY	104410.250 - Streets SUPP & MAINT -	
WHEELER MACHINERY CO	14771	SS000452343	09/15/2023	10/12/2023	1,437.96	PARTS & REPAIR FOR CRACK SEAL MACHINE	104410.250 - Streets SUPP & MAINT -	
					$2,875.92			
ZARLINGS'S GOLF CARS, LLC	14772	8929	10/04/2023	10/12/2023	1,034.42	PARTS FOR REPAIRS	104565.250 - Golf EQUIPMENT	
					$1,034.42			
					$763,395.29			

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking General Zions	(1,261,620.97)	27,446.42	(1,291,321.87)
1120 PTIF 1109 General Savings	1,504,828.85	0.00	1,333,300.00
1122 PTIF 1710 Road C Fund	670,190.80	0.00	718,649.66
1125 PTIF 8568 Transportation Tax	325,110.72	0.00	356,768.06
1126 PTIF 8567 Local Option Hwy Tax	194,069.15	0.00	205,388.60
1127 PTIF 3721 Fire trust	29,532.29	0.00	29,532.29
1131 PTIF 5581 Road Bond Repayment	31.50	0.00	31.50
1132 PTIF 8569 ZAP TAX	91,874.02	0.00	102,426.41
1133 PTIF 8570 Tranient Room Tax	242,007.44	0.00	261,373.88
1134 PTIF 8716 Parks & Beautification Committee Funds	13,197.78	0.00	13,197.78
1175 Undeposited receipts	72,326.31	(26,323.22)	98,083.68
1191.1 Restricted cash	698,320.73	0.00	698,320.73
1191.2 Restricted cash offset	(698,320.73)	0.00	(698,320.73)
Total Cash and cash equivalents	**1,881,547.89**	**1,123.20**	**1,827,429.99**
Receivables			
1311 Accounts Receivable	10,629.50	0.00	4,694.50
1355 Installment receivable	9,749.00	0.00	7,149.00
1413 A/R - Property Tax	282,792.00	0.00	282,792.00
1413.1 A/R - Delinquent property taxes	2,694.19	0.00	2,694.19
Total Receivables	**305,864.69**	**0.00**	**297,329.69**
Other current assets			
1562 Workmans comp clearing	(1,753.72)	2,633.53	(3,136.93)
1563 Health Insurance clearing	6,040.89	(4,804.01)	11,041.19
1575 Sportsman Credit Clearing	1,082.08	341.49	3,139.69
Total Other current assets	**5,369.25**	**(1,828.99)**	**11,043.95**
Total Current Assets	**2,192,781.83**	**(705.79)**	**2,135,803.63**
Total Assets:	**2,192,781.83**	**(705.79)**	**2,135,803.63**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(46,315.56)	(16,025.41)	(381,805.04)
2211 Wages Payable	(22,003.58)	0.00	8,701.97
2212 Payroll Liability Clearing	(20,833.84)	0.00	0.00
2221 FICA/FWT Withholding	(26,798.52)	(6,342.25)	(101,126.03)
2222 State Tax Withholding	(12,449.84)	(1,171.25)	(25,389.61)
2223 State Retirement Withholding	(4,738.38)	(3,907.13)	(44,373.60)
2224 Conseco & Liberty health insurance	(9.19)	(327.79)	(2,737.58)
2225 PEHP Health Insurance	0.00	(957.66)	(9,784.28)
2315 Golf Sales Tax	(11,010.86)	(183.81)	(2,654.83)
2316 Swimming Pool Sales Tax	(505.71)	0.00	(0.39)
2317 Welcome Center Sales Tax	(275.42)	(11.32)	(180.69)
2320 Bail held in trust	(9,887.50)	(230.00)	(2,982.50)
Total Current liabilities	**(154,828.40)**	**(29,156.62)**	**(562,332.58)**
Deferred revenue			
2340 Deferred revenue	(9,749.00)	0.00	(7,149.00)
2341 Deferred property tax	(282,792.00)	0.00	(282,792.00)
2341.1 Deferred delinquent property tax	(2,694.19)	0.00	(2,694.19)
Total Deferred revenue	**(295,235.19)**	**0.00**	**(292,635.19)**
Long-term liabilities			
2410.1 Accrued interest payable	(1,664.32)	0.00	(1,664.32)
2410.2 Accrued interest payable offset	1,664.32	0.00	1,664.32
2500 Compensated absence liability	(27,725.00)	0.00	(27,725.00)
2500.2 Accrued comp payable offset	27,725.00	0.00	27,725.00
2511.1 2010 CIB Street issued	(1,000,000.00)	0.00	(1,000,000.00)
2511.2 2010 CIB Street repaid	1,000,000.00	0.00	1,000,000.00
2520.1 2019 Yamaha lease issued	(60,757.54)	0.00	(60,757.54)
2520.2 2019 Yahama lease repaid	33,579.14	0.00	33,579.14
2520.3 2019 Yamaha Lease current	(8,941.97)	0.00	(8,941.97)
2520.4 2019 Yamaha Lease current offset	8,941.97	0.00	8,941.97

	Prior Year Actual	Current Period Actual	Current Year Actual
2521.1 2020 Yamaha lease issued	(61,183.62)	0.00	(61,183.62)
2521.2 2021 Yahama lease repaid	28,801.51	0.00	28,801.51
2521.3 2020 Yamaha Lease current	(12,003.70)	0.00	(12,003.70)
2521.4 2020 Yamaha Lease current offset	12,003.70	0.00	12,003.70
2599 GLTD offset	59,560.51	0.00	59,560.51
Total Long-term liabilities	**0.00**	**0.00**	**0.00**
Total Liabilities:	**(450,063.59)**	**(29,156.62)**	**(854,967.77)**
Equity - Paid in / Contributed			
2981 Fund balance	(1,742,718.24)	29,862.41	(1,280,835.86)
Total Equity - Paid in / Contributed	**(1,742,718.24)**	**29,862.41**	**(1,280,835.86)**
Total Liabilities and Fund Equity	**(2,192,781.83)**	**705.79**	**(2,135,803.63)**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property Tax	289,356.75	0.00	0.00	335,000.00	0.00
3130 Sales & Use Tax	387,891.26	0.00	125,855.57	480,000.00	0.00
3132 Energy Sales & Use Tax	154,442.46	0.00	33,963.66	150,000.00	0.00
3133 Transportation Sales Tax	87,616.41	0.00	31,657.34	85,000.00	0.00
3134 Sales Tax for Local Transportation	34,638.60	0.00	11,319.45	30,000.00	0.00
3135 Zap Tax	29,158.50	0.00	10,552.39	22,000.00	0.00
3140 Cable TV Franchise Tax	1,609.17	509.87	1,019.08	2,000.00	0.00
3141 Telecomminication Franchise Tax	11,054.64	0.00	3,154.98	18,000.00	0.00
3149 Transient RoomTax from County	0.00	0.00	0.00	30,000.00	0.00
3150 City Transient Room Tax	33,810.92	0.00	19,366.44	40,000.00	0.00
Total Taxes	**1,029,578.71**	**509.87**	**236,888.91**	**1,192,000.00**	**0.00**
Licenses and permits					
3220 Business Licenses	12,342.00	50.00	5,515.00	12,000.00	0.00
3221 Building Permits/Inspections	17,564.60	106.80	8,484.95	16,000.00	0.00
3225 Animal License	40.00	0.00	0.00	80.00	0.00
3226 Animal Shelter Fees	0.00	0.00	0.00	50.00	0.00
Total Licenses and permits	**29,946.60**	**156.80**	**13,999.95**	**28,130.00**	**0.00**
Intergovernmental revenue					
3312 Cares Act Revenue	(22,064.14)	0.00	0.00	0.00	0.00
3313 ARPA Revenue	233,032.00	0.00	0.00	0.00	0.00
3340 State Grants	4,449.00	0.00	0.00	0.00	0.00
3356 Class C Roads	99,701.51	0.00	48,458.86	120,000.00	0.00
3378 School Dist. Recreation Grants	18,147.00	0.00	0.00	18,000.00	0.00
Total Intergovernmental revenue	**333,265.37**	**0.00**	**48,458.86**	**138,000.00**	**0.00**
Charges for services					
3431 Rental Income	7,400.00	0.00	2,450.00	7,000.00	0.00
3432 Airport Lease Revenue	1,235.00	0.00	750.00	3,735.00	0.00
3433 Airport Fuel Sales	13,319.91	0.00	0.00	0.00	0.00
3440 Adminstrative Fees	750.00	0.00	500.00	45,000.00	0.00
3441 New Utility Account Set Up	275.00	25.00	50.00	350.00	0.00
3471 Recreation Revenue	19,620.00	195.00	11,447.50	18,000.00	0.00
3472 Park Revenue	1,520.00	0.00	(20.75)	1,500.00	0.00
3473 Swimming Pool Revenue	10,282.03	0.00	5,574.51	10,000.00	0.00
3474 Golf Course Rounds	280,361.92	1,655.11	168,071.02	270,000.00	0.00
3475 Golf Tournament revenue	(3,380.10)	0.00	(1,585.04)	0.00	0.00
3476 Golf Course F&B	34,889.41	257.99	22,331.52	32,000.00	0.00
3477 Golf Course Merchandise	93,622.47	1,015.74	67,452.02	85,000.00	0.00
3478 Driving Range Revenue	5,590.18	0.00	3,653.84	5,000.00	0.00
3479 Visitor Center Merchandise	15,009.18	157.88	9,133.34	14,000.00	0.00
Total Charges for services	**480,495.00**	**3,306.72**	**289,807.96**	**491,585.00**	**0.00**
Fines and forfeitures					
3510 Court Fines/Forfeit	286,112.93	1,145.00	16,608.00	225,000.00	0.00
Total Fines and forfeitures	**286,112.93**	**1,145.00**	**16,608.00**	**225,000.00**	**0.00**
Interest revenue					
3610 Interest Income	79,374.63	0.00	0.00	18,000.00	0.00
3611 Interest Income C road	19,071.11	0.00	0.00	4,000.00	0.00
Total Interest revenue	**98,445.74**	**0.00**	**0.00**	**22,000.00**	**0.00**
Miscellaneous revenue					
3640 Proceeds from sales of assets	451.00	651.08	651.08	5,000.00	0.00
3690 Miscellaneous Revenue	6,527.39	1,480.25	2,663.15	4,000.00	0.00
3692 Visitor Center Revenue	2,294.85	0.00	3,000.00	3,000.00	0.00
3693 Donations	7,961.31	0.00	1,346.90	1,200.00	0.00
3694 Visitor Center OHV permits	1,710.00	0.00	0.00	0.00	0.00
Total Miscellaneous revenue	**18,944.55**	**2,131.33**	**7,661.13**	**13,200.00**	**0.00**
Total Revenue:	**2,276,788.90**	**7,249.72**	**613,424.81**	**2,109,915.00**	**0.00**
Expenditures:					
General government					
Court					
4121.110 Court SALARIES & WAGES	13,136.98	508.28	4,574.52	13,000.00	0.00
4121.130 Court EMPLOYEE BENEFITS	1,058.77	39.69	357.21	1,900.00	0.00

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4121.220 Court STATE FINES & FORFEITURES	107,755.29	9,872.27	52,462.70	98,000.00	0.00
4121.230 Court TRAVEL and TRAINING	534.64	0.00	0.00	500.00	0.00
4121.240 Court OFFICE SUPPLIES	94.00	0.00	0.00	225.00	0.00
4121.250 Court SUPP & MAINT - EQUIP	0.00	0.00	0.00	150.00	0.00
4121.310 Court PROFESSIONAL/TECHNICAL	25,597.19	0.00	7,917.50	46,000.00	0.00
4121.350 Court CONTRACTED SERVICES	2,560.00	0.00	0.00	0.00	0.00
Total Court	**150,736.87**	**10,420.24**	**65,311.93**	**159,775.00**	**0.00**
Administrative					
4140.110 Admin SALARIES & WAGES	168,402.34	6,901.80	57,997.74	175,000.00	0.00
4140.115 Admin Cares Act SALARIES & WAGES	0.00	0.00	9.37	0.00	0.00
4140.120 Admin ELECTIONS	77.00	0.00	0.00	5,000.00	0.00
4140.125 Admin MAYOR/COUNCIL EXPENSE	2,744.83	0.00	84.50	5,000.00	0.00
4140.130 Admin EMPLOYEE BENEFITS	52,263.73	2,207.60	19,058.94	56,000.00	0.00
4140.210 Admin DUES, SUBSCRIPTIONS, BOOKS	27,060.82	223.47	8,616.77	23,000.00	0.00
4140.220 Admin PUBLIC NOTICES	1,000.06	104.30	410.50	1,500.00	0.00
4140.230 Admin TRAVEL and TRAINING	13,617.75	0.00	5,397.55	10,000.00	0.00
4140.240 Admin OFFICE SUPPLIES	9,441.09	416.09	3,605.85	8,000.00	0.00
4140.241 Admin BANK SERVICE CHARGES	21,804.65	0.00	25.00	23,000.00	0.00
4140.250 Admin SUPP & MAINT - EQUIP	8,195.78	0.00	3,187.23	5,000.00	0.00
4140.252 Admin FUEL	97.74	0.00	41.07	225.00	0.00
4140.280 Admin UTILITIES	20,359.63	1,064.96	6,237.06	23,000.00	0.00
4140.510 Admin INSURANCE	102,901.79	0.00	101,654.66	105,000.00	0.00
4140.610 Admin MISCELLANEOUS	9,567.91	0.00	1,197.75	2,000.00	0.00
Total Administrative	**437,535.12**	**10,918.22**	**207,523.99**	**441,725.00**	**0.00**
Non-Departmental					
4150.250 Non Dept UDOT SAFE ROUTES GRANT	3,900.00	0.00	1,581.77	0.00	0.00
4150.350 Non Dept CONTRACTED SERVICES/BLDG I	604.50	0.00	0.00	2,250.00	0.00
4150.455 Non Dept ADVERTISING/MARKETING	(1,818.84)	0.00	156.00	1,500.00	0.00
4150.470 Non Dept COMMUNITY CENTER	81.53	0.00	0.00	600.00	0.00
4150.551 Non Dept ECONOMIC DEVELOPMENT	5,533.09	0.00	739.16	65,438.00	6.00
4150.552 Non Dept PROFESSIONAL/TECHNICAL	30,929.75	950.00	22,169.84	40,000.00	0.00
4150.553 Non Dept CODE ENFORCEMENT	61.16	0.00	8.13	250.00	0.00
4150.554 Non Dept EMPLOYEE/VOLUNTEER APPREC	0.00	0.00	1,637.93	0.00	3,500.00
4150.560 Non Dept EQUIPMENT	292.90	0.00	8.28	8,000.00	0.00
Total Non-Departmental	**39,584.09**	**950.00**	**26,301.11**	**118,038.00**	**3,506.00**
Visitor Center					
4160.110 Visitor Center SALARIES & WAGES	25,601.03	1,114.06	10,925.77	28,500.00	0.00
4160.130 Visitor Center EMPLOYEE BENEFITS	2,070.29	86.52	849.18	2,250.00	0.00
4160.250 Visitor Center SUPPLIES MAINTENANCE & E	1,076.72	0.00	226.89	1,000.00	0.00
4160.280 Visitor Center UTILITIES	7,197.49	0.00	1,774.77	7,000.00	0.00
4160.481 Visitor Center FOODS and BEVERAGES	676.58	0.00	247.66	750.00	0.00
4160.482 Visitor Center MERCHANDISE	8,189.72	0.00	9,430.34	9,000.00	12,000.00
4160.554 Visitor Center MISCELLANEOUS	1,752.36	0.00	(50.00)	2,000.00	0.00
4160.555 Visitor Center OHV permits	1,647.00	0.00	0.00	0.00	0.00
Total Visitor Center	**48,211.19**	**1,200.58**	**23,404.61**	**50,500.00**	**12,000.00**
Total General government	**676,067.27**	**23,489.04**	**322,541.64**	**770,038.00**	**15,506.00**
Public safety					
Police					
4210.350 Police CONTRACTED LABOR	173,560.00	0.00	59,150.00	244,600.00	0.00
Total Police	**173,560.00**	**0.00**	**59,150.00**	**244,600.00**	**0.00**
Fire					
4220.110 Fire SALARIES & WAGES	15,577.64	123.96	1,115.64	16,000.00	0.00
4220.130 Fire EMPLOYEE BENEFITS	1,720.09	13.74	123.66	2,750.00	0.00
4220.230 Fire TRAVEL and TRAINING	491.00	0.00	0.00	500.00	0.00
4220.250 Fire SUPP & MAINT - EQUIP	16,116.84	0.00	594.99	12,500.00	0.00
4220.252 Fire FUEL	790.14	0.00	84.88	1,000.00	0.00
4220.280 Fire UTILITIES	1,392.33	0.00	295.51	1,250.00	0.00
4220.610 Fire MISCELLANEOUS	1,550.67	0.00	170.96	1,500.00	0.00
Total Fire	**37,638.71**	**137.70**	**2,385.64**	**35,500.00**	**0.00**
Total Public safety	**211,198.71**	**137.70**	**61,535.64**	**280,100.00**	**0.00**
Highways and public improvements					
Highways					
4410.010 Streets Local Option Highway Tax SALARIES	(2,006.76)	0.00	0.00	1,000.00	0.00

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4410.110 Streets SALARIES & WAGES	67,806.97	2,655.64	23,341.94	68,250.00	0.00
4410.130 Streets EMPLOYEE BENEFITS	40,766.96	1,625.04	14,371.14	39,077.00	0.00
4410.230 Streets TRAVEL & TRAINING	0.00	0.00	0.00	250.00	0.00
4410.250 Streets SUPP & MAINT - EQUIP	16,964.67	0.00	5,282.87	7,500.00	0.00
4410.252 Streets FUEL	9,025.69	0.00	1,022.33	7,000.00	0.00
4410.280 Streets UTILITIES	41,675.81	0.00	10,504.95	38,000.00	0.00
4410.310 Class C - PROFESSIONAL/TECHNICAL	25,473.38	0.00	0.00	500.00	0.00
4410.480 Class C - SIGNS	620.15	0.00	637.08	1,200.00	0.00
4410.481 Class C - HARDSURFACE MATERIAL	4,086.50	0.00	9,546.25	8,000.00	0.00
4410.482 Class C - BASE MATERIAL	150.00	0.00	0.00	1,000.00	0.00
4410.610 Streets MISCELLANEOUS	792.06	0.00	301.73	1,000.00	0.00
4410.740 Class C - SIDEWALK	6,021.68	0.00	0.00	6,000.00	0.00
4415.481 Class C Maintenance	54,511.58	0.00	274,076.28	65,000.00	0.00
4415.740 Class C Capital outlay	0.00	0.00	0.00	45,000.00	0.00
Total Highways	**265,888.69**	**4,280.68**	**339,084.57**	**288,777.00**	**0.00**
Airport					
4460.110 Airport SALARIES & WAGES	7,108.99	263.18	4,430.86	13,500.00	0.00
4460.130 Airport EMPLOYEE BENEFITS	3,628.28	169.14	1,757.44	5,000.00	0.00
4460.210 Airport DUES, SUBSCRIPTIONS, BOOKS	0.00	0.00	214.20	400.00	0.00
4460.250 Airport SUPP & MAINT - EQUIP	1,636.49	0.00	1,557.10	7,500.00	0.00
4460.253 Airport AIRPORT GASOLINE	26,048.97	0.00	0.00	0.00	0.00
4460.280 Airport UTILITIES	5,148.21	0.00	1,604.77	5,500.00	0.00
4460.310 Airport PROFESSIONAL/TECHNICAL	2,861.37	0.00	0.00	3,500.00	0.00
4460.350 Airport CONTRACTED SERVICES	4,000.00	0.00	6,000.00	2,400.00	0.00
4460.610 Airport MISCELLANEOUS	767.98	0.00	29.52	1,000.00	0.00
4460.740 Airport CAPITAL OUTLAY	0.00	0.00	81,320.04	0.00	0.00
Total Airport	**51,200.29**	**432.32**	**96,913.93**	**38,800.00**	**0.00**
Total Highways and public improvements	**317,088.98**	**4,713.00**	**435,998.50**	**327,577.00**	**0.00**
Parks, Recreation, and Pool					
Parks					
4510.110 Parks SALARIES & WAGES	13,029.50	285.68	4,095.84	13,600.00	0.00
4510.112 Parks SEASONAL SALARIES & WAGES	10,593.90	1,413.84	18,384.79	12,000.00	0.00
4510.130 Parks EMPLOYEE BENEFITS	9,506.70	204.27	2,739.17	9,500.00	0.00
4510.250 Parks SUPP & MAINT - EQUIP	14,116.02	2.64	2,206.61	5,000.00	0.00
4510.252 Parks FUEL	110.90	0.00	0.00	0.00	0.00
4510.280 Parks UTILITIES	7,818.01	0.00	3,146.14	7,000.00	0.00
4510.510 Parks CONTRACTED LABOR	75.00	0.00	0.00	500.00	0.00
4510.610 Parks MISCELLANEOUS	891.61	0.00	97.80	550.00	0.00
4510.740 Parks CAPITAL OUTLAY	685.74	0.00	0.00	2,300.00	0.00
Total Parks	**56,827.38**	**1,906.43**	**30,670.35**	**50,450.00**	**0.00**
Recreation					
4560.110 Rec SALARIES & WAGES	21,272.14	854.76	8,164.81	18,500.00	0.00
4560.112 Rec SEASON SALARIES & WAGES	60.47	0.00	1,018.69	10,000.00	0.00
4560.130 Rec EMPLOYEE BENEFITS	8,193.13	196.62	1,869.92	9,200.00	0.00
4560.220 Rec PUBLIC NOTICES	1,408.70	0.00	0.00	500.00	0.00
4560.230 Rec TRAVEL and TRAINING	1,592.22	0.00	0.00	1,250.00	0.00
4560.250 Rec SUPP & MAINT - EQUIP	2,756.23	0.00	80.98	0.00	0.00
4560.285 Rec PROGRAMS	25,710.19	0.00	2,957.18	12,000.00	0.00
4560.350 Rec CONTRACTED SERVICES	3,660.00	0.00	1,125.00	3,500.00	0.00
4560.610 Rec MISCELLANEOUS	1,778.13	0.00	204.09	2,000.00	0.00
Total Recreation	**66,431.21**	**1,051.38**	**15,420.67**	**56,950.00**	**0.00**
Pool					
4562.110 Pool SALARIES & WAGES	0.00	0.00	0.00	3,500.00	0.00
4562.112 Pool SEASONAL SALARIES & WAGES	14,605.88	0.00	9,816.93	14,000.00	0.00
4562.130 Pool EMPLOYEE BENEFITS	3,245.64	0.00	962.03	4,800.00	0.00
4562.230 Pool TRAVEL & TRAINING	0.00	0.00	485.00	500.00	0.00
4562.250 Pool MAINT & EQUIP	20,903.18	0.00	59.42	15,000.00	0.00
4562.280 Pool UTILITIES	17,996.15	0.00	11,331.21	17,000.00	0.00
4562.481 Pool FOODS & BEVERAGES	1,075.29	0.00	394.67	1,000.00	0.00
4562.550 Pool MBA LEASE PAYMENT	45,000.00	0.00	0.00	45,000.00	0.00
4562.610 Pool MISCELLANEOUS	374.61	0.00	37.18	500.00	0.00
Total Pool	**103,200.75**	**0.00**	**23,086.44**	**101,300.00**	**0.00**
Total Parks, Recreation, and Pool	**226,459.34**	**2,957.81**	**69,177.46**	**208,700.00**	**0.00**
Golf					

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Golf Course Maintenance					
4565.110 Golf SUPER SALARIES & WAGES	50,164.81	0.00	11,745.99	53,250.00	0.00
4565.112 Golf SEASONAL SALARIES & WAGES	57,494.88	2,169.66	27,573.61	38,000.00	0.00
4565.130 Golf SUPER EMPLOYEE BENEFITS	37,162.64	212.62	5,906.17	37,500.00	0.00
4565.230 Golf TRAVEL & TRAINING	7,743.99	0.00	504.30	3,000.00	0.00
4565.249 Golf CART FLEET MAINTENANCE	4,617.82	0.00	190.49	1,500.00	0.00
4565.250 Golf EQUIPMENT	19,149.30	0.00	7,476.23	12,500.00	0.00
4565.251 Golf COURSE/BUILDING/OFFICE SUPPLIES	4,840.01	0.00	122.28	4,500.00	0.00
4565.252 Golf FUEL & DIESEL	22,270.20	0.00	8,409.79	14,000.00	0.00
4565.253 Golf OIL & LUBRICANTS	0.00	0.00	902.99	750.00	0.00
4565.270 Golf BUILDING MAINTENANCE	0.00	0.00	0.00	10,000.00	0.00
4565.275 Golf IRRIGATION REPAIR & MAINT	7,264.48	0.00	15,024.23	10,000.00	0.00
4565.280 Golf UTILITIES	23,907.65	0.00	9,117.44	22,000.00	0.00
4565.451 Golf FERTILIZER, CHEMICAL & SEED	9,479.39	0.00	1,247.40	15,000.00	0.00
4565.452 Golf SAND, SOIL & SOD	4,081.92	0.00	10,926.77	7,000.00	0.00
4565.610 Golf MISCELLANEOUS	3,952.76	0.00	371.65	2,500.00	0.00
4565.740 Golf Capital Outlay	4,649.36	0.00	0.00	5,000.00	0.00
Total Golf Course Maintenance	**256,779.21**	**2,382.28**	**99,519.34**	**236,500.00**	**0.00**
Pro Shop					
4566.110 Pro Shop SALARIES & WAGES	54,424.96	2,047.32	18,515.91	57,000.00	0.00
4566.114 Pro Shop Cares Act SEASONAL WAGES	(885.03)	0.00	0.00	0.00	0.00
4566.120 Pro Shop SEASONAL WAGES	16,508.93	444.42	10,862.36	21,000.00	0.00
4566.130 Pro Shop EMPLOYEE BENEFITS	24,117.51	923.56	8,277.93	25,000.00	0.00
4566.210 Pro Shop DUES, SUBSCRIPTIONS, BOOKS	1,855.99	0.00	(559.00)	2,500.00	0.00
4566.230 Pro Shop TRAVEL & TRAINING	230.00	0.00	280.00	3,000.00	0.00
4566.250 Pro Shop SUPPLIES MAINTENANCE & EQUI	5,831.34	0.00	1,681.03	4,000.00	0.00
4566.270 Pro Shop BUILDING MAINTENANCE	2,055.19	0.00	942.41	1,500.00	0.00
4566.455 Pro Shop ADVERTISING/MARKETING	4,269.87	0.00	649.00	3,500.00	0.00
4566.481 Pro Shop FOODS & BEVERAGES	20,927.04	0.00	13,727.97	22,000.00	0.00
4566.482 Pro Shop MERCHANDISE/CLUBS	71,153.23	17.00	32,134.95	60,000.00	0.00
4566.550 Pro Shop MBA LEASE PAYMENT	28,000.00	0.00	0.00	28,000.00	0.00
4566.690 Pro Shop MISCELLANEOUS	1,078.88	0.00	22.05	500.00	0.00
4566.810 Pro Shop DEBT SERVICE PRINCIPAL	19,049.27	0.00	0.00	23,000.00	0.00
4566.820 Pro Shop DEBT SERVICE INTEREST	3,199.00	0.00	0.00	6,000.00	0.00
Total Pro Shop	**251,816.18**	**3,432.30**	**86,534.61**	**257,000.00**	**0.00**
Total Golf	**508,595.39**	**5,814.58**	**186,053.95**	**493,500.00**	**0.00**
Transfers					
4840.2500 Transfer to Special Revenues 25 - TRT	0.00	0.00	0.00	30,000.00	0.00
Total Transfers	**0.00**	**0.00**	**0.00**	**30,000.00**	**0.00**
Total Expenditures:	**1,939,409.69**	**37,112.13**	**1,075,307.19**	**2,109,915.00**	**15,506.00**
Total Change In Net Position	**337,379.21**	**(29,862.41)**	**(461,882.38)**	**0.00**	**(15,506.00)**

Monticello City
Standard Financial Report
21 21 VMTE Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking VMTE Zions	384.13	0.00	384.13
1128 PTIF 4575 VMTE	6,760.25	0.00	6,760.25
Total Cash and cash equivalents	**7,144.38**	**0.00**	**7,144.38**
Total Current Assets	**7,144.38**	**0.00**	**7,144.38**
Total Assets:	**7,144.38**	**0.00**	**7,144.38**
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2980 Fund Balance	(7,144.38)	0.00	(7,144.38)
Total Equity - Paid in / Contributed	**(7,144.38)**	**0.00**	**(7,144.38)**
Total Liabilities and Fund Equity	**(7,144.38)**	**0.00**	**(7,144.38)**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
21 21 VMTE Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Interest revenue					
3610 Interest Income	222.24	0.00	0.00	0.00	0.00
Total Interest revenue	**222.24**	**0.00**	**0.00**	**0.00**	**0.00**
Total Revenue:	**222.24**	**0.00**	**0.00**	**0.00**	**0.00**
Total Change In Net Position	**222.24**	**0.00**	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
25 25 Special Revenue - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Parks & Rec Zions	(26,631.35)	35.00	(45,544.01)
1175 Undeposited cash receipts	500.00	0.00	500.00
Total Cash and cash equivalents	**(26,131.35)**	**35.00**	**(45,044.01)**
Total Current Assets	**(26,131.35)**	**35.00**	**(45,044.01)**
Total Assets:	**(26,131.35)**	**35.00**	**(45,044.01)**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(6,541.24)	0.00	(5,048.42)
Total Current liabilities	**(6,541.24)**	**0.00**	**(5,048.42)**
Total Liabilities:	**(6,541.24)**	**0.00**	**(5,048.42)**
Equity - Paid in / Contributed			
2980 Fund Balance	32,672.59	(35.00)	50,092.43
Total Equity - Paid in / Contributed	**32,672.59**	**(35.00)**	**50,092.43**
Total Liabilities and Fund Equity	**26,131.35**	**(35.00)**	**45,044.01**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
25 25 Special Revenue - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Charges for services					
3415 Parks and Rec Committee	0.00	0.00	253.77	1,000.00	0.00
Total Charges for services	**0.00**	**0.00**	**253.77**	**1,000.00**	**0.00**
Miscellaneous revenue					
3410 Parks & Beautification	1,500.00	0.00	100.00	0.00	0.00
3440 Community Events	2,036.50	35.00	4,622.10	2,000.00	0.00
3450 Fundraisers	453.00	0.00	0.00	0.00	0.00
3460 Golf Hole Sponsorship	6,000.00	0.00	500.00	6,000.00	0.00
Total Miscellaneous revenue	**9,989.50**	**35.00**	**5,222.10**	**8,000.00**	**0.00**
Contributions and transfers					
3810 Transfers from General Fund	0.00	0.00	0.00	30,000.00	0.00
Total Contributions and transfers	**0.00**	**0.00**	**0.00**	**30,000.00**	**0.00**
Total Revenue:	**9,989.50**	**35.00**	**5,475.87**	**39,000.00**	**0.00**
Expenditures:					
Miscellaneous					
4510 Parks & Beautification	14,068.91	0.00	2,650.00	2,750.00	0.00
4515 Parks and Rec Committee	332.44	0.00	420.22	1,500.00	0.00
4540 Community Events (City TRT)	30,499.74	0.00	19,825.49	30,000.00	0.00
4550 Fundraisers	442.99	0.00	0.00	500.00	0.00
4570 Economic Grant Expense	4,433.72	0.00	0.00	1,500.00	0.00
Total Miscellaneous	**49,777.80**	**0.00**	**22,895.71**	**36,250.00**	**0.00**
Total Expenditures:	**49,777.80**	**0.00**	**22,895.71**	**36,250.00**	**0.00**
Total Change In Net Position	**(39,788.30)**	**35.00**	**(17,419.84)**	**2,750.00**	**0.00**

Monticello City
Standard Financial Report
40 40 Capital Projects - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Capitol Projects Zions	349,138.84	0.00	343,562.84
1120 PTIF 1109 Capital Projects	0.36	0.00	0.36
1124 PTIF 3052 Transportation	596,374.20	0.00	596,374.20
1127 PTIF 3721 Fire trust	227,024.18	0.00	227,024.18
Total Cash and cash equivalents	**1,172,537.58**	**0.00**	**1,166,961.58**
Total Current Assets	**1,172,537.58**	**0.00**	**1,166,961.58**
Total Assets:	**1,172,537.58**	**0.00**	**1,166,961.58**
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2901.1 Reserve for park bathrooms	(20,000.00)	0.00	(20,000.00)
2901.2 Reserve offset - park bathrooms	20,000.00	0.00	20,000.00
2981 Fund balance	(1,172,537.58)	0.00	(1,166,961.58)
Total Equity - Paid in / Contributed	**(1,172,537.58)**	**0.00**	**(1,166,961.58)**
Total Liabilities and Fund Equity	**(1,172,537.58)**	**0.00**	**(1,166,961.58)**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
40 40 Capital Projects - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3344 UDOT Airport grant	0.00	0.00	0.00	11,479.00	0.00
3345 FAA Aiport Grant	212,727.86	0.00	0.00	220,000.00	0.00
Total Intergovernmental revenue	**212,727.86**	**0.00**	**0.00**	**231,479.00**	**0.00**
Interest revenue					
3610 Interest Income	28,042.05	0.00	0.00	4,000.00	0.00
Total Interest revenue	**28,042.05**	**0.00**	**0.00**	**4,000.00**	**0.00**
Total Revenue:	**240,769.91**	**0.00**	**0.00**	**235,479.00**	**0.00**
Expenditures:					
Capital Outlay					
4161.730 Capital Outlay PROJECTS	0.00	0.00	0.00	30,000.00	0.00
4460.740 Capital Outlay AIRPORT	238,590.76	0.00	5,576.00	245,000.00	0.00
4565.740 Capital Outlay GOLF	60,101.87	0.00	0.00	0.00	0.00
Total Capital Outlay	**298,692.63**	**0.00**	**5,576.00**	**275,000.00**	**0.00**
Total Expenditures:	**298,692.63**	**0.00**	**5,576.00**	**275,000.00**	**0.00**
Total Change In Net Position	**(57,922.72)**	**0.00**	**(5,576.00)**	**(39,521.00)**	**0.00**

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Water Zions	548,207.04	66,534.67	261,014.46
1120 PTIF 1109 Water	131,001.41	0.00	131,001.41
1127 PTIF 5580 Water Reserve Fund	270,805.20	0.00	270,805.20
1175 Undeposited receipts	(24,980.43)	2,626.77	108,599.33
1191.1 Restricted cash	235,547.33	0.00	235,547.33
1191.2 Restricted cash offset	(235,547.33)	0.00	(235,547.33)
Total Cash and cash equivalents	**925,033.22**	**69,161.44**	**771,420.40**
Receivables			
1311 Accounts Receivable	49,228.66	(18,826.35)	25,612.31
1312 Allow for Doubiful accounts	(12,027.12)	0.00	(12,027.12)
Total Receivables	**37,201.54**	**(18,826.35)**	**13,585.19**
Total Current Assets	**962,234.76**	**50,335.09**	**785,005.59**
Non-Current Assets			
Capital assets			
Work in process			
1610 Construction in progress	144,149.30	0.00	155,318.30
Total Work in process	**144,149.30**	**0.00**	**155,318.30**
Property			
1611 Land and water rights	2,308,119.07	0.00	2,626,098.07
1621 Buildings	12,153.50	0.00	12,153.50
1631.30 Water system improvements 30 yr	2,626,484.90	0.00	2,626,484.90
1631.40 Water system improvements 40 yr	13,902,477.56	0.00	13,902,477.56
1641.05 Machinery & equipment 5 yr	142,562.49	0.00	142,562.49
Total Property	**18,991,797.52**	**0.00**	**19,309,776.52**
Accumulated depreciation			
1721 AccDpn Buildings	(12,153.50)	0.00	(12,153.50)
1731.30 AccDpn Water system improvements 30 yr	(1,868,075.22)	0.00	(1,876,921.95)
1731.40 AccDpn Water system improvements 40 yr	(7,171,914.27)	0.00	(7,256,785.59)
1741.05 AccDpn Machinery & equipment 5 yr	(119,435.35)	0.00	(120,505.33)
Total Accumulated depreciation	**(9,171,578.34)**	**0.00**	**(9,266,366.37)**
Total Capital assets	**9,964,368.48**	**0.00**	**10,198,728.45**
Other non-current assets			
1801 Net pension assets	18,233.00	0.00	18,233.00
1802 Deferred outflows - pensions	9,768.00	0.00	9,768.00
Total Other non-current assets	**28,001.00**	**0.00**	**28,001.00**
Total Non-Current Assets	**9,992,369.48**	**0.00**	**10,226,729.45**
Total Assets:	**10,954,604.24**	**50,335.09**	**11,011,735.04**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(25,329.43)	(76.05)	(2,944.86)
2211 Accured wages payable	(2,597.69)	0.00	(2,597.69)
2215 Compensated absence liability	(6,380.00)	0.00	(6,380.00)
2230 Customer Deposits	(51,690.00)	(150.00)	(53,490.00)
2375 Accrued interest payable	(1,872.71)	0.00	(1,872.71)
Total Current liabilities	**(87,869.83)**	**(226.05)**	**(67,285.26)**
Deferred revenue			
2602 Deferred inflows - pensions	(33,433.00)	0.00	(33,433.00)
Total Deferred revenue	**(33,433.00)**	**0.00**	**(33,433.00)**
Long-term liabilities			
2510.1 1997 SJWC District issued	(846,504.07)	0.00	(846,504.07)
2510.2 1997 SJWC District repaid	757,500.07	0.00	757,500.07
2510.3 1997 SJWC District current	(29,500.00)	0.00	(29,500.00)
2510.4 1997 SJWC District current offset	29,500.00	0.00	29,500.00
2515.1 1997 Water Refunding BR3 issued	(555,792.47)	0.00	(555,792.47)
2515.2 1997 Water Refunding BR3 repaid	555,792.47	0.00	555,792.47
2516.1 1997A Water Refunding issued	(500,000.00)	0.00	(500,000.00)

	Prior Year Actual	Current Period Actual	Current Year Actual
2516.2 1997A Water Refunding repaid	500,000.00	0.00	500,000.00
2516.3 1997A Water Refunding current	(28,000.00)	0.00	(28,000.00)
2516.4 1997A Water Refunding current offset	28,000.00	0.00	28,000.00
2517.1 1997B Water Refunding issued	(460,000.00)	0.00	(460,000.00)
2517.2 1997B Water Refunding repaid	460,000.00	0.00	460,000.00
2517.3 1997B Water Refunding current	(23,000.00)	0.00	(23,000.00)
2517.4 1997B Water Refunding current offset	23,000.00	0.00	23,000.00
2520.1 2004 CIB Water Meters issued	(100,000.00)	0.00	(100,000.00)
2520.2 2004 CIB Water Meters repaid	72,000.00	0.00	72,000.00
2520.3 2004 CIB Water Meters current	(4,000.00)	0.00	(4,000.00)
2520.4 2004 CIB Water Meters current offset	4,000.00	0.00	4,000.00
2525.1 2006 Water Revenue issued	(949,670.00)	0.00	(949,670.00)
2525.2 2006 Water Revenue repaid	215,362.93	0.00	215,362.93
2525.3 2006 Water Revenue current	(18,292.13)	0.00	(18,292.13)
2525.4 2006 Water Revenue current offset	18,292.13	0.00	18,292.13
2530.1 2008 Water system issued	(484,000.00)	0.00	(484,000.00)
2530.2 2008 Water system repaid	224,000.00	0.00	224,000.00
2530.3 2008 Water system current	(16,000.00)	0.00	(16,000.00)
2530.4 2008 Water system current offset	16,000.00	0.00	16,000.00
2535.1 2010 Water System Improvements issued	(166,000.00)	0.00	(166,000.00)
2535.2 2010 Water System Improvements repaid	72,000.00	0.00	78,000.00
2535.3 2010 Water System Improvements current	(6,000.00)	0.00	(6,000.00)
2535.4 2010 Water System Improvements current offset	6,000.00	0.00	6,000.00
2536.1 2013 Secondary Water System issued	(847,000.00)	0.00	(847,000.00)
2536.2 2013 Secondary Water System repaid	232,833.09	0.00	260,833.09
2536.3 2013 Secondary Water System current	(28,000.00)	0.00	(28,000.00)
2536.4 2013 Secondary Water System current offset	28,000.00	0.00	28,000.00
2537.1 2018 Engineering DWQ Study issued	(39,000.00)	0.00	(39,000.00)
2537.2 2018 Engineering DWQ Study repaid	23,400.00	0.00	31,200.00
2537.3 2020 Engineering DWQ Study current	(7,800.00)	0.00	(7,800.00)
2537.4 2020 Engineering DWQ Study current offset	7,800.00	0.00	7,800.00
Total Long-term liabilities	**(1,835,077.98)**	**0.00**	**(1,793,277.98)**
Total Liabilities:	**(1,956,380.81)**	**(226.05)**	**(1,893,996.24)**
Equity - Paid in / Contributed			
2911.1 Debt service reserve	(235,547.33)	0.00	(235,547.33)
2911.2 Debt service reserve offset	235,547.33	0.00	235,547.33
2981 Fund balance	(8,998,223.44)	(50,109.04)	(9,117,738.81)
Total Equity - Paid in / Contributed	**(8,998,223.44)**	**(50,109.04)**	**(9,117,738.81)**
Total Liabilities and Fund Equity	**(10,954,604.25)**	**(50,335.09)**	**(11,011,735.05)**
Total Net Position	**(0.01)**	**0.00**	**(0.01)**

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3710 Charges for Services	407,845.06	(3,010.88)	146,695.32	405,000.00	0.00
3712 Secondary Water Charges	111,661.95	0.67	80,088.48	125,000.00	0.00
3720 Water Connection Fees	3,100.00	50.00	505.45	1,500.00	0.00
3730 Late Fees & Penalties	3,947.06	0.00	1,221.10	4,000.00	0.00
3747 Water Sales to Construction Projects	0.00	0.00	0.00	1,500.00	0.00
3790 Miscellaneous Fees	31.50	0.00	0.00	200.00	0.00
Total Operating income	**526,585.57**	**(2,960.21)**	**228,510.35**	**537,200.00**	**0.00**
Operating expense					
4751.110 Water SALARIES & WAGES	83,511.99	3,116.00	28,773.79	91,500.00	0.00
4751.130 Water EMPLOYEE BENEFITS	46,332.12	1,785.76	16,104.80	45,150.00	0.00
4751.210 Water DUES, SUBSCRIPTIONS, BOOKS	2,545.98	0.00	541.05	2,000.00	0.00
4751.220 Water PUBLIC NOTICES	1,020.37	0.00	54.49	300.00	0.00
4751.230 Water TRAVEL and TRAINING	517.96	0.00	150.00	2,000.00	0.00
4751.240 Water OFFICE SUPPLIES	375.24	28.99	28.99	400.00	0.00
4751.250 Water SUPPLY/MAINT & EQUIPMENT	3,266.60	0.00	1,045.09	5,000.00	0.00
4751.252 Water FUEL	2,011.88	0.00	324.62	2,750.00	0.00
4751.265 Water SUPP & MAINT WATER PLANT	40,814.45	0.00	1,573.01	30,000.00	0.00
4751.266 Water SUPP & MAINT DISTRIBUTION	12,097.47	0.00	6,463.54	15,000.00	0.00
4751.267 Water SUPP & MAINT SECONDARY	7,759.39	0.00	1,687.06	5,500.00	0.00
4751.280 Water UTILITIES	25,228.36	0.00	2,388.85	17,500.00	0.00
4751.310 Water PROFESSIONAL/TECHNICAL	2,240.00	0.00	0.00	5,000.00	0.00
4751.450 Water WATER SAMPLES	5,348.40	0.00	1,236.60	5,000.00	0.00
4751.510 Water INSURANCE	0.00	0.00	0.00	15,000.00	0.00
4751.550 LEASE EXPENSE - ANNUAL PYMT	10,000.00	0.00	0.00	10,000.00	0.00
4751.610 Water MISCELLANEOUS	735.18	0.00	11,835.06	500.00	0.00
4751.620 Water ADMINISTRATIVE FEE	0.00	0.00	0.00	1,500.00	0.00
4751.690 Water DEPRECIATION	381,503.19	0.00	94,788.03	380,000.00	0.00
4751.820 Water INTEREST EXPENSE	32,793.00	0.00	0.00	38,000.00	0.00
Total Operating expense	**658,101.58**	**4,930.75**	**166,994.98**	**672,100.00**	**0.00**
Total Income From Operations:	**(131,516.01)**	**(7,890.96)**	**61,515.37**	**(134,900.00)**	**0.00**
Non-Operating Items:					
Non-operating income					
3794 Interest Income	8,903.32	0.00	0.00	3,500.00	0.00
3796.3 Conservancy District	0.00	58,000.00	58,000.00	29,000.00	0.00
Total Non-operating income	**8,903.32**	**58,000.00**	**58,000.00**	**32,500.00**	**0.00**
Total Non-Operating Items:	**8,903.32**	**58,000.00**	**58,000.00**	**32,500.00**	**0.00**
Total Income or Expense	**(122,612.69)**	**50,109.04**	**119,515.37**	**(102,400.00)**	**0.00**

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Sewer Zions	299,548.07	999.39	330,363.92
1120 PTIF 1109 Sewer	200,717.02	0.00	200,717.02
1127 PTIF 5662 Sewer Reserve Fund	70,046.57	0.00	70,046.57
1175 Undeposited receipts	5,095.66	851.97	18,057.38
1191.1 Restricted cash	28,666.67	0.00	28,666.67
1191.2 Restricted cash offset	(28,666.67)	0.00	(28,666.67)
Total Cash and cash equivalents	**575,407.32**	**1,851.36**	**619,184.89**
Receivables			
1311 Accounts Receivable	26,096.13	(6,986.04)	19,445.71
Total Receivables	**26,096.13**	**(6,986.04)**	**19,445.71**
Total Current Assets	**601,503.45**	**(5,134.68)**	**638,630.60**
Non-Current Assets			
Capital assets			
Property			
1611 Land	60,790.00	0.00	60,790.00
1621.20 Buildings 20 yr	6,663.50	0.00	6,663.50
1621.30 Buildings 30 yr	72,100.01	0.00	72,100.01
1631.30 Sewer system improvements 30 yr	1,072,126.18	0.00	1,072,126.18
1631.40 Sewer system improvements 40 yr	2,755,411.88	0.00	2,755,411.88
1641.05 Machinery & equipment 5 yr	106,689.91	0.00	106,689.91
1641.10 Machinery & equipment 10 yr	69,732.00	0.00	69,732.00
Total Property	**4,143,513.48**	**0.00**	**4,143,513.48**
Accumulated depreciation			
1721.20 AccDpn Buildings 20 yr	(6,663.50)	0.00	(6,663.50)
1721.30 AccDpn Buildings 30 yr	(72,100.01)	0.00	(72,100.01)
1731.30 AccDpn Sewere systm imp 30yr	(1,064,325.82)	0.00	(1,064,425.81)
1731.40 AccDpn Sewer system imp. 40 yr	(1,832,558.59)	0.00	(1,843,145.89)
1741.05 AccDpn Machinery & equipment 5 yr	(96,972.84)	0.00	(98,524.71)
1741.10 AccDpn Machinery & equipment 10 yr	(43,210.53)	0.00	(44,618.76)
Total Accumulated depreciation	**(3,115,831.29)**	**0.00**	**(3,129,478.68)**
Total Capital assets	**1,027,682.19**	**0.00**	**1,014,034.80**
Other non-current assets			
1801 Net pension assets	16,576.00	0.00	16,576.00
1802 Deferred outflows - pensions	8,880.00	0.00	8,880.00
Total Other non-current assets	**25,456.00**	**0.00**	**25,456.00**
Total Non-Current Assets	**1,053,138.19**	**0.00**	**1,039,490.80**
Total Assets:	**1,654,641.64**	**(5,134.68)**	**1,678,121.40**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(9,045.28)	0.00	(4,579.10)
2211 Accured wages payable	(2,619.19)	0.00	(2,619.19)
2215 Compensated absence liability	(7,102.00)	0.00	(7,102.00)
Total Current liabilities	**(18,766.47)**	**0.00**	**(14,300.29)**
Deferred revenue			
2602 Deferred inflows - pensions	(30,393.00)	0.00	(30,393.00)
Total Deferred revenue	**(30,393.00)**	**0.00**	**(30,393.00)**
Long-term liabilities			
2515.1 2000 Sewer Revenue issued	(500,000.00)	0.00	(500,000.00)
2515.2 2000 Sewer Revenue repaid	500,000.00	0.00	500,000.00
2520.1 2008 Sewer system issued	(516,000.00)	0.00	(516,000.00)
2520.2 2008 Sewer system repaid	238,000.00	0.00	238,000.00
2520.3 2008 Sewer system current	(17,000.00)	0.00	(17,000.00)
2520.4 2008 Sewer system current offset	17,000.00	0.00	17,000.00
Total Long-term liabilities	**(278,000.00)**	**0.00**	**(278,000.00)**
Total Liabilities:	**(327,159.47)**	**0.00**	**(322,693.29)**
Equity - Paid in / Contributed			

	Prior Year Actual	Current Period Actual	Current Year Actual
2911.1 Debt service reserve	(28,666.67)	0.00	(28,666.67)
2911.2 Debt service reserve offset	28,666.67	0.00	28,666.67
2981 Fund balance	(1,327,482.17)	5,134.68	(1,355,428.11)
Total Equity - Paid in / Contributed	**(1,327,482.17)**	**5,134.68**	**(1,355,428.11)**
Total Liabilities and Fund Equity	**(1,654,641.64)**	**5,134.68**	**(1,678,121.40)**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3731 Charges for Services	256,251.02	(91.18)	91,416.65	255,000.00	0.00
3733 Sewer Connection Fess	0.00	0.00	2,481.95	750.00	0.00
3890 Miscellaneous Revenue	150.00	0.00	0.00	0.00	0.00
Total Operating income	**256,401.02**	**(91.18)**	**93,898.60**	**255,750.00**	**0.00**
Operating expense					
4752.110 Sewer SALARIES & WAGES	82,905.58	3,104.52	28,202.28	86,250.00	0.00
4752.130 Sewer EMPLOYEE BENEFITS	50,301.63	1,938.98	17,310.60	47,500.00	0.00
4752.220 Sewer PUBLIC NOTICES	856.38	0.00	54.49	150.00	0.00
4752.230 Sewer TRAVEL and TRAINING	1,328.64	0.00	0.00	1,250.00	0.00
4752.240 Sewer OFFICE SUPPLIES	169.27	0.00	0.00	200.00	0.00
4752.250 Sewer SUPP & MAINT - EQUIP	3,438.45	0.00	4,643.89	5,000.00	0.00
4752.252 Sewer FUEL	2,075.21	0.00	(94.11)	3,000.00	0.00
4752.265 Sewer SYSTEM MAINTENANCE	3,383.07	0.00	1,187.18	5,000.00	0.00
4752.280 Sewer UTILITIES	4,602.92	0.00	931.57	4,500.00	0.00
4752.310 Sewer PROFESSIONAL/TECHNICAL	19,842.00	0.00	0.00	750.00	0.00
4752.510 Sewer INSURANCE	0.00	0.00	0.00	15,000.00	0.00
4752.610 Sewer MISCELLANEOUS	332.34	0.00	69.37	1,000.00	0.00
4752.620 Sewer ADMINISTRATIVE FEE	0.00	0.00	0.00	15,000.00	0.00
4752.690 Sewer DEPRECIATION	57,044.99	0.00	13,647.39	58,790.00	0.00
4752.820 Sewer INTEREST EXPENSE	0.00	0.00	0.00	3,000.00	0.00
Total Operating expense	**226,280.48**	**5,043.50**	**65,952.66**	**246,390.00**	**0.00**
Total Income From Operations:	**30,120.54**	**(5,134.68)**	**27,945.94**	**9,360.00**	**0.00**
Non-Operating Items:					
Non-operating income					
3794 Interest Income	2,302.94	0.00	0.00	1,500.00	0.00
Total Non-operating income	**2,302.94**	**0.00**	**0.00**	**1,500.00**	**0.00**
Total Non-Operating Items:	**2,302.94**	**0.00**	**0.00**	**1,500.00**	**0.00**
Total Income or Expense	**32,423.48**	**(5,134.68)**	**27,945.94**	**10,860.00**	**0.00**

Monticello City
Standard Financial Report
53 53 Sanitation Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Sanitation Zions	325,425.40	4,022.66	364,198.84
1120 PTIF 1109 Sanitation	919.01	0.00	919.01
1130 PTIF 6128 Landfill financial assurance	86,955.92	0.00	86,955.92
1175 Undeposited receipts	11,980.78	799.59	26,068.45
1191.1 Restricted cash	29,440.00	0.00	29,440.00
1191.2 Restricted cash offset	(29,440.00)	0.00	(29,440.00)
Total Cash and cash equivalents	**425,281.11**	**4,822.25**	**478,142.22**
Receivables			
1311 Accounts Receivable	39,428.44	(10,774.64)	31,063.61
Total Receivables	**39,428.44**	**(10,774.64)**	**31,063.61**
Total Current Assets	**464,709.55**	**(5,952.39)**	**509,205.83**
Non-Current Assets			
Capital assets			
Property			
1621 Buildings	6,663.50	0.00	6,663.50
1631 System improvements	11,866.84	0.00	11,866.84
1641.05 Machinery & equipment 5 yr	508,857.33	0.00	508,857.33
1641.15 Machinery & equipment 15 yr	397,692.60	0.00	397,692.60
Total Property	**925,080.27**	**0.00**	**925,080.27**
Accumulated depreciation			
1721 AccDpn Buildings	(6,663.50)	0.00	(6,663.50)
1731 AccDpn System improvements	(11,866.84)	0.00	(11,866.84)
1741.05 AccDpn Machinery & equipment 5 yr	(508,857.33)	0.00	(508,857.33)
1741.15 AccDpn Machinery & equipment 15 yr	(56,053.05)	0.00	(61,925.97)
Total Accumulated depreciation	**(583,440.72)**	**0.00**	**(589,313.64)**
Total Capital assets	**341,639.55**	**0.00**	**335,766.63**
Other non-current assets			
1801 Net pension assets	18,233.00	0.00	18,233.00
1802 Deferred outflows - pensions	9,768.00	0.00	9,768.00
Total Other non-current assets	**28,001.00**	**0.00**	**28,001.00**
Total Non-Current Assets	**369,640.55**	**0.00**	**363,767.63**
Total Assets:	**834,350.10**	**(5,952.39)**	**872,973.46**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(8,075.18)	0.00	(481.91)
2211 Accured wages payable	(3,313.13)	0.00	(3,313.13)
2215 Compensated absence liability	(6,751.00)	0.00	(6,751.00)
Total Current liabilities	**(18,139.31)**	**0.00**	**(10,546.04)**
Deferred revenue			
2602 Deferred inflows - pensions	(33,433.00)	0.00	(33,433.00)
Total Deferred revenue	**(33,433.00)**	**0.00**	**(33,433.00)**
Total Liabilities:	**(51,572.31)**	**0.00**	**(43,979.04)**
Equity - Paid in / Contributed			
2941.1 Post closure reserve	(29,440.00)	0.00	(29,440.00)
2941.2 Post closure reserve offset	29,440.00	0.00	29,440.00
2981 Fund balance	(782,777.79)	5,952.39	(828,994.42)
Total Equity - Paid in / Contributed	**(782,777.79)**	**5,952.39**	**(828,994.42)**
Total Liabilities and Fund Equity	**(834,350.10)**	**5,952.39**	**(872,973.46)**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
53 53 Sanitation Fund - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3733 Charges for Services	372,154.59	(284.62)	129,720.36	370,000.00	0.00
3735 Landfill Use	14,969.75	605.00	6,355.06	18,000.00	0.00
Total Operating income	**387,124.34**	**320.38**	**136,075.42**	**388,000.00**	**0.00**
Operating expense					
4753.110 Sanitation SALARIES & WAGES	104,593.03	3,732.42	40,865.74	110,000.00	0.00
4753.130 Sanitation EMPLOYEE BENEFITS	62,821.24	2,540.35	22,533.39	66,000.00	0.00
4753.240 Sanitation OFFICE SUPPLIES	168.14	0.00	2.99	200.00	0.00
4753.250 Sanitation SUPP & MAINT - EQUIP	19,952.98	0.00	1,534.02	15,000.00	0.00
4753.252 Sanitation FUEL	24,359.17	0.00	3,576.77	24,000.00	0.00
4753.255 Sanitation MAINTANANCE DUES	5,281.38	0.00	(221.02)	8,500.00	0.00
4753.257 Sanitation RECYCLING GRANT	(337.88)	0.00	0.00	0.00	0.00
4753.260 Sanitation POST CLOSURE CHARGE	0.00	0.00	0.00	2,600.00	0.00
4753.267 Sanitation CONTRACTED SERVICES	8,439.40	0.00	1,406.60	8,000.00	0.00
4753.268 Sanitation TIPPAGE FEES	65,141.00	0.00	13,501.20	64,000.00	0.00
4753.310 Sanitation PROFESSIONAL/TECHNICAL	278.00	0.00	84.00	500.00	0.00
4753.510 Sanitation INSURANCE	0.00	0.00	0.00	10,000.00	0.00
4753.610 Sanitation MISCELLANEOUS	1,524.78	0.00	702.18	700.00	0.00
4753.620 Sanitation ADMINISTRATIVE FEE	0.00	0.00	0.00	15,000.00	0.00
4753.690 Sanitation DEPRECIATION	10,735.45	0.00	5,872.92	65,000.00	0.00
Total Operating expense	**302,956.69**	**6,272.77**	**89,858.79**	**389,500.00**	**0.00**
Total Income From Operations:	**84,167.65**	**(5,952.39)**	**46,216.63**	**(1,500.00)**	**0.00**
Non-Operating Items:					
Non-operating income					
3794 Interest Income	2,858.86	0.00	0.00	1,500.00	0.00
3797 Gain/loss on sale of assets	104,500.00	0.00	0.00	0.00	0.00
Total Non-operating income	**107,358.86**	**0.00**	**0.00**	**1,500.00**	**0.00**
Total Non-Operating Items:	**107,358.86**	**0.00**	**0.00**	**1,500.00**	**0.00**
Total Income or Expense	**191,526.51**	**(5,952.39)**	**46,216.63**	**0.00**	**0.00**

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking MBA Zions	(133,864.53)	(99.59)	(225,297.21)
1120 PTIF 1109 MBA	(33,981.65)	0.00	(33,981.65)
1135 PTIF 5188 ZAP TAX Swimming Pool Payment	64,695.66	0.00	64,695.66
1138 PTIF 8578 Fund 54 Debt Reserve	135,945.42	0.00	135,945.42
1175 Undeposited receipts	(1,323.50)	(375.00)	(333.50)
1191.1 Restricted cash	186,240.00	0.00	186,240.00
1191.2 Restricted cash offset	(186,240.00)	0.00	(186,240.00)
Total Cash and cash equivalents	**31,471.40**	**(474.59)**	**(58,971.28)**
Receivables			
1311 Accounts Receivable	100.00	0.00	0.00
Total Receivables	**100.00**	**0.00**	**0.00**
Total Current Assets	**31,571.40**	**(474.59)**	**(58,971.28)**
Non-Current Assets			
Capital assets			
Property			
1610 Land	35,297.60	0.00	35,297.60
1621 Buildings	3,882,747.19	0.00	3,882,747.19
1631 Improvements	2,250,299.80	0.00	2,250,299.80
1640 Machinery and equipment	18,591.99	0.00	18,591.99
Total Property	**6,186,936.58**	**0.00**	**6,186,936.58**
Accumulated depreciation			
1721 AccDpn Buildings	(934,106.53)	0.00	(958,373.68)
1731 AccDpn Improvements	(829,908.80)	0.00	(848,661.11)
1740 AccDpn Machinery and equipment	(16,795.66)	0.00	(17,264.23)
Total Accumulated depreciation	**(1,780,810.99)**	**0.00**	**(1,824,299.02)**
Total Capital assets	**4,406,125.59**	**0.00**	**4,362,637.56**
Other non-current assets			
1799 MBA GFA offset	(4,580,077.71)	0.00	(4,580,077.71)
Total Other non-current assets	**(4,580,077.71)**	**0.00**	**(4,580,077.71)**
Total Non-Current Assets	**(173,952.12)**	**0.00**	**(217,440.15)**
Total Assets:	**(142,380.72)**	**(474.59)**	**(276,411.43)**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(1,173.99)	(693.00)	(6,053.83)
2211 Accrued wages payable	(171.96)	0.00	(171.96)
Total Current liabilities	**(1,345.95)**	**(693.00)**	**(6,225.79)**
Long-term liabilities			
2410.1 Accrued interest	(13,516.25)	0.00	(13,516.25)
2410.2 Accrued interest offset	13,516.25	0.00	13,516.25
2510.1 2006 MBA Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2510.2 2006 MBA Lease Revenue repaid	160,991.02	0.00	160,991.02
2510.3 2006 MBA Lease Revenue current	(10,000.00)	0.00	(10,000.00)
2510.4 2006 MBA Lease Revenue current offset	10,000.00	0.00	10,000.00
2511.1 2009 MBA Swimming Pool - issued	(1,350,000.00)	0.00	(1,350,000.00)
2511.2 2009 MBA Swimming Pool - repaid	495,000.00	0.00	540,000.00
2511.3 2009 MBA Swimming Pool - current	(45,000.00)	0.00	(45,000.00)
2511.4 2009 MBA Swimming Pool - current offset	45,000.00	0.00	45,000.00
2512.1 2014 Community Center - issued	(1,000,000.00)	0.00	(1,000,000.00)
2512.2 2014 Community Center - repaid	195,000.00	0.00	225,000.00
2512.3 2014 Community Center - current	(59,000.00)	0.00	(59,000.00)
2512.4 2014 Community Center - current offset	59,000.00	0.00	59,000.00
2518.1 2014 Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2518.2 2014 Lease Revenue repaid	300,000.00	0.00	300,000.00
2599 MBA LTD offset	1,884,000.00	0.00	1,884,000.00
Total Long-term liabilities	**84,991.02**	**0.00**	**159,991.02**
Total Liabilities:	**83,645.07**	**(693.00)**	**153,765.23**

	Prior Year Actual	Current Period Actual	Current Year Actual
Equity - Paid in / Contributed			
2911.1 Reserve for debt service	(56,058.91)	0.00	(56,058.91)
2911.2 Reserve DS offset	56,058.91	0.00	56,058.91
2961.1 Debt Reserve	(130,181.09)	0.00	(130,181.09)
2961.2 Debt Reserve offset	130,181.09	0.00	130,181.09
2981 Fund balance	58,735.65	1,167.59	122,646.20
Total Equity - Paid in / Contributed	**58,735.65**	**1,167.59**	**122,646.20**
Total Liabilities and Fund Equity	**142,380.72**	**474.59**	**276,411.43**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3660 UTILITY PAYMENT FROM COUNTY	16,160.87	0.00	28,710.92	15,000.00	0.00
3680 Debt Service/Loan Pmt from County	24,906.00	0.00	0.00	25,000.00	0.00
Total Intergovernmental revenue	**41,066.87**	**0.00**	**28,710.92**	**40,000.00**	**0.00**
Miscellaneous revenue					
3620 Rent income	4,970.00	(150.00)	2,420.00	5,000.00	0.00
3735 Lease revenue	83,000.00	0.00	0.00	0.00	0.00
3794 Interest Income	6,596.55	0.00	0.00	1,500.00	0.00
3810 Transfer from General fund - Swimming Pool	0.00	0.00	0.00	45,000.00	0.00
3811 Transfer from General fund - Pro Shop	0.00	0.00	0.00	45,000.00	28,000.00
3840 Transfer from Water Fund	0.00	0.00	0.00	10,000.00	0.00
Total Miscellaneous revenue	**94,566.55**	**(150.00)**	**2,420.00**	**106,500.00**	**28,000.00**
Total Revenue:	**135,633.42**	**(150.00)**	**31,130.92**	**146,500.00**	**28,000.00**
Expenditures:					
Miscellaneous					
4600.110 Salaries and wages	5,508.30	223.69	1,923.21	6,000.00	0.00
4600.130 Benefit expense	2,473.98	100.90	859.61	3,700.00	0.00
4600.240 Office supplies	14.95	0.00	0.00	0.00	0.00
4600.250 Equipment and maintenance	275.66	0.00	0.00	750.00	0.00
4600.280 Utilities	17,183.17	0.00	4,696.84	18,000.00	0.00
4600.310 Professional and technical	0.00	0.00	31,305.78	0.00	0.00
4600.510 Insurance	693.00	693.00	693.00	700.00	0.00
4754.690 MBA depreciation expense	173,952.12	0.00	43,488.03	0.00	0.00
Total Miscellaneous	**200,101.18**	**1,017.59**	**82,966.47**	**29,150.00**	**0.00**
Debt service					
4600.810 MBA Debt service - principal	0.00	0.00	0.00	100,000.00	0.00
4600.820 MBA Debt service - interest	12,510.00	0.00	12,075.00	13,000.00	0.00
Total Debt service	**12,510.00**	**0.00**	**12,075.00**	**113,000.00**	**0.00**
Total Expenditures:	**212,611.18**	**1,017.59**	**95,041.47**	**142,150.00**	**0.00**
Total Change In Net Position	**(76,977.76)**	**(1,167.59)**	**(63,910.55)**	**4,350.00**	**28,000.00**

Monticello City
Standard Financial Report
91 91 Generial Fixed Assets - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Work in process			
1601 Construction in progress	376,260.38	0.00	463,156.42
Total Work in process	**376,260.38**	**0.00**	**463,156.42**
Property			
1610 Land & rights	1,788,675.31	0.00	1,788,675.31
1620.30 Buildings 30 yr	572,682.82	0.00	572,682.82
1620.40 Buildings 40 yr	1,250,427.05	0.00	1,250,427.05
1630.07 Improvements other than bldgs 7 yr	114,924.32	0.00	114,924.32
1630.15 Improvements other than bldgs 15 yr	9,143,926.58	0.00	9,143,926.58
1630.20 Improvements other than bldgs 20 yr	48,312.26	0.00	48,312.26
1630.30 Improvements other than bldgs 30 yr	6,928,469.37	0.00	6,928,469.37
1630.40 Improvements other than bldgs 40 yr	1,958,895.34	0.00	1,958,895.34
1640.05 Machinery & equipment 5 yr	1,357,403.32	0.00	1,357,403.32
1640.07 Machinery & equipment 7 yr	530,569.32	0.00	530,569.32
Total Property	**23,694,285.69**	**0.00**	**23,694,285.69**
Accumulated depreciation			
1720.30 AccDpn Buildings 30 yr	(278,669.01)	0.00	(282,758.52)
1720.40 AccDpn Buildings 40 yr	(426,194.34)	0.00	(434,009.43)
1730.07 AccDpn Imps other than bldgs 7 yr	(77,573.45)	0.00	(80,084.54)
1730.15 AccDpn Imps other than bldgs 15 yr	(8,522,758.94)	0.00	(8,569,049.17)
1730.20 AccDpn Imps other than bldgs 20 yr	(24,156.01)	0.00	(24,759.91)
1730.30 AccDpn Imps other than bldgs 30 Yr	(2,466,414.39)	0.00	(2,524,151.07)
1730.40 AccDpn Imps other than bldgs 40 yr	(675,468.04)	0.00	(687,711.16)
1740.05 AccDpn Machinery & equipment 5 yr	(1,314,233.73)	0.00	(1,321,845.48)
1740.07 AccDpn Machinery & equipment 7 yr	(366,299.80)	0.00	(381,089.38)
Total Accumulated depreciation	**(14,151,767.71)**	**0.00**	**(14,305,458.66)**
Total Capital assets	**9,918,778.36**	**0.00**	**9,851,983.45**
Other non-current assets			
1801 Net pension assets	112,713.00	0.00	112,713.00
1802 Deferred outflows - pensions	60,387.00	0.00	60,387.00
Total Other non-current assets	**173,100.00**	**0.00**	**173,100.00**
Total Non-Current Assets	**10,091,878.36**	**0.00**	**10,025,083.45**
Total Assets:	**10,091,878.36**	**0.00**	**10,025,083.45**
Liabilities and Fund Equity			
Liabilities:			
Deferred revenue			
2602 Deferred inflows - pensions	(206,675.00)	0.00	(206,675.00)
Total Deferred revenue	**(206,675.00)**	**0.00**	**(206,675.00)**
Total Liabilities:	**(206,675.00)**	**0.00**	**(206,675.00)**
Equity - Paid in / Contributed			
2971.1 Invested in fixed assets - purchased	(24,070,546.07)	0.00	(24,157,442.11)
2972 Total depreciation charged	14,151,767.71	0.00	14,305,458.66
2980 Net pension offset	33,575.00	0.00	33,575.00
Total Equity - Paid in / Contributed	**(9,885,203.36)**	**0.00**	**(9,818,408.45)**
Total Liabilities and Fund Equity	**(10,091,878.36)**	**0.00**	**(10,025,083.45)**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
ZONE CHANGE APPLICATION
Fee: $500.00 (nonrefundable)

Name: Samsuk Properties, LLC **Telephone:** 8016356926
Address: 8907 S. Cobble stone Way, Sandy, UT 84093
Agent (If Applicable): Waemphetch Roll **Telephone:** 8015311096
Email: Samsukproperties@gmail.com
Address/Location of Subject Property: 332 S 100 W / 133 W 300 S
Parcel # of Subject Property: A000000600A
Existing Zone: R1 **Requested Zone:** R2
Reason for the request (Describe, use extra sheet if necessary)
multiples houses, and trailors, duplex

Submittal Requirements: The zone change applicant shall provide the following

a. The name and address of every person or company the applicant represents; ✓
b. An accurate property map showing the existing and proposed zoning classifications; ✓
c. All abutting properties showing present zoning classifications; ✓
d. An accurate legal description of the property to be rezoned; ✓
e. Names and addresses of all property owners within 300 feet of the boundaries of the property proposed for rezoning; ✓
f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property. ✓

Additional fees may include the cost of amending the official zoning map, County recording fees, Attorney and engineering fees, General Plan and other city plan amendments.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next available Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

DATE RECEIVED 10/04/2023 COMPLETE. YES X NO ___

DATE APPLICATION DEEMED TO BE COMPLETE 10/04/23

COMPLETION DETERMINATION MADE BY Megan Gallegos
Signature

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff report and forward a recommendation to the City Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, the City Council will hold a public hearing to hear comments regarding the proposed zone change and to consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

MELISSA L GILL
Notary Public State of Utah
Comm. No. 730317
My Commission Expires on
Mar 30, 2027

STATE OF UTAH)
:ss
)
COUNTY OF
San Juan

I (we), Waemphetch Roll, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying, and the Monticello City Planning staff have indicated they are available to assist me in making this application.

W. Wmgkk Roll
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 4 day of October 20 23

Melissa Gill
(Notary Public)

Residing in: Monticello, UT My Commission Expires: 03/30/27

Agent Authorization

I (we), Waemphetch Roll, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Santa Thongrungpeal to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

MELISSA L GILL
Notary Public · State of Utah
Comm. No. 730317
My Commission Expires on
Mar 30 2027

W. Wmgkk Roll
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 4 day of October 20 23

Melissa Gill
(Notary Public)

Residing in: Monticello, UT My Commission Expires: 03/30/27

PROFESSIONAL FEES AGREEMENT WITH MONTICELLO CITY

This agreement is entered into this 4 day of October, 2023 between Sansuk Properties, LLC (name/s) of San Juan Co. (County) of UT (State) (hereinafter referred to as "Applicant"), and Monticello City, a municipal corporation of the State of Utah, located in San Juan County (hereinafter referred to as the "City"). Subdivider, on behalf of it/himself, its/his heirs, successors and assigns, hereby acknowledges, covenants, and agrees that:

1) Applicant is aware of the City Code website page and shall in all respects comply with the provisions contained therein.
2) All on-site and off-site improvements required to be constructed in connection with said application shall be constructed and installed in accordance with current construction requirements and comply with the Monticello Standards and Specifications.
3) In the event that action is required to be taken by Monticello to enforce, approve, or double check the terms of this agreement, Applicant agrees that it/he shall be liable to pay all such costs and expenses incurred by Monticello City.
4) Applicant agrees to pay all fees associated with this application.

DATED this 4 day of October, 2023

M. Wright Rell
Applicant

Applicant

Melissa Gill
City Representative

Recorder
Title

STATE OF UTAH)
s
s
COUNTY OF SAN JUAN)

On the 4 day of October, 2023 personally appeared before me, the signer(s) of the above instrument, who duly acknowledged to me that he/she executed the same on behalf of the Subdivider.

Melissa Gill
NOTARY PUBLIC

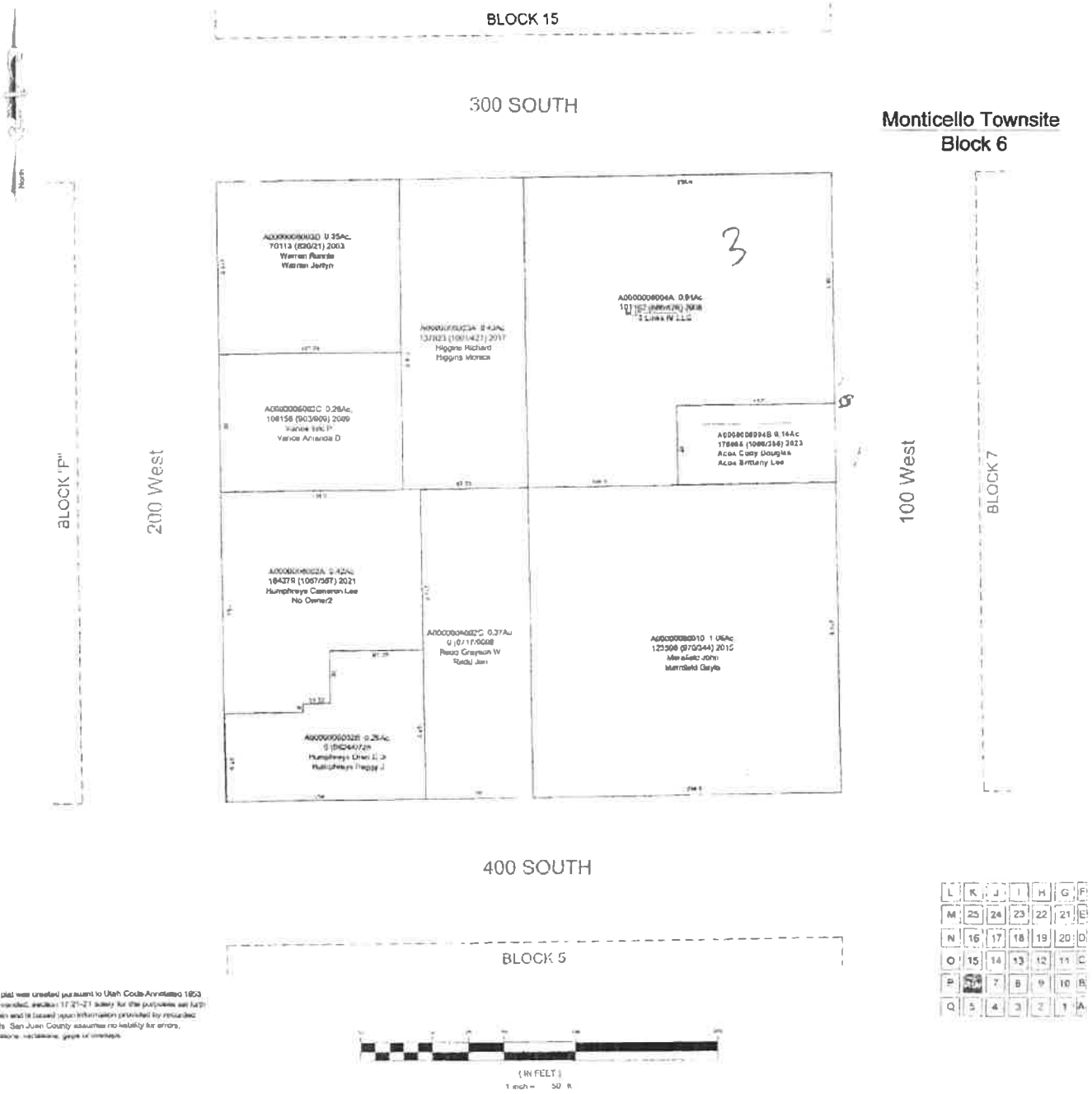
(SEAL)

My Commission Expires: March 30, 2027

MELISSA L GILL
Notary Public - State of Utah
Comm. No. 730317
My Commission Expires on
Mar 30, 2027

SAN JUAN COUNTY, UTAH

SECTION 36 T33S, R23E, SALT LAKE MERIDIAN, UTAH



This plat was created pursuant to Utah Code Annotated 1953 as amended, section 17-21-21 solely for the purposes set forth therein and is based upon information provided by recorded deeds. San Juan County assumes no liability for errors, omissions, variations, gaps or overlaps.

Beginning at the Northeast corner of Lot 4, Block 6, MONTICELLO TOWNSITE SURVEY, Plat A, and running thence South 159.5 feet; thence West 110 feet; thence South 55 feet; thence West 104.5 feet; thence North 214.5 feet; thence East 214.5 feet to the point of beginning. (Parcel No. A0000006004A)

12-

Ent 101162 Bk 886 Pg 826
Date: 31-JAN-2008 2:55PM
Fee: $12.00 Check
Filed By: DH
LOUISE JONES, Recorder
SAN JUAN COUNTY CORPORATION
For: ANDERSON-OLIVER TITLE INSURANC

When recorded, return to:
3 LINKS IV, LLC
PO Box 245
Safford, AZ 85546

WARRANTY DEED

For the consideration of FOURTEEN and NO/100 ($14.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **TODD L. JOHN,** for nominal or no consideration and as a contribution to capital only, hereby transfers, conveys and quit-claims to **3 LINKS IV, LLC**, a Utah limited liability company, the following real property situated in **San Juan County, State of Utah:**

See Exhibit A attached hereto for legal description.

The Grantor, in his individual and legal capacities, does hereby represent and warrant good and marketable title to said real property against any and all claims or causes of action against the title, whatsoever. The undersigned further certifies that all real property tax bills have been and will continue to be mailed to and paid by the parties whose names and signatures appear hereinbelow.

DATED: As of January 1, 2008.

ACCEPTED AND APPROVED:

Todd L. John
TODD L. JOHN, as Grantor

Authorized Agent and Signatory of
3 LINKS IV, LLC, as Grantee

STATE OF ARIZONA)
)ss.:
COUNTY OF PIMA)

This instrument was subscribed, sworn to and acknowledged before me this 2 day of January, 2008, by **TODD L. JOHN**, in such legal capacities as set forth above.

My Commission Expires:

Alyssa A. Marino
Notary Public

Notary Public State of Arizona
Pima County
Alyssa A Marino
My Commission Expires
08/10/2009

PUBLIC SAFETY GOAL: Monticello is a safe place to live

Objectives - Police Dept.	Expected Result
Hire a fourth full-time police officer	Police Department includes one chief and 4 full-time officers
Install and maintain a camera system on Main and Center streets	Police officers spend more time in public contact and patrol, and traffic violations can still be addressed
Revise or update policies for the Police Department	Procedures are professional current, consistent, and applied without prejudice
Schedule & participate in public safety programs at local schools	Police officers are known to students and there is more mutual respect.
Objectives - Fire Dept.	**Expected Result**
Create cost-recovery ordinances for fire suppression and recuse truck call-outs	City is authorized to recover expenses for firefighting and rescue operations outside of City limits
Establish an incentive plan for the Fire Department	Firefighters will have benefits based on years with the Fire Department
Recruit & train more firefighters	City has a larger firefighting force and is not impeded by loss or absence of present personnel
Revise or replace the current pay structure for fire fighters	Firefighters are paid for hours away from their full-time employment
Schedule & participate in public safety programs at local schools	Firefighters are known to students and there is more mutual respect.
Objectives - Emergency Response	**Expected Result**
Complete the Emergency Response Plan	City will have clear policies and procedures in the event of an emergency

3.4 Moderate Income Housing

There were 957 housing units in Monticello in 2015, according to data from the US Census Bureau (Table 9), 741 of which were occupied. Nine of the occupied housing units lacked complete plumbing facilities. The average household size of owner-occupied units was 3.03 persons while the average household size of rental units was 3.37 persons. The median monthly housing cost for owner-occupied units was $750 and for renters the median monthly cost was $698. For the occupied rental units, 15 households paid rents greater than 30% of their income.

Table 9 - Selected characteristics of Monticello housing units in 2015

Year Built	Units	Percent of Units	Bedrooms	Units	Percent	Monthly Cost	Owner Costs	Renter Costs
2010 or later	18	1.9%	1	56	5.9%	Less than $300	12.6%	0%
2000 to 2009	150	15.7%	2	223	23.3%	$300 to $499	24.2%	9.3%
1990 to 1999	103	10.8%	3	358	37.4%	$500 to $799	15.8%	49.1%
1980 to 1989	83	8.7%	4	231	24.1%	$800 to $999	17.1%	13.4%
1970 to 1979	196	20.5%	5 or more	89	9.3%	$1000 to $1499	28.8%	0%
1960 to 1969	70	7.3%				$1500 to $1999	1.5%	0%
1950 to 1959	131	13.7%	Occupancy	Units	Percent	$2000 to $2499	0%	0%
1940 to 1949	26	2.7%	Owners	525	54.9%	$2500 or more	0%	0%
1939 or earlier	180	18.8%	Renters	216	22.6%	No cash rent	0%	28.2%

There are six apartment buildings and two dwelling complexes in Monticello that are rental units. At least three of the apartment buildings and one dwelling complex are not currently functional and would require major work to bring them into compliance with building, safety, and health codes. One apartment building is designated for income-restricted occupants, as noted below. There are no condominiums or townhouses in the city. All but one of the multi-family units are located in the C-1 Commercial Zone; the other is a non-conforming use in the R-1 Residential Zone. An undetermined number of single-family homes are rental units, including long-term and short-term rentals. Some rental homes switch between long- and short-term rental, or are sold as owner-occupied housing, depending on local market demands. The City does not currently regulate short-term rentals (rented for less than 30 days).

Utah State Code defines moderate income housing as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located" (10-9a-103(34)). Applying the 80% guideline, a Monticello household with a median gross income of $33,187 ($2,765.58 per month or about $15.96 per hour) or less would probably meet the

criterion for moderate income housing based on the US Census Bureau's median gross income for San Juan County of $41,484 in 2015. Monticello has 31 housing units (4.2% of all housing) that are designated as affordable housing: pay-to-own CROWN homes and a rent-subsidized apartment complex. Goals for addressing moderate income housing needs are found later in the chapter.

The four CROWN (Credits-to-Own) homes in Monticello were constructed in 2006 under the auspices of the Housing Authority of Southeastern Utah. Low-income Housing Tax Credits were used for the project. This program limits the occupants to households earning less than 60% of the area median income, and over a 15-year period the rent payments are applied toward the purchase of the house thus allowing the tenant to buy the house at a lower cost than the prevailing market.

The Abajo View Apartments in Monticello is the only designated low-income apartment complex in the city. It was constructed in the 1980s and has been recently remodeled. The complex was built, at least in part, with funds authorized by section 515 of the Rural Rental Housing program. Applicants for the 27-unit complex qualify if their income is very low, low, or moderate, if they are elderly, or if they have disabilities. Priority for placement is given to those living in substandard housing.

A. Home Ownership Assistance

The US Department of Agriculture maintains a Rural Development office in Monticello to make housing grants and loans to persons with very low, low, and moderate incomes. Limits are set on the maximum amount an applicant's household can earn in order to qualify (Table 10). These limits are adjusted periodically, and applications are considered on a case-by-case basis.

Table 10 - Household income limits for Rural Development programs as of June 2017

USDA Program	1-4 persons	5-8 persons
Very Low Income	$33,850	$44,700
Low Income	$54,150	$71,500
Moderate Income (Direct)	$59,650	$77,000
Moderate Income (Guaranteed)	$40,600	$53,600

The local Rural Development staff currently believes that there are sufficient vacant houses, houses on the market, and vacant lots in Monticello to supply the housing needs of people whose income levels would qualify them for one of the USDA programs. Currently, Rural Development

will not approve loans for houses that are less than 1,000 square feet or over 2,000 square feet in size, or for houses on lots larger than one acre, and they do not provide funds for mobile homes. They generally deny loans for houses that are priced higher than $220,532, and houses located in non-residential zones. In addition to these policies, some personal situations can disqualify an applicant, and these are seen recurrently in Monticello:

- Applicant has no or poor credit history. At least two years of good credit is generally required.
- Applicant has existing loans that aggregate to a significant amount of their annual income. Such loans could be, for example, college loans, automobile loans, loans for other real estate, business purchase contracts, or debt repayment agreements.
- Applicant is not currently employed or has an employment history of less than two years
- Applicant is not a US citizen or legal permanent resident.

In addition to loans for purchase of a house or to buy a lot and construct a home, Rural Development also has programs that assist existing homeowners to remodel and repair their homes. Some of these programs are designed specifically for senior citizens. Income is again the qualifying factor, and applications are considered on a case-by-case basis. Rural Development also cooperates with other lenders and can help direct an applicant to other appropriate funding sources.

Monticello has two banks and a credit union. The credit union does not make loans for housing, but the banks may issue loans to qualified persons for the construction, purchase, or remodeling of a house. At the present time it is common for the banks to expect the homebuyer to cover a down payment equal to 20% of the purchase price. Policies may limit the type or size of houses that can be financed, and applications are considered on a case-by-case basis.

B. Rental Housing Assistance

The US Department of Housing and Urban Development (HUD) offers several programs that can assist qualified applicants with rent payments:

- Privately owned subsidized housing
- Public housing
- Housing Choice Voucher Program (Section 8)
- Low Income Housing Tax Credits

Applications are reviewed on a case-by-case basis, and program standards periodically change. There are no privately owned housing units in Monticello subsidized through HUD programs.

Although there is no housing authority office in Monticello, the city is within the area served by the Housing Authority of Southeastern Utah, located in Moab, Utah. The Housing Authority develops, constructs, and administers affordable housing, including public housing, the Housing Choice Voucher Program, CROWN homes, and the Low Income Housing Tax Credit program. It is this agency that oversees the four CROWN homes in Monticello. At the present time, they have no affordable housing construction projects scheduled in Monticello and do not have plans to conduct a market survey to determine the need for such housing.

MODERATE INCOME HOUSING GOAL:

Improve availability of low and moderate income housing

Objectives	Expected Result
Develop and keep current a page on the City web site that provides information about programs that help low to moderate income persons	Citizens and potential residents have the information they need to find or build low/moderate income housing in the City
Consider a zoning classification for low and moderate income housing	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2	Developers have more land area for single-family and multi-unit housing
Obtain & retain a place on the board of the Housing Authority of Southeastern Utah	City interests are represented and City Council makes informed decisions affecting housing needs
Offer incentives for development of multiple-family rental units	City waives or reduces fees for construction of multiple-family rental units (apartments)
Review & revise as needed, City codes to facilitate construction of moderate income housing	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction

3.5 Community Promotion

Community promotion refers to how the city presents itself as a place to live and support a family. In many respects, the perception of Monticello as a place to live is closely related to the city's economy. To the extent practicable, the "feeling" of the city is discussed in this section, while the business climate is discussed in section 3.6 Economic Development.

According to the Monticello Community Analysis completed by the Rural Planning Group in July 2016, 67% of the respondents are proud of Monticello, and appreciate its key characteristics:

Small-town feel	Friendly and safe
Lack of crime	Clean air
Quiet and peaceful	Beautiful setting

About 41% of the respondents expressed a desire for some growth, while 23% said they don't want any growth and 20% said they would like to see significant growth. Asked what they expected Monticello to be in ten years (by 2036), participants envisioned a city that has:

- A population large enough to support a stable economy
- A stronger economy with a diversity of businesses and industry
- A clean and prosperous appearance
- An atmosphere of acceptance and welcome for new and different people
- Tourism based on outdoor adventure
- Year-round employment opportunities with higher paying jobs

The attributes currently enjoyed and visions for the city's future are not mutually exclusive. The prospects for the city, therefore, lie in how it encourages a reasonable amount of growth while preserving the quality of life that locals currently enjoy (Table 11).

Table 11 - Survey responses pertaining to a sense of community, 2016

Issue or Concern	Agreement on importance
City reputation	92%
Capability of City leadership	84%
Look and feel of the city	83%
Limited local amenities	83%
Economic uncertainty	83%
Community identity	83%
Condition of City's capital assets	75%
Aging of population	75%
Population decline	66%
Land-use questions	41%
Desire some growth	41%
Need more jobs	29%
Affordable housing	26%
Don't want any growth	23%
Want significant growth	20%
Unchecked growth	11%
Crime	11%

There are many reasons to live in Monticello, including excellent schools with small class sizes, near-by outdoor and family recreation opportunities year-round, and an award-winning golf course. A quilting club, Boy Scout troops, Rotary Club, Lions Club, church groups, and Daughters of Utah Pioneers all foster social connections. Other clubs exist at the high school, and school teams enjoy enthusiastic support from families, friends, and local businesses. Senior citizens enjoy easy access to medical facilities. Churches for the Baptist, Catholic, Evangelical, and LDS faiths are found in Monticello, and services for other denominations are located in Dove Creek, CO, and Moab and Blanding, UT.

San Juan County operates the public library in Monticello, where regular programs for children and young readers are offered, speakers discuss a variety of subjects, and various art displays and seminars are held. The building has a meeting room with kitchen, free Wi-Fi, and an outdoor seating area. The County sponsors the Senior Center, located in the community center at the Hideout Golf Course, operates a van for seniors, and provides home delivery of meals. A meal is also prepared twice per week for seniors to gather. Other activities and programs are scheduled

which are well attended. City-provided amenities are discussed in sections 3.7 Parks and Recreation, and 3.9 Historic Preservation.

Monticello needs to continue to foster a welcoming environment where families relocate to the community. About one-half of the BLM and Forest Service full-time employees who work in Monticello live outside the city limits. Many seasonal employees of government agencies and local tourism-focused businesses also live outside the city because they cannot find affordable housing for the summer season. While reasons for choosing to live elsewhere are individual, there are common factors that are considered when making those decisions:

- Availability of suitable houses (cost, place for livestock, move-in ready, etc)
- Availability of suitable rental units (cost, size, condition, allow pets, etc)
- Employment opportunities for family members
- Preference for more shopping, services, and evening entertainment
- Religious affiliation
- Availability of rentals units for short-term use (seasonal job, or waiting for financing to buy a house)
- Separation between work and home life

The city benefits from the many talented artists and civic-minded people who contribute to the aesthetics of the community. Most community events are organized by non-profit and volunteer groups that are passionate about the quality of life in our city. Blue Mountain Entertainment, for example, is a community organization that brings world-class performers to Monticello at a very affordable price. Working with these and other volunteer groups to enhance arts and entertainment will be an important part of Monticello's ability to grow, diversify, and maintain a sense of community.

LAND USE & ZONING GOAL:

Assure that land use allocations (zones) support all General Plan objectives

Objectives - Housing	Expected Result
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth (from 3.5)	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion
Consider a zone for low and moderate income housing (from 3.4)	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2 (from 3.4)	Developers have more land area for single-family and multi-unit housing
Review & revise as needed, City codes to facilitate construction of moderate income housing (from 3.4)	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting (from 3.5)	Under specified circumstances some farm animals are allowed within the city
Objectives - Economy & Business	**Expected Result**
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth (from 3.6)	Commercial, industrial, and residential uses are separated and have room for growth
Implement an ordinance to protect the city's dark sky (from 3.6)	Lighting within the city does not adversely impact the dark sky, and dark skies become a promotional feature for city businesses
Review & revise subdivision & PUD ordinances to encourage energy efficient design (from 3.10)	Energy conservation is part of all new residential construction
Revise as needed the City sign ordinance to maximize a business owner's options for making the business easily seen (from 3.6)	City sign ordinance supports the way-finding system and visitors and residents can quickly find the businesses they seek
Objectives - Energy Conservation	**Expected Result**
Revise City code to allow alternative hard surfaces for driveways and off-street parking (from 3.8)	Land owners and City have less costly options, and storm water runoff may decrease
Revise zoning ordinances to allow small wind turbines within the City (from 3.10)	Residents and business will use wind energy and reduce their consumption of electricity from the grid
Objectives - Zoning Administration	**Expected Result**
Consider revising ordinances for accessory buildings and portable storage units	Ordinance is clear, consistent, and easier to administer
Revise future streets map to conform with zoning changes necessitated by implementation of this plan	Future street corridors are appropriate to zones and clearly defined
Revise the City zoning map to conform with zoning changes necessitated by implementation of this plan	City and citizens have access to a map that is current and accurate with zones clearly identified

Monticello Disc Golf Course Proposal

What Is Disc Golf?

Disc Golf is a sport very similar to golf. Instead of hitting a ball with a club towards a hole in the ground you throw a frisbee into a basket above ground. Like golf you want the fewest throws and each "hole" is given a par. In disc golf you have different discs instead of different clubs that each perform differently. It is an easy sport to learn, low cost to get into, and a lot of fun. For more details visit: https://discgolf.com/disc-golf-education-development/how-to-play-disc-golf/

Why put in a Disc Golf Course?

1) **New free activity for residents** - Disc golf is growing across the country and becoming a common past-time. There 10,000 courses across the US, including courses in Moab, Blanding, Bluff, and Cortez. Most disc golf courses are done in partnership with the city on public land and are set up as free to play. Disc golf can be played on unmaintained grounds and doesn't require maintenance. Building a course would bring a great new activity to the town for our residents.
2) **Better utilization of Memorial Park area** – This area of town offers several features for our residents that may be under-utilized including walking paths, memorial area, and a series of mountain biking trails. Having another draw to this location could increase the area's use and draw in visitors to Monticello.
3) **Low Cost** - The cost to build a course is very low and can easily be done on unused portions of public land. Cost details below.

Costs to Install Disc Golf Course

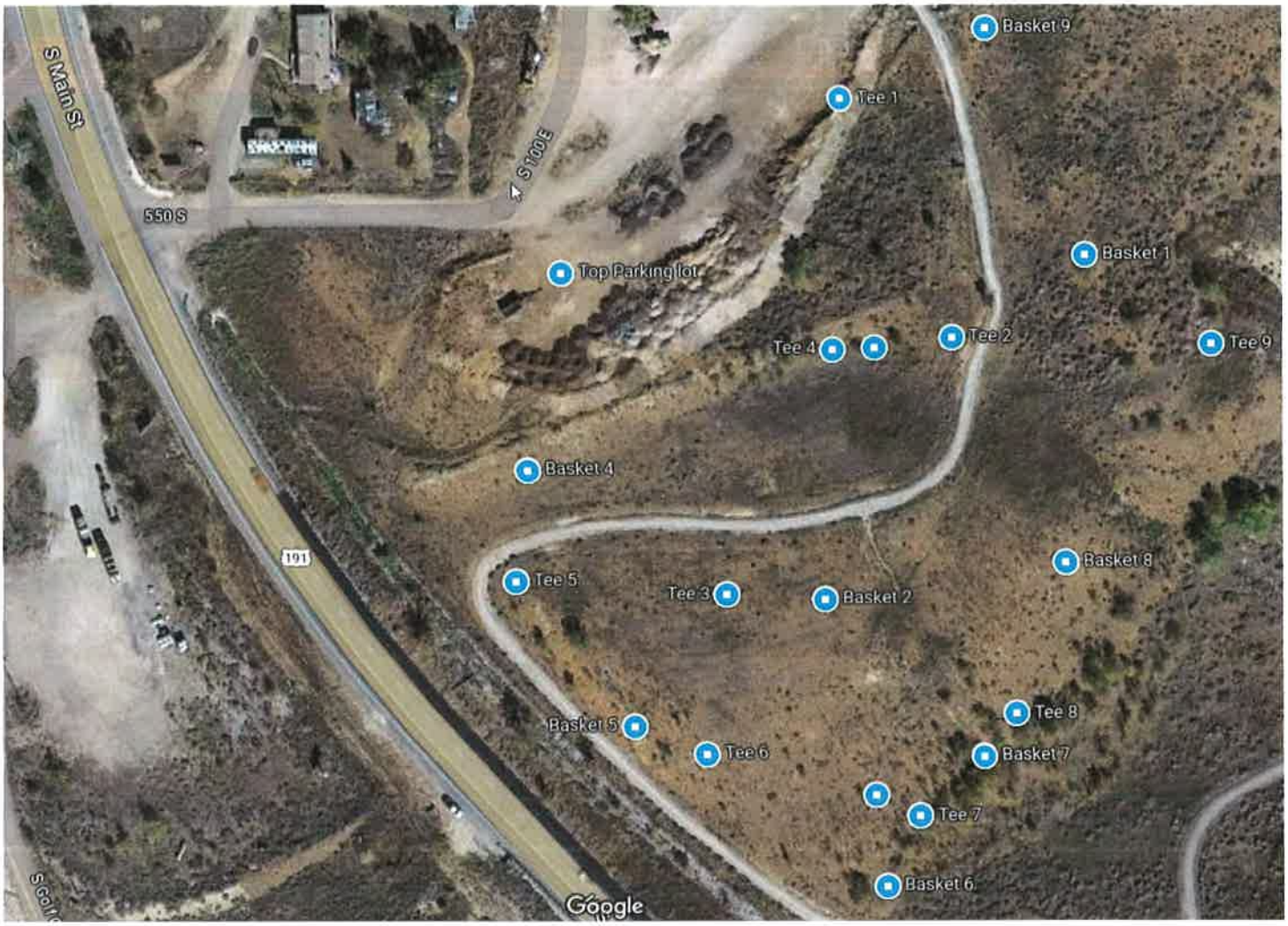
Material costs for a 9-basket course are as follows:

	Qty	Cost per unit	Cost	Description	Comment
Baskets	9	$300	$2,700	Metal disc golf basket. Outdoor weather proof	Axiom Mach 2 basket (lowest outdoor cost option)
Pole Sleeve	9	$5	$45	Basket pole slides into the sleeve in the ground.	20 inch length stainless steel pole, 2 inch diameter
Cement	9	$6	$54	Used to stabilize the basket.	50 lbs per hole, two foot foundation hole per basket
Locks	9	$10	$90	Used to secure a basket to the cement foundation.	
Signs	9	$5	$45	Indicates the throwing start location and direction of the basket	Metal sign panel, paste on laminated tee picture.
Sign Pole	9	$15	$135	Pole for the sign to be attached to	U post, 8 ft, bury two feet
		Total Cost	**$3,069**		

Labor for installation would be volunteer at no cost. Some materials may be able to be acquired through donations. Any desired course maintenance is not required and would be on a volunteer basis. The disc golf course would be free to play.

Location Proposal

The location would be on the upper hillside of the trail area on the south side of town across highway 191 from the golf course. The course would start near the Mountain Bike/Hiking trail sign at the upper parking lot and weave its way through the hillside below the parking lot and above the main trail loop at the bottom of the hill. This is currently a low traffic area and is easily accessible from main street. Tee and basket positions have been designed to ensure clear visibility for safety, and to not interfere with the walking path. Each dot below represents a tee and basket location.


Basket 9
Tee 1
S Main St
S 100 E
550 S
Basket 1
Top Parking lot
Tee 2
Tee 9
Tee 4
Basket 4
101
Basket 8
Tee 5
Tee 3
Basket 2
Tee 8
Basket 5
Tee 6
Basket 7
Tee 7
Basket 6
Google

SAN JUAN COUNTY

SAN JUAN COUNTY COMMISSION

Bruce Adams — Chairman
Silvia Stubbs — Vice-Chair
Jamie Harvey — Commissioner
Mack McDonald — Administrator

November 7, 2023

Ryan Nehl, Forest Supervisor
Manti-La Sal National Forest
Attn: Forest Plan Revision
599 West Price River Drive
Price, UT, 84501

Re: Draft Revised Forest Plan and Draft Environmental Impact Statement (DEIS)

Dear Mr. Nehl:

San Juan County appreciates the opportunity to provide comments on the Draft Revised Forest Plan and Draft Environmental Impact Statement (DEIS). The portions of the Manti-La Sal National Forest within the County are an integral part of the economy, lifestyle, culture, heritage, health and welfare of the County and its residents. As such, the plan for the management of these forest lands and resources has a significant impact on County administration and function and the lives of its residents. We offer the following comments on the draft plan in the spirit of improving the health and management of the forest along with benefits to the County and its residents.

Revised Plan:

Coordination of Planning Efforts. We do not find any record in the draft plan or DEIS of coordination of forest planning efforts with the plans of county and local governments. The National Forest Management Act of 1976 includes a coordination provision which states "...the Secretary of Agriculture shall develop, maintain, and, as appropriate, revise land and resource management plans...coordinated with the land and resource management planning processes of State and local governments...". The Forest Service Handbook (FSH 1909.12, Chapter 40; 44-Participation and Coordination with Federally Recognized Indian Tribes, Alaska Native Corporations, Other Federal Agencies, and State and Local Governments) outlines guidance for implementing this coordination requirement. This handbook states that for forest planning efforts, the responsible forest official shall "review planning and land use policies of ...state and local governments..." and that this review shall be displayed in the EIS for the plan. This review shall include consideration of 1) the objectives of State and local governments as expressed in their plans and policies, 2) the compatibility and interrelated impacts of these plans and policies, 3) opportunities for the plan to address the impacts identified and 4) opportunities to resolve or reduce conflicts.

A section in the EIS documenting this review of local plans would have been useful to the public so that they would be more knowledgeable in making their comments.

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p.2-23 Watershed and Aquatic Resources, GD-01: "To maintain healthy aquatic habitats, management activities should not fragment aquatic habitats or aquatic organism passages or adversely impact hydrologic connectivity." The phrase "or adversely impact hydrologic connectivity" may be too stringent and could be interpreted to preclude construction of reservoirs for community water supply or other uses (livestock, wildlife, recreation, irrigation). Such an interpretation would be inconsistent with the preceding Description and Values section which references the importance of water sources on the Forest to local communities and water users. We recommend deleting this phrase from the guideline or modifying it to allow exceptions for such public uses.

p. 2-28 Groundwater-Dependent Ecosystems and Wetlands ST-01 "New road and trail development shall not be authorized in groundwater-dependent ecosystems and wetlands." Such a prohibition without provision for exceptions is overly restrictive. This standard should be modified to allow exceptions for emergency or temporary uses or instances where mitigation may avoid or reduce any impacts.

p.2-36 Deciduous Forest – Description and Values: There is no mention of the value of quaking aspen as a fuelwood. Many residents of San Juan County harvest aspen for home heating. This use should be added to the values statement.

p. 2-38 Woodlands – Description and Values : There is no mention of the value of pinyon and juniper for fuelwood. Many residents of San Juan County and surrounding areas harvest this wood for home heating and cooking. This use should be added to the values statement.

p. 2-54 Areas of Tribal Importance GD-04 "To respect tribal values, plant populations and plant communities of tribal value should be protected during fuels reduction activities." Protection of these plant communities may not be possible in all instances.

p. 2-54 Areas of Tribal Importance GD-06 "To protect cultural resources, management actions such as fencing, or relocation of infrastructure should be taken if adverse impacts from livestock grazing are identified." This statement should also be included in the livestock grazing section of the plan so that it can more easily be found when researching guidelines for livestock grazing.

p. 2-59 Recreation Opportunity Spectrum ST-02 states "Existing roads and motorized trails in Primitive and Semi-Primitive Non-Motorized recreation opportunity spectrum classes shall be considered for closure during travel planning." The phrase "shall be considered for closure" casts an overly negative mandate for road closures. It may be that existing roads and motorized trails in such ROS areas serve a useful purpose and should be left open for travel and cherry-stemmed out of the particular ROS area. We recommend this standard be rewritten to state: "The classification (open, closed or restricted) of existing roads and motorized trails in Primitive and Semi-Primitive Non-Motorized recreation opportunity spectrum class areas will be determined in future travel planning."

p.2-62 Access – Even though road and trail maintenance funding has decreased on the forest and this may lead to public safety and resource damage concerns, we urge the forest to consider other

maintenance funding sources before using lack of funding as the rationale for road and trail closures. We support Objective-05 "Plan and coordinate maintenance and monitoring of roads and trails with local governments, partners and volunteers annually" and Goal-01 "Expand partnerships and agreements with local governments, partners and volunteers for shared maintenance and monitoring or roads and trails". Use of local governments, grants, partners and volunteers should provide additional funding opportunities for road and trail maintenance to meet the ever increasing demand for public access.

p. 2-63 Access – DC-06 "Road and motorized trail use do not impact wildlife winter range and quiet winter recreation opportunities." The requirement of "do not impact" is an impossible condition to achieve as road and trail motorized uses will have some impact on wildlife and quiet winter recreation opportunities. This phrase should be changed to read "have minimal impact" or similar language.

p. 3-82 Wilderness Areas – Desired Conditions: DC-10 states: "Use within the Peavine Corridor has a minimal effect on Dark Canyon wilderness resources;...". This statement is inconsistent with the legislation establishing the wilderness area and Peavine Corridor. Nowhere in the legislation is there a requirement that use in the Corridor have minimal effect on adjacent wilderness resources. In fact, Section 303 Prohibition on Buffer Zones in the legislation states "Congress does not intend that designation of wilderness areas in the State of Utah lead to the creation of protective perimeters or buffer zones around any wilderness area. The fact that nonwilderness activities or uses can be seen or heard from areas within the wilderness shall not, of itself, preclude such activities or uses up to the boundary of the wilderness area." This Desired Condition is also inconsistent with the San Juan County Resource Management Plan (RMP) policy for wilderness which states "4. Management of lands adjacent to wilderness, wilderness study or wilderness character or similar areas with the same management restrictions or considerations as these special designation areas (buffer zones) is not supported." This condition could be used to apply restrictions on motorized uses in the corridor which would not be supported by the designating legislation nor San Juan County policy. This Desired Condition should be removed from the Plan.

p. 3-84 Wilderness Areas- Guidelines: GD-02 states: "To maintain wilderness character, management actions along the motorized Peavine Corridor should minimize user conflict and reduce impacts on soil, watershed, vegetation, and other resources." Here again, liberties have been taken in drafting this statement that are not supported by the enabling legislation (see above comment). The Peavine Corridor is not wilderness. It was specifically carved out of wilderness to provide for motorized travel. There is no statement in the legislation that requires management actions within the Corridor to maintain wilderness character. This statement should be modified to delete reference to maintaining wilderness character and should read: 'Management actions along the motorized Peavine Corridor should minimize user conflict and reduce impacts on soil, watershed, vegetation, and other resources.'

DEIS:

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Volume 1, 2.8 Comparison of Alternatives by Outcomes and Components
p. 2-34 Livestock Grazing Alternative D: "Vacant allotments should not be made available for permitted livestock grazing. Permits waived without preference should be left vacant and not restocked when there is limited interest." These statements are inconsistent with the San Juan County RMP, Livestock Grazing Policy 4 which states: "Support continued properly managed livestock grazing on grazing allotments rather than conversion to conservation, wildlife or other uses even when a permittee may propose relinquishment or retirement of grazing AUMs for other purposes." San Juan County recognizes and supports livestock grazing for the natural, cultural, social and economic benefits it provides and therefore would not support a reduction in livestock grazing through loss of grazing allotments. The County would not support the inclusion of these requirements in the Final Plan.

Volume 2 3.28 Recommended Wilderness Management Area
p. 3-30 The County would not support the recommendation of any wilderness management unit on national forest lands in the county. The Utah Wilderness Act of 1984 (Public Law 98-428) designated 12 wilderness areas within Utah's national forests. The stated purposes of this act were to designate certain national forest lands in Utah as wilderness and to insure that other national forest lands in Utah be available for nonwilderness multiple uses. The Act further states in Sec. 201. (b)(5) "unless expressly authorized by Congress, Department of Agriculture shall not conduct any further statewide roadless area review and evaluation of national forest system lands in the State of Utah for the purpose of determining their suitability for inclusion in the National Wilderness Preservation System." To our knowledge, Congress did not make an authorization for the Forest Service to conduct additional wilderness area evaluations for the Manti la-Sal National Forest. The Forest Service contends it was required to do so by the 2012 Planning Rule. However, this planning rule does not override the 1984 Utah Wilderness Act. Therefore, we contend that wilderness evaluations in this planning effort were unnecessary and not authorized by Congress and any such evaluations and subsequent wilderness recommendations in this planning effort would be contrary to the 1984 Act.

Furthermore, San Juan County already has one designated wilderness area and several Inventoried Roadless Areas on the National Forest and the majority of the remainder of the federal lands in the county are managed under various restrictive designations including Canyonlands National Park, Glen Canyon National Recreation Area, Hovenweep National Monument, Natural Bridges National Monument, Rainbow Bridge National Monument, Bears Ears National Monument, and various wilderness study areas and wilderness character areas. In the Bears Ears National Monument, which includes ¾ of the Monticello District of the National Forest, the developing monument plan will include protective stipulations for uses on included forest lands which will protect monument objects and landscapes. Additional stipulations that would be imposed by any wilderness area recommendations would only add more unnecessary restrictions which would hinder the implementation of various management practices to improve or maintain forest health and would add more onerous restrictions to the use of forest lands by Anglos and Native Americans.

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Volume 2 3.34 Elk Ridge Geographic Area
p. 3-336 San Juan County would not support the inclusion of this geographic management area in the Final Forest Plan. Currently, it is only included in Alternative D which may be appropriate for a range of analysis. However, we do not think this area has the unique and interrelated resources and values to warrant a separate management area designation. The area is entirely within the Bears Ears National Monument and shares the same objects and resources that would be managed by the Monument Plan. Designating this area with its own separate management prescriptions within the BEM Plan and overall Forest Plan would only create unnecessary confusion as to which management plan prescriptions would be followed. For these reasons we would not support its inclusion in the Final Plan.

Volume 3 Appendix A Maps: Map 27 Monticello District Municipal Water Supply Management Area shows an excluded zone in the Jackson Ridge area. We thought this area was in and should be in the Municipal Water Supply Area. Is this a mapping error or is there a reason for this exclusion? On this same map the SE boundary of the Bears Ears Monument does not show clearly as do the remaining boundaries of the Monument (shown in red).

Volume 3 Appendix A Maps: Maps 61-63 Monticello District Summer ROS Classes, Maps 70-72 Monticello District Winter ROS Classes and Maps 82-84 Monticello District Visual Quality Objectives do not depict these ROS classes and Visual Quality Objectives for the Bears Ears Monument segment of the forest. We understand these were omitted as being deferred to the development of the Bears Ears Monument Plan. However, ROS classes and Visual Qualities (and related Objectives) would seem to be inventory classes which would not change with management alternatives. It would have been useful to have had these items shown on the maps to give better context in developing comments. We recommend these inventoried classes be shown.

Generally, the County favors some aspects of Alternative C as it allows for more proactive management that should contribute to the achievement of Desired Conditions more quickly than the other alternatives. Such management should provide for better fuels management to reduce the potential frequency and intensity of wildfires. One benefit of this management would be to reduce the risk of fire damage to cultural and heritage resources. Other management actions would contribute to improved forest health such as more rapid restoration/recovery of declining aspen stands.

Alterative C would also be less restrictive concerning tribal members access to sensitive cultural and historic resources and is more proactive in its approach to tribal consultation and engagement.

Additionally, Alternative C would promote connectivity of motorized trails and would provide more acres for Semi-Primitive Motorized recreation opportunities. Both factors would better help meet the demand for motorized recreation opportunities.

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We appreciate this opportunity to offer comments. Please contact us if you have questions about any comments.

Sincerely,

Bruce Adams
Chairman

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AGREEMENT FOR LEGAL SERVICES

THIS AGREEMENT is made and entered into effective as of the 14th day of November, 2023, by and between **MONTICELLO CITY**, a municipal corporation of the State of Utah, hereinafter referred to as the "City," and **HAYES GODFREY BELL, P.C.**, a Utah professional corporation, hereinafter referred to as the "Attorney". City and Attorney are hereinafter referred to individually as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, the City is a legal municipal corporation duly organized under the laws of the State of Utah; and

WHEREAS, the City requires various civil legal services to be performed in connection with its purposes and business and the Attorney is willing to perform said legal services as more particularly set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Attorney's Services.** Attorney agrees to perform or provide legal services for the City as requested in connection with civil matters of the City and to give legal consultation and advice to the City with respect to the same, and to prepare resolutions, contracts and other documents relating to the business of the City, and to attend meetings of the City and other meetings and hearings as requested by the City.

2. **Appointment.** The City hereby appoints Hayes Godfrey Bell, P.C., as City attorney. Services performed under this Agreement will primarily be performed by Jayme Blakesley or Todd J. Godfrey. Other members of the firm may occasionally provide services.

3. **Attorney Compensation.** For the professional services outlined in paragraph 1 hereinabove, Attorney shall charge and be paid in accordance with Attorney's regularly charged municipal rates of $210 per hour for partners and $135 per hour for associates. The City should expect the majority of services to be performed by Mr. Blakesley and Mr. Godfrey. The hourly rate for attorneys who are expected to provide services to the City are as follows:

Jayme Blakesley:	$210/hour
Todd Godfrey:	$210/hour
Mark Bell:	$210/hour
Brad Christopherson:	$185/hour

Where possible, and in the client's interest, Attorney will utilize associates to perform work for the City. Hourly rates charged by Attorney shall be deemed to include Attorney's internal overhead office costs. Rates are subject to change by Attorney from time to time to reflect increases in the cost of doing business. No rate change shall be implemented by Attorney without specific consultation with the City. The City agrees to reimburse Attorney for all costs and expenses advanced by Attorney on the City's behalf with respect to litigation or otherwise.

4. **Termination.** This Agreement may be terminated by either party hereto by giving written notice of such termination to the other party. If such termination is without cause, the party terminating this Agreement shall give the other party a minimum of thirty (30) days advance written notice of termination.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the date and year first hereinabove written.

"CITY"

MONTICELLO CITY

ATTEST:

_____

Melissa Gill
City Recorder

_____

Bayley Hedglin, Mayor

"ATTORNEY"

HAYES GODFREY BELL, P.C.

_____

Jayme Blakesley

CITY OF MONTICELLO

RESOLUTION 2023-13

TITLE: **Amendment of Consolidated Fee Schedule; Hourly Rates for Public Works additional services and Cost of Multiple Secondary Meter Replacements.**

PURPOSE: **To update the fee schedule for rates**

WHEREAS, Monticello City code states:

8-2-8: PIPE REQUIREMENTS:

A) Good Repair: All users of secondary water services shall keep their service pipes and connections and other apparatus in good repair and protect from frost at their own expense.

B) 8-2-16: DAMAGES TO SYSTEM:

A Nonliability For Damages: The city shall not be liable for any damage to a secondary water service user by reason of stoppage or interruption of his or her secondary water supply service caused by fires, scarcity of water, accidents to the secondary water system or its mains, or which occurs as the result of maintenance and extension operations, or from any other unavoidable cause. This section shall not be construed to extend the liability of the city beyond that provided in the governmental immunity act 1 . (Ord. 86-1, 3-26-1986)

B Unlawful; Penalty: It shall be a class C misdemeanor, subject to penalty as provided in section 1-4-6 of this code, to injure, deface, or impair any part or appurtenance of the secondary water system, or to cast anything into any reservoir or tank belonging to the secondary water system.

C Damage By Customer: All damages or injury to the lines, meters or other materials of the city on or near the customer's premises caused by any act or neglect of the customer shall in the discretion of the city be repaired by and at the expense of the customer. The customer shall pay all costs and expenses, including a reasonable attorney fee, which may arise or accrue to the city through its efforts to repair the damage to the lines, meters or to other equipment of the department or to collect such costs from the customer. (1996 Code); and

WHEREAS, respective departments of the City of Monticello have established set rates to cover operating costs; and

WHEREAS, City Staff and Council desire all charges to be listed in the same location and managed consistently; and

NOW, THEREFORE, be it resolved by the Monticello City Council that the following fees are hereby established:

Repeated Replacement of Secondary Water Meter – Current cost of meter and mxu purchase

Public Works Additional Services Hourly Fee $50.00

THIS RESOLUTION SHALL become effective on date of passage and shall supersede any previous Ordinance or Resolution in conflict with the provisions herein.

PASSED AND ADOPTED by the Monticello City Council this 14th day of November 2023.

Signed:

_____

Bayley Hedglin, Mayor

ATTEST:

_____

Melissa Gill, City Recorder

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 11
SUBDIVISION REGULATIONS

Red = Changes required by Utah law
Blue = Changes to be discussed by Planning Commission

CHAPTER 1
GENERAL PROVISIONS

SECTION:

11-1-1: Authority
11-1-2: ~~Purpose~~ Intent
11-1-3: Definitions
~~11-1-4: Considerations~~
11-1-4: Amendments
~~11-1-6: Sales Prior To Approval And Recording Prohibited~~
11-1-7: ~~Approvals Required For Subdivisions~~
11-1-5: ~~Subdivision Not To Endanger Health Or Property~~ Prohibited Acts
11-16: Residential Infilling
11-1-7: Common Wall Subdivision
11-1-8: Subdivision Of Agricultural Land:

11-1-1: AUTHORITY:

A. This title is enacted pursuant to title 10, Utah Code Annotated. (Ord. 2012-01, 7-10-2012)

B. An approved subdivision plat as specified in this title is required whenever a land owner splits one lot or parcel of property into two (2) or more lots or parcels. Moved from 11-1-9

C. Compliance with Title 11 of city code is required before:
   1. The subdivision plat may be filed and recorded with the county recorder, and
   2. Lots within the subdivision may be sold; and (Ord. 2012-01, 7-10-2012); and
   3. The city extends the services of its public facilities to any subdivision. ~~until the requirements of this title have been satisfied. Any such subdivision should have been reviewed by and had the approval of the city engineer, the planning commission and the city council.~~ >>Moved from 11-1-4<<

D. The joining of a lot or lots to a parcel does not constitute a subdivision as to the parcel or subject the parcel to the city's subdivision ordinance.

E. Combining adjacent lots does not require an amendment to a subdivision plat.

F. The role of the planning commission with respect to ordinances regulating subdivisions shall be to:
   1. Review and provide a recommendation to the city on any proposed ordinances that regulate the subdivision of land within the city;
   2. Review and make recommendation to the city on any proposed ordinance that amends the regulation of the subdivision of land within the city;
   3. Provide notice consistent with Utah public notice requirements as outlined in Utah Code Ann. § 10-9a-602; and
   4. Hold a public hearing on the proposed ordinance before making a recommendation to the city.

Commented [MCBB1]: Added for clarification purposes, but probably not necessary.

G. The role of the city council with respect to ordinances regulating subdivisions shall be to:
   1. Adopt, modify, reverse, or reject an ordinance described in subsection 11-1-1(F)~~E~~ of this title;
   2. Consider a planning commission's failure to make a timely recommendation on ordinances that regulate subdivisions as a negative recommendation.
   3. If the city council fails to enact a subdivision ordinance, the city may regulate subdivisions only to the extent provided in ~~this part~~ 11-1-1.

11-1-2: ~~PURPOSE~~ INTENT:

A. The ~~purpose~~ intent of this title shall be to:
   1. Promote the health, safety, convenience and general welfare of the present and future inhabitants of the city;
   2. Simplify orderly growth and development of the city; and
   3. Ease the transfer of land by means of accurate legal descriptions.

~~B. This causes the development of a more attractive and wholesome environment within and around the city and establishes the rights, duties and responsibilities of the subdivider with respect to land subdivision.~~

C. Preservation Of Land: Trees, native land cover, natural watercourses, and topography shall be preserved when possible, and the subdivision shall be so designed as to prevent excessive grading and scarring of the landscape in concordance with the provision of this title.

D. ~~Streets: The design of new subdivisions shall consider and relate to present street widths and alignments, and names and future road locations identified by the city.~~ Moved to 11-2-3(A)2(a)

E. ~~Names and Numbers of Streets and Lots: Names of streets and numbering of lots shall comply with Tile 7-4 of city code.~~ Moved to 11-2-3(A)2(b)

~~F. Coordination Of Development: This title establishes procedures for the review of proposed subdivisions by affected boards, bureaus, other governmental agencies and utility companies, private and public so that the extension of community facilities and utilities may be accomplished in an orderly manner and in coordination with the development of the subdivision. In order to ease the acquisition of land areas required~~

~~to carry out this policy, the planning commission may require the subdivider to dedicate, grant easements over, or otherwise reserve land for parks, playgrounds, thoroughfares, utility easements, and other public purposes as specified.~~ (Ord. 2012-01, 7-10-2012) Covered in other places in this title

11-1-3: DEFINITIONS:

~~For the purpose of this title, the following definitions shall apply:~~ It is the intent of the city council to define certain words and phrases as a means of facilitating understanding of terms which may not be universally understood in the sense that the city council intends that they should be understood.

ADMINISTRATIVE LAND USE AUTHORITY: An individual, board, or commission, appointed or employed by the city, including city staff or the city planning commission. It does not include a city council or a member of the city council.

ASSOCIATION:

A. Corporation or other legal entity, any member of which (Utah code 57-8a Community Association Act):
   1. Is an owner of~~F~~ a residential lot located within the jurisdiction of the association as described in the governing documents; and
   2. By virtue of membership or ownership of a residential lot is obligated to pay:
      a. Real property taxes;
      b. Insurance premiums;
      c. Maintenance costs; or
      d. For improvement of real property not owned by the member.
B. All of the condominium unit owners (Utah code 57-8 Condominum Ownership Act)
   1. Acting as a group in accordance with the association declaration and bylaws; or
   2. Organized as a legal entity in accordance with the declaration

BUILDABLE AREA: That portion of a lot which will fit the construction of a structure under the provisions of the building codes adopted by the city and this title, either without grading and excavation or with grading and excavation, as specified in this title.

CITY ENGINEER: Until such time as the city hires a permanent registered engineer, the city engineer shall be a licensed surveyor, a registered civil engineer, or an engineering firm as designated by the city council on either a retainer or per job basis.

COMMON AREA: ~~An area designed to serve two (2) or more dwelling units which have convenient access to the area.~~ Property that an association owns, maintains, repairs, or administers (Utah code 57-8a Community Association Act)

COMMON AREA AND FACILITIES: (Utah Code 57-8 Condominium Ownership Act)

A. The land included within the condominium project, whether leasehold or fee simple;
B. The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances, and exits of the building;
C. The basements, yards, gardens, parking areas, and storage spaces;
D. The premises for lodging of janitors or person in charge of the property;
E. Installations of central services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, and incinerating;
F. The elevators, tanks, pumps, motors, fans, compressors, ducks, and in general all apparatus and installations existing for common use;
G. Such community and commercial facilities as may be provided for; and
H. All other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

CUT: A process of excavation. See definition of Excavation.

~~DENSITY: Density of population, measured by the number of dwelling units per acre of land.~~ (Not found in Title 11)

~~DETACHED STRUCTURE: Any structure being secondary to the primary use of the parcel (i.e., a garage, storage sheds, barns, coops, etc.).~~ (Not found in Title 11)

EASEMENT: A land use right offered for a specific purpose or use over, upon, or beneath the land; its location and extent being accurately described in the letting process or by separate document using metes and bounds; distinct from land ownership and granted to the public, a particular party or public utility.

EXCAVATION: Any act by which vegetation matter, earth, sand, gravel, rock or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated, or bulldozed, and shall include the conditions resulting from it.

FACILITY: A public service developed, owned, maintained, or authorized by the city (i.e., water, sewer, etc.).

A. Facility, Water Conveyance:
   1. Ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage and any related easement for the ditch, canal, flume, pipeline, or other water course, including but not limited to the state engineer's inventory of water conveyance systems established by Utah code 73-5-7.
   2. Water conveyance facility does not mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for culinary or industrial water, or any federal water project facility.

B. Facility, Water Conveyance Owner: An individual, entity, mutual water company, or unincorporated organization that:
   1. Operates a water conveyance facility; or
   2. Owns any interest in a water conveyance facility; or
   3. Has a property interest in real property based on the presence of the water conveyance facility located and operating on the real property.
C. Facility, Underground: Personal property that is buried or placed below ground level for use in the storage or conveyance of any of the following.
   1. Water;
   2. Sewage, including sewer laterals;
   3. Communications, including electronic, photonic, telephonic, or telegraphic communications;
   4. Television, cable television, or other telecommunication signals, including transmission to subscribers of video or other programming;
   5. Electric power;
   6. Oil, gas, or other fluid and gaseous substances;
   7. Steam;
   8. Slurry; or
   9. Dangerous materials or products.

FILL: A deposit of earth material by artificial means.

~~FINAL PLAT: A permanent map or chart, accurately describing a division of land which has been surveyed and marked on the ground so that streets, blocks, lots and other divisions may be identified and located.~~ See PLAT

GRADING: Any excavating or filling, or combination thereof, and shall include the conditions resulting from any excavation or fill.

HILLSIDE AREA: Any lot or parcel with an average slope greater than eight percent (8%).

~~INTERVENING PROPERTY: Property located between an existing service facility and the property under development.~~ (Not found in Title 11)

INFRASTRUCTURE IMPROVEMENT: Permanent infrastructure that is essential for the public health and safety, or that
A. Is required for human occupation; and
B. An applicant must install
   1. In accordance with published installation and inspection specifications for public improvements; and
   2. Whether the improvement is public or private, as a condition of:
      a. Recording a subdivision plat; or

b. Obtaining a building permit; or
c. Development of a commercial, industrial, mixed use, condominium, or multi-family project.

INTERNAL LOT RESTRICTION: A platted note, platted demarcation, or platted designation that:

A. Runs with the land; and
B. Establishes:
   1. A restriction that is enclosed within the perimeter of a lot described on the plat; or
   2. A development condition that is enclosed within the perimeter of a lot described on the plat.

LOCAL HEALTH DEPARTMENT: Serves San Juan County and municipalities within the county; or a multicounty health department that serves San Juan County; or a united local health department as defined in Utah Code 26A-1-102.

LOT: A tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.

A. Lot, Area: The total area measured on a horizontal plane included within the lot lines of the lot.
B. Lot, Width: The distance across a lot of property, measured along a line parallel to the front lot line, or parallel to a straight line, connecting the ends of an arc which makes up the front lot line.

LOT LINE ADJUSTMENT: A relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with state code Section 10-9a-608:

A. Whether or not the lots are located in the same subdivision; and
B. With the consent of the owners of record.
C. Lot Line Adjustment does not mean a new boundary line that
   1. Creates an additional lot; or
   2. Constitutes a subdivision or subdivision amendment.
D. Lot Line Adjustment does not include a boundary line adjustment made by the Department of Transportation.

METES AND BOUNDS: The description of a lot or parcel of land by courses and distances.

~~MODERATE INCOME HOUSING: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in San Juan County.~~ ~~(Not found in Title 11)~~

~~NATURAL STATE: The description of a lot or parcel of land by courses and distances.~~ (Not found in Title 11)

OFF-SITE IMPROVEMENTS: Improvements, as required by this title, installed outside the perimeter of the subdivision which are designed and located to serve the needs of the subdivision or adjacent properties, lying between the subdivision and existing improvements.

ON-SITE IMPROVEMENTS: Improvements, as required by this title, installed within or on the perimeter of the subdivision ~~or development site~~.

~~OVERSIZED IMPROVEMENTS: Improvements with added capacity designed to serve other property in addition to the land within the boundaries of the subdivision or development.~~ **(Not found in Title 11)**

PARCEL: Any real property that is not a lot.

PERSON: An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity.

PERSONAL PROPERTY: Assets owned, controlled, or managed by a person.

PLAT: ~~A map or plan of a proposed land division, prepared in accordance with the regulations of this title.~~ An instrument subdividing property into lots as depicted on a map or other graphical representation of land that a licensed professional land surveyor makes and prepares in accordance with Section 11-2-3 or 11-2-4 of city code.

POTENTIAL GEOLOGIC HAZARD AREA: An area that

A. Is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area's potential for geologic hazard; or
B. Has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area.

PRIVATE DRIVE: An accessway from a city street or highway to private land that does not front a city street or highway. A private drive is owned and maintained by the landowner.

PUBLIC LANDSCAPING IMPROVEMENT: Landscaping that a land use applicant is required to install to comply with published installation and inspection specifications for public improvements that:

A. Will be dedicated to and maintained by the city; or
B. Are associated with and proximate to trail improvements that connect to planned or existing public infrastructure; and for which

C. The city has established objective inspection standards for acceptance of a public landscaping improvement or infrastructure improvement that the city requires.

PUBLIC STREET: A public right-of-way, including a public highway, public avenue, public boulevard, public parkway, public road, public land, public alley, public viaduct, public subway, public tunnel, public bridge, public byway, other public transportation easement, or other public way. Public street includes the land between street lanes, whether improved or unimproved and may comprise pavement, shoulders, gutter, sidewalks, parking areas, and other areas within the right of way, and conforms with standards in Title 7 of city code. For the purpose of this title, streets shall be classified as follows: (moved from Street)

A. City Street: Any street within the city's incorporated boundary that is recognized and maintained by the city.
B. Cul-De-Sac: A street open at one end with a designated vehicular turnaround area at the closed end.
C. Dead End: A street open at one end with no turnaround.
D. Major Highway: A major regional highway, including an expressway, freeway or interstate highway designed to carry vehicular traffic:
   1. Into, out of, or throughout the regional area (inter-region); and
   2. From one political subdivision of the region to another, or from an inter-regional highway.
E. Residential Roadway: A public local residential road that:
   1. Will serve primarily to provide access to adjacent primarily residential areas and property;
   2. Is designed to accommodate minimal traffic volumes or vehicular traffic;
   3. Is not identified as a supplementary to a collector or other higher system classified street in an approved city street or transportation master plan;
   4. Has a posted speed limit of 25 miles per hour or less; Where is city code setting speed limits?
   5. Does not have higher traffic volumes resulting from connecting previously separated areas of the city road network;
   6. Cannot have a primary access, but can have a secondary access, and does not abut lots intended to high volume traffic or community centers, including schools, recreation centers, sports complexes, or libraries; and
   7. Primarily serves traffic within a neighborhood or limited residential area and is not necessarily continuous through several residential areas.
F. Service Road: A street or road paralleling and abutting major highway to provide access to adjacent property so that each adjacent lot or parcel will not have direct access to the major highway.
G. Stub: A street or road extending from within a subdivision and which terminates at the subdivision boundary with no provision for a vehicular turnaround. Stub streets are normally required to connect to street systems of adjacent developments.

~~REMOVAL: The killing of vegetation by spraying, complete extraction or cutting of such vegetation to the ground, or down to trunks or stumps.~~ (Not found in Title 11)

RESUBDIVISION: The changing or amending of any existing lot or lots of any subdivision plat previously recorded in the records of the county recorder as provided in section 11-5-1 of this title.

~~RETENTION BASIN: An area recessed or designed to receive and retain stormwater discharge or runoff.~~ (Not found in Title 11)

REVIEW CYCLE: The steps required to complete the subdivision review process, including

A. The applicant's submittal of a complete subdivision land use application;
B. The city's review of that subdivision land use application;
C. The city's response to that subdivision land use application; and
D. The applicant's reply to the city's response that addresses each of the city's required modifications or request for additional information.

~~RIPRAP: A loose assemblage of broken stone placed on the surface of the ground to prevent erosion.~~ (Not found in Title 11)

~~ROUGH GRADE: The state of excavation at which grading is within four inches (4") of the final grade as shown on the approved grading plan.~~ (Not found in Title 11)

SANITARY SEWER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems.

SITE: Any lot or parcel of land.

SKETCH PLAN: A preliminary map or preapplication plat, showing the concept of the proposed development or subdivision, having sufficient detail to illustrate on site characteristics of the proposed subdivision and adjacent parcels.

SPECIFIED PUBLIC UTILITY: An electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1 of Utah Code.

STATE: Any department, division, or agency of the state.

STREET: See Public Street ~~Any public street, avenue, boulevard, road, lane, parkway, viaduct or other way, for the movement of vehicular traffic which is an existing state,~~

~~county, or city roadway, or a street or way shown upon a plat, formerly approved, pursuant to law, or approved by official action; and~~

STREET RIGHT OF WAY: That portion of land dedicated to public use for street and utility purposes.

SUBDIVIDER: Any person or legal entity laying out or making a land division, amending or resubdividing an existing subdivision for the purpose of sale, offering for sale or selling for himself or others, any subdivision or any part of it.

SUBDIVISION: Any land that is divided, resubdivided, or proposed to be divided into two (2) or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

A. Subdivision includes
   1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
   2. Except as provided in B (below), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.
B. Subdivision does not include
   1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance.
   2. A boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with 10-2-4 if no new parcel is created;
   3. A recorded document, executed by the owner of record:
      a. Revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels; or
      b. Joining a lot(s) to a parcel.
   4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with sections 10-2-3 and 10-2-4 if:
      a. No new dwelling lot or housing unit will result from the adjustment; and
      b. The adjustment will not violate any applicable land use ordinance;
   5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division:
      a. Is in anticipation of future land use approvals on the parcel or parcels;
      b. Does not confer any land use approvals; and

c. Has not been approved by the land use authority.

6. A parcel boundary adjustment;
7. A lot line adjustment;
8. A road, street, or highway dedication plat;
9. A deed or easement for a road, street, or highway purpose; or
10. Any other division of land authorized by law.

SUBDIVISION AMENDMENT: An amendment to a recorded subdivision in accordance with Title 11, Chapter 5 that:

A. Vacates all or a portion of the subdivision;
B. Alters the outside boundary of the subdivision;
C. Changes the number of lots within the subdivision by means other than combining lots (see 11-1-E);
D. Alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
E. Alters a common area or other common amenity within the subdivision.
F. Subdivision amendment does not include a lot line adjustment, between a single lot and an adjoining lot or parcel, that alters the outside boundary of the subdivision.

SUBDIVISION IMPROVEMENT PLAN: The civil engineering plans associated with required infrastructure and city-controlled utilities required for a subdivision.

SUBDIVISION ORDINANCE REVIEW: Review by the city to verify that a subdivision land use application meets the criteria of the city's subdivision ordinances. ~~The city's review of the applicant's subdivision improvement plans and other aspects of the subdivision land use application to verify that the application complies with city ordinances and applicable standards and specifications.~~

Commented [MCBB2]: Looks like an accidental duplication of the "Subdivision Plan Review" definition here. Pulled the "Subdivision Ordinance Review" definition from UCA 10-9a-604.2(1)(c)

SUBDIVISION PLAN REVIEW: The city's review of the applicant's subdivision improvement plans and other aspects of the subdivision land use application to verify that the application complies with city ordinances and applicable standards and specifications.

SUSPECT SOIL: Soil that has

A. A High susceptibility for volumetric change, typically clay rich, having more than a 3% swell potential;
B. Bedrock units with high shrink or swell susceptibility; or
C. Gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features.

VICINITY PLAN: ~~A map or chart, showing the relationship of streets and land within a proposed subdivision to the streets and lands in the surrounding area. (Ord. 2012-01, 7-10-2012)~~ See Sketch Plan

ZONING MAP: A map, adopted as part of a land use ordinance, that depicts land use zones, overlays, or districts. (Ord. 2012-01, 7-10-2012)

~~**11-1-4: CONSIDERATIONS:**~~ **>>Moved to 11-1-1 and 11-1-2**

11-1-4:AMENDMENTS:

Amendments to this title may be made from time to time as it is deemed necessary and shall comply with section 11-* of this title. ~~Following a public hearing on proposed amendments to this subdivision title, the planning commission shall make a recommendation to the city council. The city council shall then hold another public hearing prior to approval or rejection of the recommended amendments~~. (Ord. 2012-01, 7-10-2012)

~~**11-1-6: SALES PRIOR TO APPROVAL AND RECORDING PROHIBITED:**~~ Moved to 11-1-1

~~A. Until there shall first be recorded a plat of such land which has been prepared and recorded in compliance with the requirements of this title:~~

~~1. No person shall subdivide any tract of land that is located wholly, or in part, within the corporate limits of the city that is any part of a subdivision of a larger tract of land;~~

~~2. No persons shall sell, exchange, offer for sale, purchase, or offer to purchase, any parcel of land that is any part of a subdivision of a larger tract of land;~~

~~3. No person shall offer for recording any deed conveying such parcel of land, or any interest therein.~~

~~**11-1-7: APPROVALS REQUIRED FOR SUBDIVISIONS:**~~ **Moved to 11-1-1**

~~A. No plat of a subdivision of land lying within the city shall be filed or recorded in the county recorder's office until~~

~~1. It has been submitted and approved by the planning commission and the city council, and~~

~~2. Such approval entered, in writing, on the plat by the city recorder/clerk.~~

~~B. The filing or recording of a plat of a subdivision without such approval shall be void.~~

11-1-5: ~~SUBDIVISION NOT TO ENDANGER HEALTH OR PROPERTY~~: PROHIBITED ACTS:

~~No subdivision shall be developed in the city which, in the opinion of the city council, shall be detrimental to the health or well being of the residents of the city when the subdivision is completed.~~

A. A person may not submit a subdivision plat to the county recorder's office for recording unless the plat has been prepared and approved according to Title 11, Chapter 2 Subdivision Approval and Platting Process.
   1. A subdivision plat recorded without the signatures required under Title 11 of city code is void.
   2. Transfer of land pursuant to a void plat is voidable by the city.

B. Sale or transfer of land prior to approval of final plat:
   1. If a subdivision requires a plat, an owner of any land located in a subdivision who transfers or sells any land in that subdivision before a plat of the subdivision has been approved and recorded violates this part for each lot or parcel transferred or sold.
   2. A violation of Subsection B(1) is an infraction.

C. The description by metes and bounds in an instrument of transfer or other documents used in the process of selling or transferring does not exempt the transaction from being a violation of Subsection (B)(1) or from the penalties or remedies provided in this chapter.

D. Notwithstanding any other provision of Subsection (B), the recording of an instrument of transfer or other document used in the process of selling or transferring real property that violates this part:
   1. Does not affect the validity of the instrument or other document; and
   2. Does not affect whether the property that is the subject of the instrument or other document complies with applicable city ordinances on land use and development.

E. The city may bring an action against an owner to require the property to conform to the provisions of this part or an ordinance enacted under the authority of this part.
   1. An action under this Subsection (E) may include an injunction or any other appropriate action or proceeding to prevent or enjoin the violation.
   2. The city need only establish the violation to obtain the injunction.

11-1-6: RESIDENTIAL INFILLING:

~~All subdivision codes must be adhered to and followed whenever a property owner splits one parcel of property into two (2) or more parcels.~~ Moved to 11-1-1(B)

A. All requirements must be met in order to be considered residential infilling.
   1. All created lots or parcels must front an existing city street, and have at least eighty feet (80') of frontage on said street; and

Commented [MCBB3]: What requirements? Consider specifying (i.e., the "following" requirements, etc.).

2. All created lots or parcels must meet the minimum square footage requirements of ten thousand (10,000) square feet.

B. If the creation of multiple parcels requires the creation of a new street or private drive to access any of the parcels, residential infilling will not be allowed and the subdivision code must be followed.

C. If no utilities are present on the existing city street on which the proposed infill would occur then the residential infilling will not be allowed and the subdivision code must be followed. (Ord. 2012-01, 7-10-2012)

11-1-7: COMMON WALL SUBDIVISION:

A. Purpose: The purpose of this title shall be to allow a business owner to purchase a portion of a building, causing a subdivision within an existing property/structure.

B. Requirements:

1. The purchase shall include the portion of the building and the property on which it sits.
2. The Planning Commission shall review a subdivision application submitted by the subdivision requestor along with a plat map showing legal ownership, legal description and survey of proposed subdivision, townsite block, and surrounding streets.
3. Common Wall Agreement: A signed agreement shall be presented to the Planning Commission as follows:
   a. Definition of properties to include legal survey and legal description of proposed subdivision;
   b. Establishment of Common Facilities;
   c. Repair and Maintenance;
   d. Maintenance of Non-Common Areas;
   e. No Right of Modification/Alteration;
   f. Covenant Running with the Land;
   g. Restriction on Amendment to this Agreement;
   h. Lien Rights;
   i. Maintenance and Repair of Individual Conjoining Property;
   j. Insurance;
   k. Cross-Easement;
   l. Common Wall;
   m. Power of Attorney;
   n. Limitations of Use; and
   o. Attorney Fees.
4. The Planning Commission shall consider recommendation of the requested subdivision to the Monticello City Council for final approval.

11-1-8: SUBDIVISION OF AGRICULTURAL LAND:

A. A lot or parcel resulting from a division of agricultural land is exempt from plat requirements of Title 11 Chapter 2 if the lot or parcel:
   1. Qualified as land in the A-1 Agricultural zone;
   2. Meets the minimum size requirement of applicable land use ordinances; and
   3. Is not used and will not be used for any non-agricultural purpose.

B. The boundaries of each lot or parcel exempted under subsection A shall be graphically illustrated on a record of survey map that:
   1. Shall receive the same approvals as required for a plat under Title 11 Chapter 2; and
   2. Is or shall be recorded with the county recorder.

C. If a lot or parcel exempted in subsection A is used for a non-agricultural purpose the city shall require the lot or parcel to comply with the requirements of Title 11 Chapter 2 of city code.

D. Documents recorded in the county recorder's office that divide property by a metes and bounds description do not create an approved subdivision allowed by Title 11 unless the city's certificate or written approval as required in subsection A is attached to the document.

E. The absence of the certificate or written approval required in subsection A does not:
   1. Prohibit the county recorder from recording a document; or
   2. affect the validity of a recorded document.

F. A document which does not meet the requirements of subsection A may be corrected by the recording of an affidavit to which the required certificate or written approval is attached.

DISCUSSION PAPER FOR PLANNING COMMISSION USE

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TITLE 11
SUBDIVISION REGULATIONS

Red = Changes required by Utah law
Blue = Changes to be discussed by Planning Commission

CHAPTER 2
SUBDIVISION APPROVAL AND PLATTING PROCESS

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SECTION:

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11-2-1: Procedure For Approval
11-2-2: Sketch Plan
11-2-3: Preliminary Plat
11-2-4: Final Plat
~~11-2-5: Amended Subdivision Plats~~ Moved to Chapter 5
~~11-2-6: Prior Platted Parcels, Lots Or Blocks~~
~~11-2-6: Approval of Amendment or Vacation of Plat~~ Moved to Chapter 5
11-2-5: Exemption from Plat Requirement
11-2-6: Failure to Comply

11-2-1: PROCEDURE FOR APPROVAL:

A. All subdivision codes must be adhered to and followed whenever a property owner splits one (1) parcel or lot ~~of property~~ into two (2) or more parcels or lots.

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B. Before beginning work on or recording any subdivision ~~creating one or more lots of five (5) acres or less in size,~~ a subdivider shall request a pre-application meeting ~~meet~~ with the city zoning administrator. Within fifteen (15) days of the request, the city zoning administrator shall schedule the pre-application meeting to discuss:

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1. The type of subdivision proposed; ~~, and~~
2. Provide a subdivision plat land use application form; ~~information form, and~~
3. Provide and discuss existing zoning regulations and zoning map for the area in which the subdivision is proposed; ~~, and~~
4. If the proposal includes single-family, two-family, or townhomes, provide copies of Title 11 and checklists for preliminary and final plat approvals; and ~~, and~~
5. Schedule a meeting with the city planning commission within 45 days of receipt by the city of the subdivider's request for a pre-application meeting.

C. Unless the proposed subdivision meets one of the following criteria, the subdivider shall follow the process set forth in this t ~~T~~itle.

1. If the proposed subdivision meets the requirements for residential infill the subdivider shall conform with the requirements at 11-1-9 Residential Infill of this title.
2. If the proposed subdivision meets the requirements of a common wall subdivision the subdivider shall conform with the requirements at 11-1-10 Common Wall Subdivision of this title.
3. If the proposed subdivision meets the requirements of a planned unit development (PUD), the subdivider shall conform with the requirements at Title 10 Chapter 14 Planned Unit Development.
4. If the proposed subdivision is a division of agricultural land, the subdivider shall conform with the requirements at 11-1-11 Subdivision of Agricultural Land of this title.

D. Before beginning work on or recording any subdivision, a subdivider shall meet with the planning commission for a review and discussion of:
1. The subdivision plat land use application ~~information~~ form prepared in conformance with 11-2-1(B) of this title.
2. A sketch plan of the proposed subdivision as required in section 11-2-3 of this title.
3. The intent of this meeting is to provide a mutual exchange of information that will help avoid future problems and misunderstandings. ~~No formal action by the planning commission or city council is required at this time.~~ Moved from 11-2-2(D)

E. City to Notify Water Conveyance Facility Owner
1. Within twenty (20) days of receiving a completed plat land use application and sketch plan, the city shall provide written notice of the proposed subdivision to the facility owner of any water convenance facility located entirely or partially within one hundred~~100~~ feet (100') of the subdivision, as determined using information made available to the city:
   a. From the facility owner using mapping-grade global positioning satellite units or digitized data from the most recent aerial photo available to the facility owner; ~~or~~
   b. In the state engineer's inventory of canals; or
   c. From a surveyor.
2. The city shall not approve the subdivision plat for at least twenty (20) days after the day on which the city mails to each facility owner the notice required in 11-2-1(B)(4), in order to receive any comments from each facility owner regarding:
   a. Access to the water conveyance facility;
   b. Maintenance of the water conveyance facility;
   c. Protection of the water conveyance facility;
   d. Safety of the water conveyance facility; or
   e. Any other issue related to water conveyance facility operations.

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3. When applicable, the owner of the land seeking subdivision plat approval shall comply with Utah Code annotated 73-1-15.5, Relocation of easements for a water conveyance facility.
4. The facility owner's failure to provide comments to the city in accordance with this section does not affect or impair the city's authority to approve the subdivision plat.

F. Submit Preliminary Plat: The subdivider shall prepare a preliminary plat of the proposed subdivision following the requirements at subsection 11-2-3(A) and submit the preliminary plat and documents required by subsection 11-2-3(B) to the planning commission for review. ~~File Six Copies Of Preliminary Plat: File six (6) copies of the preliminary plot plan with the planning commission for approval or disapproval. The preliminary plat shall be prepared in conformance with the provisions of section 11-2-4 of this chapter~~ The planning commission may require changes as allowed in subsection 11-2-3(C) of this title.

G. Submit Final Plat: The subdivider shall prepare a final plat of the subdivision following the requirements at section 11-2-4, Final Plat and submit the final plat to the planning commission.

H. Post an ~~bond~~ improvement completion assurance as required by section 11-4, Subdivision Improvements.

I. ~~Method Of Domestic Waste Disposal: Show to the satisfaction of the city engineer that the proposed method of domestic waste disposal will adequately serve the area to be subdivided without detrimental effect on adjacent property, wells, or watercourses, and that the minimum requirements of the Utah state board of health will be met.~~ Redundant, see 11-3-9

J. ~~Adequate Surface Drainage: Show to the satisfaction of the city engineer that proposed subdivision improvements include adequate measures to control surface drainage without damage to natural terrain features or adjacent property.~~ Redundant, see 11-3-7

~~A. File Final Plat: File three (3) copies of the final plat according to the provisions of section 11-2-5 of this chapter.~~ Redundant, see 11-2-4

~~B. Submit Approved Plat To City Council: Upon receiving approval of the final plat, submit the approved plat to the city council.~~ Redundant, see 11-2-4

~~C. Record Final Plat: Following city council approval of the final plat, the subdivider shall present the final plat, bearing all required signatures, to the county recorder and pay all recording fees. The city council approval of the final plat shall be void if not recorded within one year after the date of approval, unless application for an extension of time is made in writing to the planning commission and granted during the one year period.~~ Moved to 11-2-4(F)

D. ~~Completion Of Infrastructure Required: Sale of any lot or occupancy of any home shall not be permitted until infrastructure has been completed and approved by the city engineer. (Ord. 2012-01, 7-10-2012)~~ Moved to 11-3-1

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"Improvement Completion Assurance: The subdivider shall post . . . ."

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11-2-2: SKETCH PLAN:

A. The subdivider shall prepare a sketch plan on 8-1/2 x 11 inch paper (multiple sheets accepted) with a bar scale and which displays the following characteristics of the proposed subdivision and abutting lots, parcels, or streets:

~~B. A sketch plan shall be prepared showing the concept of the proposed subdivision. The sketch plan shall consist of a general site plan with sufficient detail to illustrate on-site characteristics of the proposed subdivision and adjacent parcels. The sketch plan should include such information as:~~

1. Existing vegetation;~~.~~
2. Topography and north arrow;~~.~~
3. Existing Buildings and Structures;~~.~~
4. Recorded Road and Utility Easements;~~.~~
5. Existing and proposed public Streets;~~.~~
6. Drainage ~~channels~~ corridors;~~.~~
7. Existing above ground and below ground utility lines;~~.~~
8. Existing land uses; and~~.~~
9. Proposed subdivision ~~plot~~ layout.

C. Where the sketch submitted covers only one phase of a subdivider's proposed subdivision, a separate sketch map shall show the proposed street system for the entire area to be subdivided and the intersections with existing city streets.

~~D. Preapplication Meeting With Planning Commission: The sketch plan will be reviewed by the developer and planning commission at a preapplication meeting. At this preliminary meeting, the city will be notified of the developer's intent to subdivide; and the developer will be notified of various city ordinances, standards, special requirements and any other matters of concern to be considered in proceeding with preparation of the preliminary plat. The preliminary plat should be prepared in accordance with information discussed at this preapplication meeting, in addition to complying with other sections of this title. (Ord. 2012-01, 7-10-2012)~~

11-2-3: PRELIMINARY PLAT:

A. ~~Form And Content:~~ The preliminary plat shall comply with the following requirements:

1. ~~Description: In~~ A title block shall be located in the lower right hand corner of the sheet, and contain the following information:
   a. The proposed name of the subdivision, which shall be distinct from any subdivision name on a plat recorded in the county recorder's office;~~.~~
   b. The location of the subdivision, including the address, section, township and range;~~.~~

c. The names and addresses of the owner, or subdivider if other than the owner, and the surveyor of the subdivision; and.

d. Date of preparation, scale (not greater than fifty (50) feet to the inch), and north point.

2. ~~Existing Conditions:~~ The preliminary plat shall show:

a. Existing Conditions:

1) The location of the nearest bench mark or monument;.

2) The boundary, length, and width of the proposed subdivision and the acreage included;.

3) All property under the control of the subdivider within and abutting the proposed subdivision;.

4) The location, width, and names of all existing streets and future road corridors within four hundred fifty feet (450') of the subdivision. Also, all prior platted streets or other public open spaces, permanent easements and sections, and corporation lines, within and next to the tract;.

5) The location of all wells proposed, active, and abandoned, and of all reservoirs within the tract and to a distance of at least two hundred feet (200') beyond the tract boundaries;.

6) Rights-of-way and recorded easements within and to a distance of at least two hundred feet (200') beyond the tract boundaries showing pipe sizes and grades, manholes, and exact locations for existing:

a) Water conveyance facilities;.

b) Underground facilities; and.

c) Any other utility facility;.

7) Any water convenance facility located, entirely or partially, within the proposed subdivision that:

a) Is not recorded; and

b) Of which the owner of the land has actual or constructive knowledge, including from information made available to the owner of the land by the state engineer's inventory of canals or from a surveyor.

8) Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible; and.

9) Contour at vertical intervals of not more than two feet (2'). High water levels of all watercourses, if any, shall be shown in the same datum for contour elevations.

b. Proposed development:

1) The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements, designated by actual or proposed names and numbers.

a) Street names shall comply with t~~T~~itle 7 c~~C~~hapter 4 of city code;.

b) Joining of proposed streets with existing streets shall serve as a continuation of existing streets from adjoining areas;. From 11-3-3

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c) Design, placement, and layout of streets shall meet minimum standards at section 11-3-3 ~~of this title~~.

2) The layout, numbers and typical dimensions of lots, blocks, or buildings.
   a) All lots shall front on a city street;
   b) Lot numbers or addresses shall comply with ~~t~~Title 7 ~~c~~Chapter 4 of city code;
   c) Dimensions shall include length, width, and acreage or square footage for each lot and block intended for sale;
   d) Lot sizes and widths shall conform with the minimum requirements of the zone in which the subdivision is located. Lots below minimum size left from subdividing a larger tract shall be redrawn to be attached to an abutting lot and become part of the abutting lot;
   e) Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider. Moved from 11-3-5
3) Size of blocks.
   a) Length: The maximum length of a block shall be one thousand two hundred feet (1,200') and the minimum length of a block shall be two hundred fifteen feet (215');
   b) Width: The width of a block shall be sufficient to allow two (2) tiers of lots.
4) Tracts of land intended to be dedicated or temporarily reserved for public use, or set aside for use of property owners in the subdivision.
5) Building setback lines as required by ~~section 11-3-5 of this title~~ the zone in which the subdivision is located.
6) Easements for water, sewer, drainage, utility lines and other purposes shall be a minimum of ten feet (10') in width (see subsection 11-3-3(D)). ~~of this title~~).
7) If a proposed subdivision or lots within a proposed subdivision include a drainage corridor recognized in ~~t~~Title 10, ~~c~~Chapter 12, Overlay Zones, an engineering drawing shall be prepared to show how the function of the corridor will be protected.

B. In addition to the preliminary plat requirements at subsection 11-2-3(A), the subdivider shall provide:
   1. Title Report documenting ownership of land included within the proposed subdivision.
   2. For residential development the subdivider shall provide proof of ownership of irrigation water shares for deeding to city: Moved from 11-3-9(A)

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a. Any subdivider who owns water rights to ~~such~~ irrigation water shares not already vested in the city corporation, shall ~~be required to~~ deed to the city water shares equivalent to forty-five hundredth (0.45) acre-foot of water per year for each dwelling unit to be constructed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary;~~.~~

b. Any subdivider who does not own irrigation water shares must purchase the equivalent shares and deed them to the city; and~~.~~

c. If no water rights are immediately available for purchase, the subdivider shall pay to the city an amount equal to the market value of said water shares and, as such time as water stock becomes available, the city shall purchase the equivalent shares.

3. For commercial or industrial development the proponent shall provide proof of ownership of water rights to irrigation water shares not already vested in the city corporation, and shall deed to the city water shares as required by the Utah Division of Water Rights for the type of commercial or industrial development proposed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary.

4. ~~Copies Of Agreements: Where necessary, copies~~ Copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.

5. ~~Engineering Drawings:~~ Preliminary engineering drawings, including typical cross sections and plans, and/or written statements regarding width and type of proposed off-site and on-site water mains, sanitary sewers, drainage facilities and other proposed improvements, such as streets, sidewalks, curbs, gutters, parks, and fire hydrants.

6. ~~Grading And Drainage Plan:~~ Preliminary grading and drainage plans, as required by the city engineer, showing existing grades with solid line contours and proposed grades superimposed with dashed line contours. However, plans in all hillside area subdivisions shall also show:

   a. Areas with eight percent (8%) or greater natural slope by cross hatching; and~~.~~

   b. The location of proposed cuts and fills.

7. ~~Environmental Impact Statement:~~ Environmental impact statement, when required by the city engineer, shall be prepared indicating or describing the measures that will be taken for ~~with respect to~~:

   a. Control of erosion within the subdivided area;~~.~~

   b. Reseeding of cuts and fills;~~.~~

   c. Disposition of any geologic hazard and/or soil conditions which may cause injury or damage to improvements which may be constructed on the subdivision such as buildings, water and sewer lines and streets;~~.~~

   d. Prevention of fire and control of dust;~~.~~

   e. Prevention of accumulation of weeds and debris;~~.~~

   f. Disposal of surface water and disposition of flood hazards; and~~.~~

   g. Preservation of natural drainage channels.

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C. Amendments May Be Required:

1. Prior To Approval: Before approving a preliminary plat ~~or a final plat~~ of a subdivision, the planning commission may require amendments or modification of the plan, including requiring: ~~if it finds that~~:
   a. Additional information relating to an applicant's plans to ensure compliance with city ordinances and approved standards and specifications for construction of public improvements; and
   b. Modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
   c. The city's request for additional information or modifications shall be specific and include citations to ordinances, standards, or specifications that require the modifications to plans, and shall be logged in an index of requested modifications or additions.
   ~~a. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title.~~
   ~~b. The subdivision is not provided with adequate ingress or egress.~~
   ~~c. The subdivision contains geologic, soil, water, or other hazards, which would be detrimental to the subdivision surrounding area, or to the city.~~
   ~~d. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in this title city code.~~
   ~~e. The dimensions of the subdivision or any lot do not mathematically close.~~
2. Conform To Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title.

D. Approval Of Preliminary Plat:

1. Review:
   a. The subdivider shall provide six (6) copies of the preliminary plat for use by the city in its review of the proposed subdivision.
   b. Within fifteen (15) business days after the day on which an applicant submits a complete preliminary subdivision land use application for a residential subdivision for single-family dwellings, two-family dwellings, or townhomes the administrative land use authorities shall complete the initial review of the application including subdivision improvement plans.
   c. Within thirty (30) business days after the day on which an applicant submits a complete preliminary subdivision land use application for commercial or industrial development the administrative land use authorities shall complete the initial review of the application including subdivision improvement plans.
   d. As part of the review cycle the planning commission may
      1) Receive public input in a public meeting; ~~or~~

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2) Hold one public hearing; ~~, or~~
3) Request additional information from the subdivider; or~~, or~~
4) Review the preliminary plan at the staff level~~, and~~.
5) No more than four review cycles may be required unless:
   i. A modification or correction is necessary to protect public health and safety or to enforce state or federal law~~wy may not be waived~~.
   ii. Subject to subsection 11-2-3(D)(1)(d)(5)(i), a~~the~~ change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development~~, a change or correction not addressed or references in a city's review is waived~~.
   iii. ~~If~~ Aan applicant makes a material change~~s~~ to a plan set, in which case the city has the discretion to restart the review process at the first review of the final application, but only with respect to the portion of the plan set that the materials change substantively effects.
6) If the applicant does not submit a revised plan within twenty (20) ~~buisness~~business days after the city requires modification or correction, the city shall have an additional twenty (20) business days to respond to the plans.
7) Except as indicated in subsection 11-2-3(D)(1)(5) above, ~~A~~after the applicant has responded to the final review cycle and has complied with each modification requested by the city's previous review cycle, the city may not require additional reviews if the applicant has not materially changed the plan other than changes that were in response to requested modifications or corrections.
8) The a~~A~~pplicant's response to city's requested modifications or corrections shall include:
   i. A written explanation in response to the city's review comments, identifying and explaining the applicant's revisions and reasons for declining to made revisions, if any; and~~.~~
   ii. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required corrections~~.~~
   iii. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.

e. If upon the fourth or final review the city fails to respond within twenty (20) business days, the city shall, upon request of the property owner and within ten (10) business days after the request is received:
   1) For disputes arising from the subdivision improvement plan, assemble an appeal~~r~~ panel in according with Utah code subsection 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or

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2) For disputes arising from the subdivision ordinance review, advise the applicant in writing of the deficiency in the application and of the right to appeal the determination to a designated appeal authority.

f. ~~Following this investigation, the planning commission shall recommend approval of the preliminary plat as submitted or modified, or disapprove the plat.~~ Following review and if the preliminary plat complies with requirements in this section, the planning commission will approve the preliminary subdivision application.

g. The planning commission shall not ~~recommend approval or disapproval of~~ approve the plat until signature acceptance is received from each of the interested ~~city departments~~ administrative land use authorities.

2. Copies Of Plat Forwarded:
   a. If the preliminary plat is recommended for approval, the planning commission shall return one copy of the plat signed by the planning commission chairman to the subdivider with any conditions attached.
   b. Other signed copies shall be forwarded to each of the interested authorities ~~city departments~~.
   c. One (1) signed copy shall be retained in the office of the city recorder/clerk.
   d. The planning commission shall retain one (1) signed copy of the plat for its files.
   e. If the preliminary plat is recommended for disapproval, the planning commission shall indicate its disapproval by distributing signed copies of the plat to the subdivider and interested authorities bearing the reasons for disapproval.

3. Limits on Signature Authority: The city shall not require that a plat be approved or signed by a person or entity who:
   a. Is not an employee or agent of the city; ~~or~~
   b. Does not have a legal or equitable interest in the property within the proposed subdivision; ~~or~~
   c. Does not provide a utility or other service directly to a lot within the subdivision; ~~or~~
   d. Does not own an easement or right-of-way adjacent to the proposed subdivision who signs for the purpose of confirming the accuracy of the location of the easement or right-of-way in relation to the plat; or
   e. Does not provide culinary public water service whose source protection zone is included, in whole or in part, within the proposed subdivision.

4. City to Maintain and Publish Certain Items: The city shall maintain and publish a list of the items comprising the complete preliminary subdivision land use application, including:
   a. The application;
   b. The owner's affidavit;
   c. An electronic copy of all plans in PDF format;
   d. The preliminary subdivision plat drawing; and
   e. A breakdown of fees due upon approval of the application.

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5. Receipt of a signed copy of an approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of plans and specifications ~~for the minimum improvements hereinafter~~ required by this title ~~and with the preparation of the final plat~~ in preparation of the final plat.

E. Duration Of Preliminary Approval:
   1. Maximum Period Valid: Approval of the preliminary plat by the planning commission shall be valid for a maximum period of twelve (12) months. After approval and upon application from the developer, the planning commission may grant an extension.
   2. If the final plat has not been recorded within the twelve (12) month period, or granted extension, the preliminary plat must again be submitted to the city council or planning commission for reapproval.
   3. Large Tract Extension: Preliminary approval of a large tract shall not be voided if the final plat of the first ~~section~~ phase is submitted for final approval within one year and an extension of time is granted as to the remainder thereof. (Ord. 2012-01, 7-10-2012)

   ~~Filing: Whenever a subdivision is to be filed, six (6) copies of the preliminary or tentative plat shall be prepared and presented to the planning commission for their review.~~

   ~~Title Report Required: At the time the preliminary or tentative plat is presented to the planning commission, a title report shall also be submitted.~~ Moved to B1 and D1 of this section

11-2-4: FINAL PLAT:

A. Approval Required Prior To Recording: No plat shall be recorded or offered for record, nor shall any land be offered for sale with reference to such a plat until said plat has been so approved in writing and recorded.

B. Form: A final plat shall be prepared by a ~~duly licensed~~ certified land surveyor on all subdivisions.
   1. Said plat shall consist of a sheet of mylar, having outside or trim line dimensions of twenty four inches by thirty six inches (24" x 36").
   2. The border line of the plat shall be drawn in heavy lines, leaving a margin of at least one and one-half inches (1-1/2") on the left hand side of the sheet.
   3. The plat shall be so drawn that the top of the sheet either faces north or east, whichever accommodates the drawings best.
   4. All lines, dimensions and markings shall be made on the mylar, with approved waterproof drawing ink or equivalent. Details and workmanship on finished drawings shall be neat, clean cut, and readable. A poorly drawn or illegible plat is sufficient cause for rejection.
   5. Certification blocks that include:

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a) A licensed land surveyor's "certificate of survey";
b) The owner's "certificate of dedication";
c) A notary public's "acknowledgment";
d) The city planning commission's "certification of approval";
e) The city engineer's "certificate of approval";
f) The city attorney's "certificate of approval";
g) The city council's "certificate of approval"; and
h) A one and one-half inch by five inch (1-1/2" x 5") space in the lower right hand corner of the drawing for the county recorder's use.

C. Content: The final plat shall show:

1. The name of the subdivision, which name must be approved by the planning commission;
2. Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas to be reserved for public use and other important features. All dimensions shall be determined by an accurate field survey which shall balance and close within a limit of one in ten thousand (1 in 10,000) feet;
3. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths;
4. True angles and distances to the nearest established street lines or official monuments, which shall be accurately described in the plat and shown by appropriate symbol. Basis for bearings used shall be clearly stated;
5. Total dimensions of all lines, whether curved or straight, including lengths, bearings, radii, chords, internal angles, and location of points of curvation;
6. The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county, or other official bench marks, monuments or triangulation stations, in or adjacent to the property, shall be preserved in precise position;
7. The dedication to the public of all streets and highways included in the proposed subdivision;
   a. Street monuments shall be installed by the subdivider's land surveyor at such points designated on the final plat as required by the city engineer. Standard precast monuments will be furnished by the subdivider and must be placed prior to the release of the improvement bond;
   b. The city shall not accept or maintain streets or public ways unless said streets have been constructed in accordance with standards and specifications which have been adopted by the city council. Moved from 11-3-9(C)
8. Pipes or iron rod markers shall be placed at each lot corner;
9. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses of all property owners; and

10. Where it is proposed that streets be constructed on property controlled by a public agent or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the city attorney.
    a. ~~The final plat shall require~~: Moved to 11-2-4(B)
    b. ~~The following information shall be submitted:~~ Moved to 11-2-4(D)

D. Amendments May Be Required:
1. Prior To Approval: Before approving a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that:
    a. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title;
    b. The subdivision is not provided with adequate ingress or egress;
    c. The subdivision contains geologic, soil, water, or other hazards, which would be detrimental to the subdivision surrounding area, or to the city.
    d. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in ~~this title~~ city code; and
    e. The dimensions of the subdivision or any lot do not mathematically close.
2. Conform To Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title.

E. Approval of Final Plat
1. Subdivider supplied documents.
    a. Within one (1) year after the approval of the preliminary plat, or within the time for which an extension to make such filing has been granted, the preliminary plat and two (2) mylar originals of the final plat shall be submitted for review; one of which will be retained for the city files, the other will be ~~sent to the county recorder~~ returned to the subdivider.
    b. Submittal of an up to date abstract ~~of this title~~ or policy of title insurance shall be submitted to the city prior to ~~precede said~~ final plat approval.
    c. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full. ~~or a letter stating that a satisfactory bond has been filed to secure such payment.~~
    d. An itemized estimate of the cost of all proposed or required improvements, including labor and material.
    e. One copy of any proposed restrictive covenants in final form and signed by all of the owners of any interest in the subdivision who signed the final plat ~~subdivision map~~. This copy shall be acknowledged by a notary public and shall be recorded in the office of the county recorder along with the final plat.

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2. Filing Fee: There shall be a city filing fee and inspection fee for the filing of a final plat of a subdivision, which shall be borne by the subdivider, and paid to the city in accordance with the provisions of title 11, c~~C~~hapter 6 ~~of this title~~ and t~~T~~itle 1, c~~C~~hapter 7, Consolidated Fee Schedule.
3. When the subdivider has supplied the required materials and paid the city filing fee,~~;~~
   a. For a subdivision containing single-family dwellings, two-family dwellings, or townhomes, the review shall be conducted no later than twenty (20) business days from the date the city receives the required materials and filing fee.
   b. For all other subdivisions, including those for commercial or industrial purposes, the review shall be conducted no later than thirty (30) business days from the date the city receives the required materials and filing fee. ~~the final plat will be reviewed by the planning commission, city engineer, withinat the next regularly scheduled meeting of the planning commission.~~
4. After review the planning commission shall make a recommendation to the city council for approval ~~or disapproval~~ of the final plat if all conditions of t~~T~~itle 11 and applicable city code have been satisfied.
~~5.~~ After receiving recommendations from the planning commission and approvals as required in subsection 11-2-4(E)(3), the city council ~~must act upon the final plat within sixty (60) days~~, shall approve the final plat. ~~unless an extension of time is agreed upon by the parties concerned; the city chooses to withhold approval of an otherwise valid plat until the owner of the land provides the city with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.~~

~~6. Failure by the city council to act upon the final plat in that time period will be considered approval of the final plat.~~

F. Recordation of Final Plat:
1. Following city council approval of the final plat, the subdivider shall:
   a. Present to the county recorder the final mylar plat, bearing all required signatures, and pay all recording fees; or
   b. Present to the county recorder the final plat in electronic format as required at Utah code Title 17 Chapter 21a Uniform Real Property Electronic Recording Act, and pay all recording fees.
2. The subdivider shall file with the city recorder:
   a. One paper copy of the signed final plat bearing the county recorder's stamp; and
   b. A copy of the final plat in electronic format as required at Utah C~~c~~ode Title 17 Chapter 21a Uniform Real Property Electronic Recording Act and city code 11-2-4(G).
3. The city council approval of the final plat shall be void if not recorded within one year after the date of approval, unless application for an extension of time is made in writing to the planning commission and granted during the one (1) year period.

G. City to Submit Data to Utah Geospatial Resource Center

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1. Within thirty (30) days after approving the final plat under this section the city shall submit to the Utah Geospatial Resource Center:
   a. An electronic copy of the approved plat; or
   b. Preliminary geospatial data that depict any new streets and situs addresses proposed for construction within the bounds of the approved plat.
2. If requested by the Utah Geospatial Resource Center, the city shall:
   a. Coordinate with the Utah Geospatial Resource Center to validate the information described in subsection 11-2-5(G)(1); and
   b. Assist the Utah Geospatial Resource Center in creating electronic files that contain the information described in subsection11-2-5(G)(1) for inclusion in the unified statewide 911 emergency service database.

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~~11-2-2: PRIOR PLATTED PARCELS, LOTS OR BLOCKS:~~ Replaced by 11-1-9

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~~a. Conditions For Approval: The division of prior platted parcels, lots or blocks into not more than four (4) lots may be approved by the city council upon recommendation of the planning commission under the following conditions:~~

~~1. Each lot created meets the frontage, width, and area requirements of section 11-3-5 of this title, or has been granted a variance from such requirements by the board of adjustment.~~

~~2. The division of land does not require the dedication of land for a street or other public purpose, nor is it traversed by any proposed streets shown on the official map.~~

~~3. The division of land does not require the extension and/or addition of street, sewage disposal, water, curb, gutter, sidewalk or storm drainage improvements, as specified in chapter 4 of this title.~~

~~A. Application: Applications made to the planning commission for the subdivision of prior platted parcels, lots or blocks, shall contain the following:~~

~~1. An accurate plat prepared by a licensed land surveyor on a sheet of mylar, with waterproof ink. The top edge of the plat shall be either north or east, whichever fits the drawing best. The plat shall show:~~

~~a. Lot lines, including arcs and tangents with dimensions in feet and hundredths.~~

~~b. Easements for water, sewer, drainage, utility lines and other purposes.~~

~~2. A nonrefundable filing fee, of such amount as the city council may from time to time establish by resolution.~~

~~B. Procedure:~~

~~1. The applicant shall submit the application for the subdivision of a prior platted parcel, lot, or block, to the planning commission.~~

~~2. The application, together with all pertinent information, shall be sent to the city engineer and any other pertinent city departments for their approval. Such~~

~~approvals, together with any comments and/or recommendations, shall be returned to the planning commission.~~

3. ~~After receiving all recommendations, the planning commission shall review the subdivision and make recommendation to the city council for approval, modification and approval, or denial.~~
4. ~~The planning commission shall submit their recommendation on the subdivision to the city council for its consideration within thirty (30) days after receipt of all recommendations unless an agreement is reached by the applicant and the planning commission to table the matter until the next regular decision making meeting of the planning commission. Failure of the planning commission to submit its recommendation within thirty (30) days or to table the matter shall be deemed a recommended approval by such commission of the proposed subdivision.~~
5. ~~The city council, after fifteen (15) days' notice and at a public meeting, may approve, modify and approve, or deny the subdivision.~~
6. ~~Upon acceptance of the subdivision by the city council, the final plat bearing official signatures of the city engineer, city council, city planning commission, city attorney, and signed by a licensed land surveyor, shall be deposited in the office of the county recorder for recording at the expense of the subdivider. (Ord. 2012-01, 7-10-2012)~~

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11-2-5: EXEMPTION FROM PLAT REQUIREMENT:

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A. A lot or parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if:
   1. The parcel qualifies as land in the A-1 Agricultural-Residential Zone; ~~and~~
   2. Meets the minimum size requirements of the A-1 Agricultural-Residential Zone; and
   3. The lot or parcel is not used and will not be used for any non-agricultural purpose.

B. If a lot or parcel resulting from a division of agricultural land is or will be used for non-agricultural purpose, the subdivider will comply with all the requirements in t~~T~~itle 11 of city code.

C. The boundaries of each lot or parcel exempted under subsection 11-2-5~~6~~(A) shall be graphically illustrated on a record of survey map that has been approved as required for a plat under t~~T~~itle 11, c~~C~~hapter 2.

D. The graphically illustrated record of survey map shall be recorded by the subdivider with the county recorder.

E. Documents recorded in the county recorder's office that divide a property by a metes and bounds description do not create an approved subdivision allowed by this title unless the city's certificate or written approval is attached to the document and includes:
   1. The city's affidavit that public notice was provided as required by ordinance; and
   2. The proposed subdivision;

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a. Is not ~~trtaversed~~traversed by the mapped lines of a proposed street as shown in the general plan unless the city has approved the location and dedication of any public street, city utility easement, and other easement,, or any other land for public purposes as required by city code; ~~and~~
b. Has been approved by the culinary water authority and the ~~samitary~~sanitary sewer authority;
c. Is located in a zoned area; and
d. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.

F. The absence of the certificate or written approval required in subsection 11-2-5(E) does not:
1. Prohibit the county recorder from recording the document; or
2. Affect the validity of a recorded document.

G. A document which does not meet the requirements of subsection 11-2-56(E) may be corrected by the recording of an affidavit to which the required certificate or written approval is attached.

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11-2-6: FAILFURE TO COMPLY WITH APPROVAL PROCEDURE:

A. A person may not submit a subdivision plat to the county recorder's office for recording unless:
1. The person has complied with the requirements of t~~T~~itle 11 of city code;
2. The plat has been approved by:
   a. The land use authority of the municipality in which the land described in the plat is located; and
   b. Other officers that the municipality designates in its ordinance;
3. All approvals described in Subsection (A)(2) are entered in writing on the plat by the designated officers; and
4. If the person submitting the plat intends the plat to be or if the plat is part of a community association subject to Utah C~~c~~ode Title 57, Chapter 8a, Community Association Act, the plat includes language conveying to the association, as that term is defined in Section 57-8a-102, all common areas, as that term is defined in Section 57-8a-102.

B. A subdivision plat recorded without the signatures required under this section is void.

C. A transfer of land pursuant to a void plat is voidable by the land use authority.

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 11
SUBDIVISION REGULATIONS

Red = Changes required by Utah law
Blue = Changes to be discussed by Planning Commission

CHAPTER 3
SUBDIVISION DESIGN STANDARDS

SECTION:

11-3-1: General Standards
~~11-3-2: Standards Of Construction~~
11-3-3: Street Standards
~~11-3-4: Block Standards~~ MOVED TO 11-2
11-3-4: Common Area Parcels on a Plat
~~11-3-5: Lot Standards~~
11-3-6: Cuts In Pavement
11-3-7: Development Standards
11-3-8: Private Roads And Driveways
11-3-9: Water And Sewer

11-3-1: GENERAL STANDARDS:

A. The design and development of subdivisions shall preserve, insofar as it is possible, trees, native land cover, natural watercourses, topography, existing topsoil, and vegetation.

~~B.~~ The standards of construction of all buildings, structures, utilities, streets, and sidewalks:

1. ~~are to~~ Shall conform to the building codes and standards of street construction adopted by the city~~; and also to the heretofore adopted by the city council. (Ord. 2012-01, 7-10-2012)~~ and
2. Are subject to inspections and permits as authorized in 11-6-2 Enforcement of Title.

C. Where the city engineer has determined that land is subject to hazardous conditions such as landslides, mudflows, rock falls, snow avalanches, suspect soils, ground subsidence, shallow water table, open quarries, floods, and polluted water supply, said lands shall not be subdivided until the city engineer determines that

1. The hazards have been eliminated; or
2. Evidence submitted that the said hazards will be eliminated by the subdivision and construction plans as required by 11-2-3(B).

D. All cut and fill slopes shall be reseeded and/or planted with vegetation as required by the ~~city council~~ city engineer or as stipulated in the environmental impact statement required by 11-2-3(B).

E. Cost of improvements which are required under the provisions of this title, as well as the cost of other improvements which the developer may install, shall be at the expense of the developer. (Ord. 2012-01, 7-10-2012) Moved from 11-4-3

F. Completion Of Infrastructure Required:
   1. Sale of any lot or occupancy of any home shall not be permitted until infrastructure has been completed and the city engineer has signed a statement certifying that:
      a. The improvements described in the subdivider's plans and specifications have been completed, including any required public landscaping improvement or infrastructure improvements; and
      b. The improvements comply with the recommendations of the planning commission, ~~and the City Fire Department~~ culinary water authority, fire authority, and sanitary sewer authority and, if requested, the local health department, and/or the public safety authority; and
      c. The improvements comply with the standards, rules and regulations for subdivisions approved by the City Council, which standards, rules and regulations are hereby incorporated in this title by reference. (Ord. 2012-01, 7-10-2012) Moved from 11-4-1
   2. If all improvements are not completed as scheduled and intended, the subdivider shall provide an improvement completion assurance and bond as required by 11-4 of this title before the sale of any lot or occupancy of any home will be authorized by the city.

~~11-3-2: STANDARDS OF CONSTRUCTION~~: Moved to 11-3-1(B)

11-3-3: STREET STANDARDS:

~~A. Minimum Design Standards:~~

~~1. Minimum right-of-way width for a two-way city street shall be thirty four feet (34'), and the minimum hard surface width shall be twenty four feet (24'); minimum standards do not allow on street parallel parking. To allow parallel on street parking the minimum right of way must be fifty feet (50') and the minimum hard surface must be forty feet (40').~~

~~2. Minimum right-of-way width for a one-way city street shall be thirty feet (30'), and the minimum hard surface width shall be twenty feet (20'); minimum standards do not allow on street parallel parking. To allow parallel on street parking the minimum right of way must be thirty eight feet (38') and the minimum hard surface must be twenty eight feet (28'). Parking is permitted only on the right hand side when viewed from the flow of traffic.~~

~~3. Sidewalk construction will be in accordance with Title 7 Chapter 2 of city code.~~

~~4. Private drives shall have a minimum width of twenty feet (20') and shall be finished with an all-weather surface.~~

~~a. Parking of vehicles and placement of public utilities in private drives is prohibited.~~

~~b. The city will not maintain private drives, and~~

~~c. The city will not collect trash from private drives.~~

A. All designs shall conform to the American Public Works Association (APWA) standards as required by Title 7 of city code.

B. Construction of all streets shall conform to standards in Title 7 of city code.

~~1. Minimum requirements shall be as follows:~~

~~a. Base, six inches (6") compacted depth.~~

~~b. Gravel, three-quarter inch (3/4") or one inch (1") minus, to a compacted depth of three inches (3").~~

~~c. Asphalt, two and one-half inches (2-1/2") compacted depth.~~

~~d. Specifications for the design of street subbase, base, hard surfacing, curb and gutters, sidewalks, and the treatment of drainage courses shall comply with standard specifications as adopted by the city of the American Public Works Association?~~

~~e.~~

C. Cul-De-Sacs: Cul-de-sacs shall be used only where unusual drainage or land ownership configurations exist which make other designs undesirable.

1. Each cul-de-sac shall have a minimum hard surface width of twenty four feet (24') and a minimum right-of-way width of not less than thirty four feet (34').
2. Cul-De-Sacs shall have a maximum length of four hundred feet (400'), and must be terminated by a turnaround of not less than one hundred twenty feet (120') in diameter.
3. Surface water must drain away from the turnaround, except where due to the grade surface, water cannot be drained along the street away from the turnaround. In such cases necessary catch basins, drain lines and drainage easements shall be provided.

D. Utility Easements:

1. Utility corridor easements of not less than ten feet (10') shall be required where necessary for poles, wire, conduits, storm or sanitary sewers, gas and water mains and other public utilities'
2. Easements of greater width may be required along property lines where necessary for surface overflow or for the extension of main sewers or similar utilities.
3. The location of said easements shall be as shown on the final plat. ~~to be specified by the planning commission~~

E. Street Intersections: Streets shall intersect each other as nearly as possible at right angles. City streets shall approach other city streets at an angle of not less than eighty degrees (80°). Offsets in street alignment between ten feet (10') and one hundred twenty feet (120') shall be prohibited.

F. Street Grades: Minimum street grades shall be four-tenths of one percent (0.4%) and maximum street grades shall be twelve percent (12%).

G. Corner Returns: Curbs at all intersections shall be rounded with curves having minimum radius of twelve feet (12') measured to the back of curb and gutter.

H. ~~Design Specifications: Specifications for the design of street subbase, base, hard surfacing, curb and gutters, sidewalks, and the treatment of drainage courses shall comply with standard specifications as adopted by the city.~~ Moved to 11-3-3(B)

~~I. Street Names: New street names or numbering shall not duplicate those already approved by the planning commission. A street, obviously a continuation of another already in existence, shall bear the same name and numbering sequence. The numerical system of street designations shall be maintained and extended where possible.~~ Redundant, see 11-1-2(E) and 11-2-3(A)

J. Street Dedications: ~~All streets shall be dedicated for public use. The dedication of half streets in any subdivision is prohibited.~~

1. A plat that is signed, dedicated, and acknowledged by each owner of record, and approved according to the procedures specified in Title 11 of city code, operates when recorded as a dedication of all public streets and other public places, and vests the fee of those parcels of land in the city for the public for the uses named or intended in the plat.
2. The dedication established by this section does not impose liability upon the city for public streets and other public places that are dedicated in this manner but are unimproved unless:
   a. Adequate financial assurance has been provided in accordance with this chapter; and
   b. The city has accepted the dedication.

K. ~~Relations To Adjoining Street System: The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas, or their proper protection where adjoining land is not subdivided, but in no case less than the required minimum width.~~ Redundant, see 11-2-3

L. Streetlights: Streetlights within subdivisions shall be required at all intersections, and at any point where there is a change in direction of the road, and at a distance of no more than four hundred feet (400') apart.

M. Fire Hydrants: Fire hydrants shall be placed at a distance of no more than five hundred feet (500') apart. (Ord. 2012-01, 7-10-2012)

11-3-4: ~~BLOCK STANDARDS:~~ Moved to 11-2-A

11-3-4: COMMON AREA PARCELS ON A PLAT

A. As used in this section:
   1. "Declarant" means the same as that term is defined in: (i) regarding a common area, Section 57-8a-102; and (ii) regarding a common area and facility, Section 57-8-3 of state code.
   2. "Declaration," regarding a common area and facility, means the same as that term is defined in Section 57-8-3 of state code.
   3. "Period of administrative control" means the same as that term is defined in: (i) regarding a common area, Section 57-8a-102; and (ii) regarding a common area and facility, Section 57-8-3 of state code.

B. A person may not separately own, convey, or modify a parcel designated as a common area or common area and facility, on a plat recorded in compliance with Title 11 of city code, independent of the other lots, units, or parcels created by the plat unless:
   1. An association holds in trust the parcel designated as a common area for the owners of the other lots, units, or parcels created by the plat; or
   2. The conveyance or modification is approved under Subsection (E).

C. If a conveyance or modification of a common area or common area and facility is approved in accordance with Subsection (E), the person who presents the instrument of conveyance to a county recorder shall:
   1. Attach a notice of the approval described in Subsection (E) as an exhibit to the document of conveyance; or
   2. Record a notice of the approval described in Subsection (E) concurrently with the conveyance as a separate document.

D. When a plat contains a common area or common area and facility:
   1. For purposes of assessment, each parcel that the plat creates has an equal ownership interest in the common area or common area and facility within the plat, unless the plat or an accompanying recorded document indicates a different division of interest for assessment purposes; and
   2. Each instrument describing a parcel on the plat by the parcel's identifying plat number implicitly includes the ownership interest in the common area or common area and facility, even if that ownership interest is not explicitly stated in the instrument.

E. Notwithstanding Subsection (B), a person may modify the size or location of or separately convey a common area or common area and facility if the following approve the conveyance or modification:
   1. The city; and
      a. for a common area that an association owns, 67% of the voting interests in the association; or
      b. for a common area that an association does not own, or for a common area and facility, 67% of the owners of lots, units, and parcels designated on a plat that is subject to a declaration and on which the common area or common area and facility is included; and
   2. During the period of administrative control of the declarant.

~~**11-3-5: LOT STANDARDS:**~~

~~A. Building Sites: The lot arrangement, design and shape shall be such that lots will provide a compact body of land for buildings and be properly related to topography and conform to requirements set forth herein.~~

~~B. Building Setback Lines: Twenty foot (20') minimum front setback, thirty foot (30') minimum rear setback, and a minimum side setback of eight feet (8') for interior lots, and a twenty foot (20') for street side of corner lots, with the combined sum for the two (2) side yards not less than sixteen feet (16').~~

~~C. Lot Sizes: All lots shown on the subdivision plat must conform to the minimum requirements of ten thousand (10,000) square feet~~

~~D. Lot Width: Each lot shall have an average width of eighty feet (80') at the setback line in an R-1 zone and R-2 zone. All lots must abut on a city street.~~

~~E. Corner Lots: Corner lots shall have dimensions sufficient for the maintenance of required building setback lines twenty feet (20') on both streets, along with sufficient area to comply with area requirements of the zoning title 1.~~ # B-G moved to 11-2-3(A)

~~F. Parts Of Lots: All remnants of lots below minimum size, left over after subdividing a larger tract, must be attached to adjacent lots, and evidence of such attachment submitted prior to the approval of the final plat.~~ All lots designated ~~within a subdivision must be the minimum standards set forth in this title.~~

G. ~~Divided Lots: Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider.~~ (Ord. 2012-01, 7-10-2012)

11-3-6: CUTS IN PAVEMENT:

No cuts shall be made in street pavement after hard surfacing has been installed unless a permit is obtained and approved by the city. (Ord. 2012-01, 7-10-2012)

11-3-7: DEVELOPMENT STANDARDS:

A. Grading:
   1. Land with twenty percent (20%) or greater slope shall have natural vegetation but may be supplemented by other plant material.
   2. Every lot or parcel shall have a buildable area equal to at least forty percent (40%) of the minimum lot size required in subsection 11-3-5C of this chapter.
   3. All rough street and site grading shall be completed prior to the installation of utilities.

4. Borrowing from on site for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the hillside area.
5. Cut slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible. The city will not accept the dedication and maintenance of cut and fill slopes except those within the required street right of way. Where a cut or fill slope occurs between two (2) lots, the slope shall normally be made a part of the downhill lot.
6. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping (i.e., cut and fill slopes).

B. Drainage:
1. Stormwater runoff collection facilities shall be designed so as to retain stormwater runoff on development sites for a sufficient length of time so as to prevent flooding and erosion during stormwater runoff flow periods as determined by the city engineer, or be designed to divert into the closest usable ~~irrigation ditch or channel~~ water conveyance facility.
2. No ~~ditch or canal~~ water conveyance facility shall be approved as suitable for the use of storm drainage water without the written permission of the appropriate ~~irrigation company, or of the water users for such use~~ water conveyance facility owner.
3. Stormwater runoff collection facilities shall be so designed as to divert surface water away from cut faces or sloping faces of a fill.
4. Curb, gutter and pavement designs shall be such that water on roadways is prevented from flowing off the roadway except into appropriate drainage facilities.
5. Natural drainage shall be riprapped or otherwise stabilized to the satisfaction of the city engineer below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.
6. Waste material from construction, including soil and other solid materials, shall not be deposited within a natural or manmade drainage course within irrigation channels.
7. Sediment catchment ponds shall be constructed on the development site, unless sediment retention facilities are otherwise provided by the developer.

C. ~~Fire Protection: The city fire chief fire authority must approve the subdivision for adequate fire protection. (Ord. 2012-01, 7-10-2012)~~ Redundant, see 11-2-3 and 11-2-4

D. Restrictions For Solar And Other Energy Devices: The city may refuse to approve or renew any plat, subdivision plan, or dedication of any street or other ground, if deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat or subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision.

11-3-8: PRIVATE ROADS AND DRIVEWAYS:

A. The city shall not open, grade, pave or perform any maintenance work on any private or undedicated streets.

B. The city shall not lay utility lines in any street which has not:
   1. Been accepted by the city as a city street.
   2. Which has not received approval of the city council as part of a final plat of a subdivision, unless an easement is granted.

C. ~~The city shall not accept or maintain streets or public ways unless said streets have been constructed in accordance with standards and specifications which have been adopted by the city council. (Ord. 2012-01, 7-10-2012)~~ Moved to 11-2-4(C)

11-3-9: WATER AND SEWER:

~~A. Any person, firm or corporation, who shall hereafter subdivide any land within the city limits share assure adequate water availability:~~ Moved to 11-2-3(B)

   ~~1. Any subdivider who owns water rights to such irrigation water shares not already vested in the city corporation, shall be required to deed to the city water shares equivalent to one acre-foot of water per year for each dwelling unit to be constructed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary.~~

   ~~2. Any subdivider who does not own irrigation water shares must purchase the equivalent shares and deed them to the city.~~

   ~~3. If no water rights are immediately available for purchase, the subdivider shall pay to the city an amount equal to the market value of said water shares and, as such time as water stock becomes available, the city shall purchase the equivalent shares.~~

B. Water Installations: Water installations will be installed in accordance with the provisions of Title 8 of city code.

C. Sewer Installations: Sewer installations will be installed in accordance with the provisions of Title 8 of city code. (Ord. 2012-01, 7-10-2012)

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 11
SUBDIVISION REGULATIONS

Red = Changes required by Utah law
Blue = Changes to be discussed by Planning Commission

CHAPTER 4
SUBDIVISION IMPROVEMENTS

SECTION:

~~11-4-1: Improvements Completed~~
11-4-2: Improvement Completion Assurance
~~11-4-3: Cost Of Improvements~~
11-4-4: Postponement Of Improvements

~~11-4-1: IMPROVEMENTS COMPLETED:~~ Moved to 11-3-1

~~A. No final plat of a subdivision of land shall be recorded without receiving a statement signed by the city engineer certifying that:~~

~~1. The improvements described in the subdivider's plans and specifications have been completed, including any required landscaping or infrastructure improvements; and~~

~~2. The improvements comply with the recommendations of the planning commission, and the City Fire Department culinary water authority, fire authority, and sanitary sewer authority and, if requested, the local health department, and/or the public safety authority; and~~

~~3. The improvements comply with the standards, rules and regulations for subdivisions approved by the City Council, which standards, rules and regulations are hereby incorporated in this title by reference. (Ord. 2012-01, 7-10-2012)~~

11-4-2: ~~PERFORMANCE BOND REQUIRED~~IMPROVEMENT COMPLETION ASSURANCE:

A. Amount Equal To Value Of Improvements:

1. Before an applicant conducts any development activity or records a plat, the applicant shall:
   a. Complete any required improvements, or
   b. post an improvement completion assurance for any required improvements.

~~1.~~2.If ~~i~~in lieu of the completion of the required improvements, the subdivider provides an improvement completion assurance, the improvement completion assurance shall ~~provide an performance bond improvement completion assurance~~ be in an amount equal to ~~the~~

Commented [MCBB1]: Incorporating state code here (UCA 10-9a-604.5) to make clear that the completion insurance "in lieu of" is only an option IF the developer isn't going to go with the default option of completing the required improvements BEFORE recording a plat.

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Commented [MCBB2]: Some changes made here to account for the fact that the completion assurance can come in the form of a performance bond OR cash, as stated in 11-4-2(4) (as drafted, different portions of this code assume that the assurance is always a performance bond).

~~reasonable value~~ 100% of the value of the improvements required by this section as estimated by the city engineer.

~~2.~~3. The city may not require an applicant to post an improvement completion assurance for:

a. Public landscaping improvements or an infrastructure improvement that the city has previously inspected and accepted:

b. Infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements adopted in a land use regulation:

c. Landscaping improvements that are not public landscaping improvements as defined in section 11-1-3, unless the landscaping improvements and completion assurance are required under the terms of a development agreement.

~~3.~~1. The ~~bond~~ improvement completion assurance shall be either in the form of:

a. A corporate or property bond, the conditions of which must be approved by the city attorney; or

b. Cash ~~guarantee that improvements will be installed as shown on the final plat~~.

~~4.~~5. The purpose of the completion assurance~~bond~~ is to ensure construction of the required improvements within two (2) years from the date of final approval, without cost to the city, including any additional costs due to inflation.

B. Executed By Authorized Surety Company:

1. If the applicant elects to provide a completion assurance in the form of a bond, ~~T~~the bond shall be executed by a surety company duly authorized to do business in the State.

2. The bond~~It~~ shall be payable to the city; filed in the Office of the City Recorder/Clerk; and be available for public inspection during regular business hours.

C. Duration After Approval: The duration of ~~a surety bond~~the completion assurance shall be

1. Two (2) years from the date of approval of the final plat of the subdivision by the city council; or

2. Such lesser time as is required to complete the said improvements.

D. ~~Length Of Bond~~Duration of Completion Assurance After Installation:

1. ~~Each bond shall run~~The completion assurance shall run for at least ninety (90) days after the installation of all improvements and after a final inspection certified by the city engineer.

2. In no event shall the city be deemed liable under this section on any claim asserted by any laborer, or supplier, or contractor.

E. Default; Forfeiture Of ~~Bond~~Completion Assurance: In the event the subdivider is in default, fails or neglects to satisfactorily install the required improvements within two (2) years from the date of approval of the final plat by the city council, or to pay all liens in connection therewith, the city council may declare the ~~bond or other~~completion assurance forfeited and the city council may install or cause the required improvements to be installed, using the proceeds of the collection of the bond to defray the expense thereof.

F. Partial Release Permitted: Where the guarantee is required to ensure the timely installation of improvements, the city may authorize a partial release(s) of the performance assurance in accordance with the following schedule:

Percent of Work Completed	Percent of Total Assurance Amount Eligible for Release
25%	25%
50%	45%
75%	70%
100% upon final inspection	100%

G. Final Inspection And Release: (Reformatted)

1. The subdivider shall be responsible for the quality of all materials and workmanship at the completion of the work.
2. Not less than ten (10) days prior to the release date of the ~~bond or other approved security~~completion assurance, the city engineer shall make a preliminary inspection of the improvements and shall submit a report to the city council setting forth the conditions of such facilities.
   a. If the city engineer determines that work has been completed to applicable standards and any liens have been fully paid, the city council shall release the ~~bond~~completion assurance.
   b. If all liens are not paid, the city council may declare the subdivider in default and deny release of the bond.

~~11-4-3: COST OF IMPROVEMENTS:~~ Moved to 11-3-1

~~Cost of improvements which are required under the provisions of this title, as well as the cost of other improvements which the developer may install, shall be at the expense of the developer. (Ord. 2012-01, 7-10-2012)~~

11-4-4: POSTPONEMENT OF IMPROVEMENTS:

The City authorizes the use of a Zoning Lot Postponement of Improvements Agreement (Lien Form) as follows:

CITY OF MONTICELLO
ZONING LOT POSTPONEMENT OF IMPROVEMENTS
AGREEMENT (LIEN)

>>Verify code citations in this form<<

<APPLICANT NAME> of The City of Monticello, County of San Juan, State of Utah, hereinafter referred to as APPLICANT, and MONTICELLO CITY CORPORATION, a municipal corporation of the State of Utah, hereinafter referred to as "the CITY," hereby agree as follows:

1. *PRELIMINARY*: APPLICANT has applied for a building permit for a new structure or an addition to or remodeling of an existing structure, on property located at <PHYSICAL

ADDRESS>, more particularly described in Paragraph 2 hereof. There is in force an ordinance of the CITY, known as Title 11-4-1 of the Monticello City Code. This ordinance requires the installation of off-site improvements, including, but not limited to: construction/paving of curb, gutter, sidewalks, and streets adjacent to any property and connections for culinary water, secondary water, and sewer, where the same have not previously been installed. Said improvements are to be installed at such time as application is made for a building permit for any other improvement on such property.

2. *LEGAL DESCRIPTION*: Following is a legal description of the property to which this agreement pertains, to wit;
3. *AGREEMENT FOR POSTPONED INSTALLATION*: The parties agree that APPLICANT may postpone compliance with the terms of Title 11-4-1 of the Monticello City Code, until such time the City Council shall determine, in its considered discretion, that the improvements should be installed adjacent to the APPLICANT'S property. The City Council shall not make such determination until like improvements are required to be installed on adjacent properties.
4. *POSTPONED INSTALLATION*: Upon receipt of notice that the City Council has made the determination referred to in Paragraph 3, hereof, APPLICANT or its successor in interest shall either proceed to install the said off-site improvements or reimburse the CITY if the CITY elects to install the improvements. In the event a special improvement district (SID) is organized for the purpose of installing the off-site improvements, APPLICANT agrees to make payment to SID for improvements. In any case, APPLICANT will refrain from objecting either formally or otherwise to the installation of the improvements, the establishment of such a district, or the assessment imposed by the district for construction of the improvements indicated above.
5. *COMPLIANCE WITH CITY ORDINANCES AND SPECIFICATIONS*: It is agreed that the installation of the off-site improvements shall be constructed in accordance with all applicable, specifications, and standards of the CITY, and with any administrative rules or regulations pertinent thereto. All work shall be subject to the inspection of the CITY Building Official or his agent, and any questions as to conformity with the CITY specifications or standards or as to the technical sufficiency of the work shall be decided by the CITY Building Official, and his decision shall be final and conclusive.
6. *LIEN TO BE RECORDED*: It is agreed that this Agreement shall be placed on record in the office of the San Juan County Recorder and shall be a lien against the property described in Paragraph 2 hereof. Upon satisfactory completion of the installation of said off-site improvements, the lien shall be discharged by the CITY. APPLICANT shall pay the expenses of recording and discharging the lien.
7. *SUCCESSORS, ENFORCEMENT*: This agreement shall be binding on the parties hereto, their successors or assigns. Should the services of an attorney be required to enforce this Agreement, the defaulting party agrees to pay a reasonable attorney's fee and court costs. (Ord. 2019-1, 1-8-2019, eff. 1-8-2019)
8. *SIGNATURES*: Print name, title, date. Signatures of authorized persons for each party to the agreement.
9. *NOTARY PUBLIC*: Signature and stamp of Notary who personally viewed and attests to the signing of the Zoning Lot Postponement of Improvements Agreement (Lien).

DISCUSSION PAPER FOR PLANNING COMMISSION USE

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TITLE 11
SUBDIVISION REGULATIONS

Red = Changes required by Utah law
Blue = Changes to be discussed by Planning Commission

CHAPTER 5
AMENDING AND VACATING RECORDED PLAT AND VACATING STREETS

SECTION:
11-5-1: Amend or Vacate Subdivision Plat
11-5-2: Approval of Amendment or Vacation of Plat
11-5-3: Petition to Vacate a Public Street

11-5-1: PETITION TO AMEND OR VACATE SUBDIVISION PLAT:
~~In all subdivisions which have been recorded and in which major changes need to be made, which shall change the subdivision substantially, the subdivision may be vacated or amended upon recommendation of the city engineer and approval of the city council. An amended plat shall be filed and recorded in accordance with the provisions of this title.~~

A. As used in this section, vacating a plat is considered to be a plat amendment.

B. Request to amend a subdivision plat
   1. A fee owner of land as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in Title 11 of city code may file a written petition with the city to request a subdivision amendment (resubdivision).
   2. Upon filing a written petition to request a subdivision amendment under ~~s~~Subsection 11-5-1(B)(1), the owner shall prepare and, if approved by the city, record a plat in accordance with 11-2-4 that:
      a. Depicts only the portion of the subdivision that is proposed to be amended; and
      b. Includes a plat name distinguishing the amended plat from the original plat; and
      c. Describes the differences between the amended plat and the original plat; and
      d. Includes references to the original plat.
   3. If a petition is filed under ~~Subsection~~ subsection 11-5-1(B)(1), the city shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated or amended at least 10 calendar days before the city may approve the petition for a subdivision amendment.
   4. If a petition is filed under subsection 11-5-1(B)(1), ~~Subsection (B)(1),~~ the city shall hold a public hearing within 45 days after the day on which the petition is filed if:

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a. Any owner within the plat notifies the city of the owner's objection in writing within ten (10) days of mailed notification; or
b. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

5. The city may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

C. The public hearing requirement of ~~Subsection~~ subsection 11-5-1(B~~A~~)(4) does not apply and the city may consider at a public meeting an owner's petition for a subdivision amendment if:
1. The petition seeks to:
a. Join two or more of the petitioner fee owner's contiguous lots;
b. Subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
c. Adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;
d. On a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the city; or
e. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
i. Owned by the petitioner; or
ii. Designated as a common area; and
2. Notice has been given to adjoining property owners in accordance with any applicable local ordinance.

D. A petition under subsection 11-5-1(B)(1) ~~Subsection (B)(1)~~ that contains a request to amend a public street or city utility easement is also subject to section 11-5-3.

E. A petition under subsection 11-5-1(B)(1)~~Subsection (BA)(1)~~ that contains a request to amend an entire plat or a portion of a plat shall include:
1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and
2. The signature of each owner described in subsection 11-5-1~~Subsection~~ (D)(1) who consents to the petition.

F. Exchange of title
1. The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the city in accordance with ~~Subsection~~ subsection 11-5-1(F)(2).
2. The city shall approve a lot line adjustment under subsection 11-5-1~~Subsection~~ (F)(1) if the exchange of title will not result in a violation of any land use ordinance.
3. If lot line adjustment is approved under subsection 11-5-1~~Subsection~~ (F~~E~~)(2):

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a. A notice of lot line adjustment approval shall be recorded in the office of the county recorder which:
   i. Is approved by the city; and
   ii. Recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and
b. A document of conveyance shall be recorded in the office of the county recorder.

4. A notice of approval recorded under this subsection 11-5-1~~Subsection~~ (F~~E~~) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.

G. Changing the name of a recorded subdivision
1. The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to subsection 11-5-1~~Subsection~~ (G~~F~~)(3).
2. The surveyor preparing the amended plat shall certify that the surveyor:
   a. Holds a license in accordance with Utah Code Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; and
   b. Has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or
   c. Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
   d. Has placed monuments as represented on the plat.
3. An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.
4. Except as provided in subsection 11-5-1~~Subsection~~ (G~~F~~)(1), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

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11-5-2: APPROVAL OF AMENDMENT OR VACATION OF PLAT:

A. The city may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the city finds that:
1. There is good cause for the vacation or amendment; and
2. No public street or city utility easement has been vacated or amended.

B. Recording of amended or vacated plat
1. The petitioner of the amendment or vacation of a subdivision plat ~~for the city~~ shall record ~~ensure that the amended plat showing the vacation or amendment is recorded~~ in the office of the county recorder in which the land is located:
   a. The plat approved by the city and bearing the appropriate signatures; and
   b. Return to the city a copy of the recorded plat bearing the county recorder's stamp; and

c. Complete B(1)(a and b) within 30 days of the city approval of the amendment or vacation of a subdivision plat.

2. If the amended plat is approved and recorded in accordance with this section, the recorded plat shall vacate, supersede, and replace any contrary provision in a previously recorded plat of the same land.

C. City may vacate a subdivision
1. The city may vacate a subdivision or a portion of a subdivision by recording in the county recorder's office an ordinance describing the subdivision or the portion being vacated.
2. The recorded vacating ordinance shall replace a previously recorded plat described in the vacating ordinance.

D. An amended plat may not be submitted to the county recorder for recording unless it is:
1. Signed by the city; and
2. Signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

E. When applicable, a management committee may sign and dedicate an amended plat as provided in Title 57,Chapter 8, Condominium Ownership Act of Utah Ceode.

F. A recorded plat may be corrected as provided in Section 57-3-106 of Utah Ceode.

11-5-3: PETITION TO VACATE A PUBLIC STREET.

A. In lieu of vacating some or all of a public street through a plat or amended plat in accordance with seSections 11-5-2 and 11-5-3, the city may approve a petition to vacate a public street in accordance with this section.

B. A petition to vacate some or all of a public street or city utility easement shall include:
1. The name and address of each owner of record of land that is:
a. Adjacent to the public street or city utility easement between the two nearest public street intersections; or
b. Accessed exclusively by or within three hundred feet (300') feet of the public street or city utility easement;
2. Proof of written notice to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or city utility easement sought to be vacated; and
3. The signature of each owner under subsection 11-5-3Subsection (B)(1) who consents to the vacation.

C. If a petition is submitted containing a request to vacate some or all of a public street or city utility easement, the city shall hold a public hearing in accordance with Utah Ceode 10-9a-208, Hearing and Notice for Petition to Vacate a Public Street, and determine whether:

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1. Good cause exists for the vacation; and
2. The public interest or any person will be materially injured by the proposed vacation.

D. The city may adopt an ordinance granting a petition to vacate some or all of a public street or city utility easement if the city council finds that:
1. Good cause exists for the vacation; and
2. Neither the public interest nor any person will be materially injured by the vacation.

E. If the city adopts an ordinance vacating some or all of a public street or city utility easement, the city council shall ensure that one or both of the following is recorded in the county recorder's office:
1. A plat reflecting the vacation; or
2. In lieu of a plat the city shall provide
   a. An ordinance described in subsection 11-5-3~~Subsection~~ (D); and
   b. A legal description of the public street to be vacated.

F. The action of the city council vacating some or all of a public street or city utility easement that has been dedicated to public use:
1. Operates to the extent to which it is vacated, upon the effective date of the recorded plat or ordinance, as a revocation of the acceptance of and the relinquishment of the city's fee in the vacated public street or city utility easement; and
2. May not be construed to impair:
   a. Any right-of-way or easement of any parcel or lot owner;
   b. The rights of any public utility; or
   c. The rights of a culinary water authority or sanitary sewer authority.

G. City may submit a petition to vacate some or all of a public street:
1. If the city submits a petition and initiates a process under subsection 11-5-3(~~Subsection~~ G):
   a. The city council shall hold a public hearing;
   b. The petition and process may not apply to or affect a public utility easement, except to the extent:
      i. The easement is not a protected utility easement as defined in Utah Co~~c~~ode 54-3-27;
      ii. The easement is included within the public street; and
      iii. The notice to vacate the public street also contains a notice to vacate the easement; and
   c. A recorded ordinance to vacate a public street has the same legal effect as vacating a public street through a recorded plat or amended plat.

H. The city may not approve a petition to vacate a public street under this section unless the vacation identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the public street.

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DISCUSSION PAPER FOR PLANNING COMMISSION USE

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TITLE 11
SUBDIVISION REGULATIONS

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CHAPTER 6
SUBDIVISION FEES AND ENFORCEMENT OF TITLE

SECTION:
11-6-1: Fees
~~11-6-2: Plat Fees~~
~~11-6-3: Inspection Fees~~
~~11-6-4: Engineering Fees~~
11-6-2: Enforcement of Title

11-6-1: FEES: Moved from old 11-5

A. Fees established by resolution of the city council in accord with Title 1 Chapter 7 of city code shall be assessed as a condition of the submission and/or approval of any subdivision anticipated by a developer within the city. Fees paid will go to the general fund of the city and will defray a portion of the expense incurred in reviewing plats and inspection of subdivision improvements.

B. Plat Fees:
   1. First Submission: The subdivider shall pay a basic fee, at the time of the first submission of a preliminary subdivision plat, plus an additional amount for each lot or parcel contained within the preliminary plat.
   2. Reapplication: A reapplication fee shall be paid by the subdivider at the time of a reapplication for approval of a preliminary plat which has been previously reviewed by the city. Such fee shall be based on the need for additional review of major changes to the original plat. (Ord. 2012-01, 7-10-2012)

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C. Inspection Fees:
   1. The subdivider shall post an inspection fee with the city to cover the cost of inspecting improvements in the subdivision.
   2. Upon completion of all the improvements, the city shall refund any amount not actually used or, if the fund is exhausted before completion of all improvements, the subdivider shall pay the city an amount estimated by the city council to be sufficient to cover completion. (Ord. 2012-01, 7-10-2012)

D. Engineering Fees: The subdivider shall pay all costs incurred from hiring a registered engineer or engineering firm to review, inspect, and approve the subdivision. (Ord. 2012-01, 7-10-2012)

11-6-2: ENFORCEMENT OF TITLE reformatted

A. Designation of city council:
   1. The city council is hereby designated, authorized and charged with the enforcement of the provisions of this title and shall enter such actions in court as are necessary.
   2. Failure of the city council to pursue appropriate legal remedies shall not legalize any violation of such provisions. (Ord. 2012-01, 7-10-2012)

B. Inspection during construction:
   1. Appropriate agencies and departments of the city and under direction of the city council shall inspect or cause to be inspected all buildings, fire hydrants, water supply, and sewage disposal systems during the course of construction, installation or repair.
   2. Excavation for fire hydrants and water and sewer mains and laterals shall not be covered or backfilled before being inspected and approved.
   3. Any backfilled excavation that was not inspected and approved by the City ~~It~~ shall be uncovered after notice to uncover has been issued to the responsible person by the building inspector. (Ord. 2012-01, 7-10-2012)

C. Permits issued:
   1. From the time of the effective date of the ordinance codified as this title, the zoning administrator shall not grant a permit, or any city officer grant any license or permit for the use of any land, or the construction or alteration of any building or structure on a lot which could be in violation of any provisions of this title until a subdivision plat has been recorded or approved as herein required.
   2. Any license or permit issued in conflict with such provisions shall be void. (Ord. 2012-01, 7-10-2012)

D. Penalty:
   1. Any person, firm, or corporation who shall transfer or sell any lot or land in any subdivision, as defined in this title, which subdivision has not been approved by the planning commission and by the city council of the city and recorded in the office of the San Juan County recorder, shall be guilty of a class B misdemeanor for each lot or parcel so transferred or sold, and the description of such lot or parcel of land, by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties, or from the remedies herein provided.
   2. Upon conviction thereof, the violator shall be subject to penalty as provided in section 1-4-6 of city code.

3. Each day that a violation is permitted to exist may constitute a separate offense.
4. The imposition of any sentence or fine shall not exempt the offender from compliance with the requirements of this title.
5. The city may enjoin such transfer, sale or agreement by action of injunction, or may recover the said penalty by civil action in any court of competent jurisdiction.
6. No building permit shall be issued for improvement or building on said property until all subdivisions requirements have been met. (Ord. 2012-01, 7-10-2012)

Selling Equipment

Quote Id: 29552121

JOHN DEERE 9009A TerrainCut Rough Mower

Hours:
Stock Number:

Code	Description	Qty
1448TC	9009A TerrainCut Rough Mower	1
	Standard Options - Per Unit	
001A	United States/Canada	1
183E	JDLink™ Modem	1
0443	All Other Countries (English / Spanish)	1
	Other Charges	
	Setup	1

JOHN DEERE 2400 PrecisionCut Triplex Mower (Model Year 2024)

Hours:
Stock Number:

Code	Description	Qty
1274TC	2400 PrecisionCut Triplex Mower (Model Year 2024)	1
	Standard Options - Per Unit	
001A	United States and Canada	1
183E	JDLink™ Modem	1
0443	All Other Countries (English / Spanish)	1
1024	Smooth Tires and Wheels (20x10.00-10, 4 ply)	1
1190	Two-Wheel Drive (2WD)	1
1203	Quick Adjust 5 (QA5) 11-blade Cutting Units	1
1300	50.8 mm (2-in.) Diameter Machined Grooved Solid Rollers with Solid Endcaps	1
1400	Cutting Unit ONLY Counterweights	1
1601	50.8 mm (2-in.) Diameter Machined Smooth Solid Rollers	1
2009	Standard Seat	1

Quote Id: 29552121

3200	Cutting Unit Attaching Yokes and Paddle Clip Style Molded One-Piece Grass Catchers	1
9766	LED Work Light Kit	1
	Other Charges	
	EnviroCrate	1
	Setup	1

JOHN DEERE 7500A PrecisionCut Fairway Mower

Hours:
Stock Number:

Code	Description	Qty
151CTC	7500A PrecisionCut Fairway Mower	1
	Standard Options - Per Unit	
001A	United States and Canada	1
183E	JDLink™ Modem	1
0443	All Other countries (English/Spanish)	1
1201	Quick Adjust 5 (QA5) 7-blade Heavy Section Cutting Units	1
1305	76.2 mm (3-in.) Diameter Heavy Duty Grooved Disc Rollers	1
1400	QA5 Cutting Unit ONLY Counterweights	1
1602	50.8 mm (2-in.) Diameter Wide Tube / Hollow Smooth Rollers	1
9753	4WD Conversion Kit	1
9849	(5) 55.9 cm (22-in.) Rear Roller Scrapers (Solid) for QA5 or QA7 with 50.8 mm (2-in.) Smooth Rear Rollers	1
	Other Charges	
	Setup	1

Monticello City
Check Register
All Bank Accounts - 09/09/2023 to 11/09/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
DOMINION ENERGY	14787	6569SEPT23	09/22/2023	10/12/2023	130.76	648 S HIDEOUT WAY	544600.280 - Utilities	
					$130.76			
UTAH DIVISION OF FINANCE	14714	12 - 2009 MBA S	09/13/2023	09/18/2023	45,000.00	Principal - 2009 MBA Swimming Pool	542511.2 - 2009 MBA Swimming Pool -	
UTAH DIVISION OF FINANCE	14714	8 - 2014 Commun	09/13/2023	09/18/2023	12,075.00	Interest - 2014 Community Center	544600.820 - MBA Debt service - intere	
UTAH DIVISION OF FINANCE	14714	8 - 2014 Commun	09/13/2023	09/18/2023	30,000.00	Principal - 2014 Community Center	542512.2 - 2014 Community Center - r	
UTAH DIVISION OF FINANCE	14714	B1503-Fees	09/13/2023	09/18/2023	17,153.88	Late Fees on Longterm Debt M1318 2013	544600.310 - Professional and technica	
UTAH DIVISION OF FINANCE	14714	M1019-Fees	09/13/2023	09/18/2023	13,765.48	Late Fees on Longterm Debt M1019	544600.310 - Professional and technica	
					$117,994.36			
UTAH DIVISION OF FINANCE	14818	101023UDF	10/10/2023	10/12/2023	186.75	B1503	544600.310 - Professional and technica	
UTAH DIVISION OF FINANCE	14818	101023UDF	10/10/2023	10/12/2023	199.67	M1019	544600.310 - Professional and technica	
					$386.42			
					$118,380.78			
					$118,511.54			

Monticello City

Standard Financial Report
54 54 Municipal Building Authority - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking MBA Zions	(133,864.53)	(99.59)	(225,297.21)
1120 PTIF 1109 MBA	(33,981.65)	0.00	(33,981.65)
1135 PTIF 5188 ZAP TAX Swimming Pool Payment	64,695.66	0.00	64,695.66
1138 PTIF 8578 Fund 54 Debt Reserve	135,945.42	0.00	135,945.42
1175 Undeposited receipts	(1,323.50)	(375.00)	(333.50)
1191.1 Restricted cash	186,240.00	0.00	186,240.00
1191.2 Restricted cash offset	(186,240.00)	0.00	(186,240.00)
Total Cash and cash equivalents	**31,471.40**	**(474.59)**	**(58,971.28)**
Receivables			
1311 Accounts Receivable	100.00	0.00	0.00
Total Receivables	**100.00**	**0.00**	**0.00**
Total Current Assets	**31,571.40**	**(474.59)**	**(58,971.28)**
Non-Current Assets			
Capital assets			
Property			
1610 Land	35,297.60	0.00	35,297.60
1621 Buildings	3,882,747.19	0.00	3,882,747.19
1631 Improvements	2,250,299.80	0.00	2,250,299.80
1640 Machinery and equipment	18,591.99	0.00	18,591.99
Total Property	**6,186,936.58**	**0.00**	**6,186,936.58**
Accumulated depreciation			
1721 AccDpn Buildings	(934,106.53)	0.00	(958,373.68)
1731 AccDpn Improvements	(829,908.80)	0.00	(848,661.11)
1740 AccDpn Machinery and equipment	(16,795.66)	0.00	(17,264.23)
Total Accumulated depreciation	**(1,780,810.99)**	**0.00**	**(1,824,299.02)**
Total Capital assets	**4,406,125.59**	**0.00**	**4,362,637.56**
Other non-current assets			
1799 MBA GFA offset	(4,580,077.71)	0.00	(4,580,077.71)
Total Other non-current assets	**(4,580,077.71)**	**0.00**	**(4,580,077.71)**
Total Non-Current Assets	**(173,952.12)**	**0.00**	**(217,440.15)**
Total Assets:	**(142,380.72)**	**(474.59)**	**(276,411.43)**
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(1,173.99)	(693.00)	(6,053.83)
2211 Accrued wages payable	(171.96)	0.00	(171.96)
Total Current liabilities	**(1,345.95)**	**(693.00)**	**(6,225.79)**
Long-term liabilities			
2410.1 Accrued interest	(13,516.25)	0.00	(13,516.25)
2410.2 Accrued interest offset	13,516.25	0.00	13,516.25
2510.1 2006 MBA Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2510.2 2006 MBA Lease Revenue repaid	160,991.02	0.00	160,991.02
2510.3 2006 MBA Lease Revenue current	(10,000.00)	0.00	(10,000.00)
2510.4 2006 MBA Lease Revenue current offset	10,000.00	0.00	10,000.00
2511.1 2009 MBA Swimming Pool - issued	(1,350,000.00)	0.00	(1,350,000.00)
2511.2 2009 MBA Swimming Pool - repaid	495,000.00	0.00	540,000.00
2511.3 2009 MBA Swimming Pool - current	(45,000.00)	0.00	(45,000.00)
2511.4 2009 MBA Swimming Pool - current offset	45,000.00	0.00	45,000.00
2512.1 2014 Community Center - issued	(1,000,000.00)	0.00	(1,000,000.00)
2512.2 2014 Community Center - repaid	195,000.00	0.00	225,000.00
2512.3 2014 Community Center - current	(59,000.00)	0.00	(59,000.00)
2512.4 2014 Community Center - current offset	59,000.00	0.00	59,000.00
2518.1 2014 Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2518.2 2014 Lease Revenue repaid	300,000.00	0.00	300,000.00
2599 MBA LTD offset	1,884,000.00	0.00	1,884,000.00
Total Long-term liabilities	**84,991.02**	**0.00**	**159,991.02**
Total Liabilities:	**83,645.07**	**(693.00)**	**153,765.23**

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Equity - Paid in / Contributed			
2911.1 Reserve for debt service	(56,058.91)	0.00	(56,058.91)
2911.2 Reserve DS offset	56,058.91	0.00	56,058.91
2961.1 Debt Reserve	(130,181.09)	0.00	(130,181.09)
2961.2 Debt Reserve offset	130,181.09	0.00	130,181.09
2981 Fund balance	58,735.65	1,167.59	122,646.20
Total Equity - Paid in / Contributed	**58,735.65**	**1,167.59**	**122,646.20**
Total Liabilities and Fund Equity	**142,380.72**	**474.59**	**276,411.43**
Total Net Position	**0.00**	**0.00**	**0.00**

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2023 to 11/09/2023
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3660 UTILITY PAYMENT FROM COUNTY	16,160.87	0.00	28,710.92	15,000.00	0.00
3680 Debt Service/Loan Pmt from County	24,906.00	0.00	0.00	25,000.00	0.00
Total Intergovernmental revenue	**41,066.87**	**0.00**	**28,710.92**	**40,000.00**	**0.00**
Miscellaneous revenue					
3620 Rent income	4,970.00	(150.00)	2,420.00	5,000.00	0.00
3735 Lease revenue	83,000.00	0.00	0.00	0.00	0.00
3794 Interest Income	6,596.55	0.00	0.00	1,500.00	0.00
3810 Transfer from General fund - Swimming Pool	0.00	0.00	0.00	45,000.00	0.00
3811 Transfer from General fund - Pro Shop	0.00	0.00	0.00	45,000.00	28,000.00
3840 Transfer from Water Fund	0.00	0.00	0.00	10,000.00	0.00
Total Miscellaneous revenue	**94,566.55**	**(150.00)**	**2,420.00**	**106,500.00**	**28,000.00**
Total Revenue:	**135,633.42**	**(150.00)**	**31,130.92**	**146,500.00**	**28,000.00**
Expenditures:					
Miscellaneous					
4600.110 Salaries and wages	5,508.30	223.69	1,923.21	6,000.00	0.00
4600.130 Benefit expense	2,473.98	100.90	859.61	3,700.00	0.00
4600.240 Office supplies	14.95	0.00	0.00	0.00	0.00
4600.250 Equipment and maintenance	275.66	0.00	0.00	750.00	0.00
4600.280 Utilities	17,183.17	0.00	4,696.84	18,000.00	0.00
4600.310 Professional and technical	0.00	0.00	31,305.78	0.00	0.00
4600.510 Insurance	693.00	693.00	693.00	700.00	0.00
4754.690 MBA depreciation expense	173,952.12	0.00	43,488.03	0.00	0.00
Total Miscellaneous	**200,101.18**	**1,017.59**	**82,966.47**	**29,150.00**	**0.00**
Debt service					
4600.810 MBA Debt service - principal	0.00	0.00	0.00	100,000.00	0.00
4600.820 MBA Debt service - interest	12,510.00	0.00	12,075.00	13,000.00	0.00
Total Debt service	**12,510.00**	**0.00**	**12,075.00**	**113,000.00**	**0.00**
Total Expenditures:	**212,611.18**	**1,017.59**	**95,041.47**	**142,150.00**	**0.00**
Total Change In Net Position	**(76,977.76)**	**(1,167.59)**	**(63,910.55)**	**4,350.00**	**28,000.00**