

39 secondary water meter irrigation project as an overstep of the federal government and why
40 should we do something that is going to cause us more debt and possibly create more
41 problems in the future for our community.

42
43 Mayor Parsons thanked Ms. Jones for her comments.
44

45 6.Approval of June 2024 warrant register, cash disbursements, and adjustment journal.
46
47 Councilmembers reviewed and signed the June 2024 warrant register, cash, disbursements,
48 adjustment journal and aging report.

49
50 7. Business
51

52 a. Planning Commission - Chairperson Gordon Dickinson
53

54 1. Consider recommendation of conditional use business license for
55 "Sanderson Diesel" located at 383 E 580 S. Submitted by Stetson Sanderson
56

57 Chairperson Gordon Dickinson presented to the Council a conditional use business licensed
58 submitted by Stetson Sanderson. Mr. Sanderson is proposing a diesel repair shop business
59 located at his residence of 383 E 580 S. The Planning Commission has reviewed his
60 application, and everything appears to be in order., and recommends approval of the
61 conditional use license.

62 Chair Dickinson stated that Mr. Sanderson is here at the meeting if the Council has any
63 questions about his business plans. No questions were asked.
64

65 **Councilmember Cartwright moved to approve conditional use business license "Sanderson
66 Diesel" located at 383 E 580 S, submitted by Stetson Sanderson. Councilmember Johnson
67 seconded the motion. A roll call vote was called. Voting yes: Councilmembers Cartwright,
68 Johnson, Mathie, Payne, and Sirrine. The vote was unanimous. The motion carried. 5-0**
69

70
71 2. Consider recommendation to amend Monroe City Land Use Chapter
72 13.10.3 General requirements defining standards of Wellhead Protection Zone
73

74 Chairperson Dickinson stated that the Planning Commission held a public hearing on June 18,
75 2024, to receive comments from the public concerning the amendment to the Monroe City
76 Land Use Wellhead Protection Zones. Comments from those in attendance were taken into

77 consideration as the Planning Commission determined what to recommend to the City
78 Council.

79

80 Councilmember Payne stated that to protect our water source he approves of these changes.

81

82 **Councilmember Payne moved to accept the recommendation of Monroe City Planning**
83 **Commission to amend Monroe City Land Use Chapter 13.10.3 General requirements**
84 **defining standards of Wellhead Protection Zones. Councilmember Cartwright seconded the**
85 **motion. A roll call vote was called. Voting yes: Councilmembers Cartwright, Johnson,**
86 **Mathie, Payne and Sirrine. The vote was unanimous. The motion carried. 5-0**

87

88 3. Consider recommendation to amend Monroe City Development and
89 Construction Standards to include Chapter Title 17. Drainage and Floodplain

90

91 Chairperson Dickinson stated that the Planning Commission held a public hearing on June 18,
92 2024, to receive comments from the public concerning the amendment to the Monroe City
93 Development and Construction Standards. The Council recently adopted a Drainage and
94 Floodplain ordinance, and this action will include the ordinance as chapter title 17 in our
95 development and construction standards.

96

97 Chair Dickinson stated that after the public hearing the Planning Commission motioned and
98 passed the recommendation to the City Council to amend the Monroe City Development and
99 Construction Standards.

100

101 **Councilmember Payne moved to accept the Monroe City Planning Commission**
102 **recommendation to amend the Monroe City Development and Construction Standards to**
103 **include Chapter Title 17- Drainage and Floodplain. Councilmember Mathie seconded the**
104 **motion. A roll call vote was called. Voting yes: Councilmembers Cartwright, Johnson,**
105 **Mathie, Payne and Sirrine. The vote was unanimous. The motion carried. 5-0**

106

107 b. Public hearing to accept comments on amendments to Monroe City Power Policy
108 to increase rate schedule.

109

110 Mayor Parsons called for a public hearing to accept comments on amendment to Monroe
111 City Power Policy to increase rate schedule.

112

113 7:11 p.m.

114

115 Jillian Jurczyk introduced herself and Chris Lund as representatives of Utility Financial
116 Services LLC (UFS), which is a firm that helps municipalities with financial projects, cost of
117 service, and other financial related studies for utility rates.

118
119 Ms. Jurczyk stated that as they reviewed Monroe City Power Department financials it
120 became apparent that our power department already has initiated an auto rate adjustment
121 to cover the inflationary costs of operating the power department. She explained that this is
122 a real benefit and commended our Council on implementing this action. They determined
123 that our auto increase was equal to a 2.5% increase for each customer. Because of this our
124 power department has a stable cash balance.

125
126 UFS reevaluated our rate structure and implemented a cost-of-service rate for each rate
127 classification. This would mean that the rates would be fairer and more equitable to all rate
128 classes.

129
130 Ms. Jurczyk reviewed with the Council the rate designs for each rate class. Their
131 recommendation from the study is to charge each rate class a base rate based on the cost-of-
132 service rate and the kWh charge be one rate not on a tiered rate as we currently have. The
133 rates will increase as follows:

134

Residential	2.4%
Agriculture	3.5%
Farm	3.9%
Small Commercial No Demand	1.9%
Small Commercial With Demand	1.6%
Large Commercial With Demand	.8%
Government	14.9%

135
136 Most rates are below our current auto adjustment percentage of 2.5%. Agriculture is more
137 because they have only been paying the base rate, which covers our set costs, for six months
138 of the year. With the adjustment they will still only pay for six months, and the base rate will
139 be adjusted accordingly. The Government rate increase is more than the other rates because
140 their rate has not been receiving the auto rate adjustment each year.

141

142 Mayor Parsons stated that he knows our power rates have been increasing but it appears
143 that Rocky Mountain Power (RMP) is requesting a 30% increase across their entire system so
144 he believes that with our 2.5% increase we must be doing something right. When we were
145 discussing our power cost increases a while back a comment was made that we should have
146 RMP take over our power services and Mayor Parsons stated then that RMP would have to
147 increase their rates to stay in business just as the City had to at that time.

148

149 Mayor Parsons opened the meeting up for questions or comments.

150

151 Candice Barney asked if other power companies used the tier-based rates and is questioning
152 why we are moving away from tier rates. Power Foreman Josey Parsons stated that he is
153 aware of other municipalities that use the tiered rate and RMP does use the tiered rate
154 system. Chris Lund, UFS, stated there are three reasons. First it simplifies the billing process,
155 second it more accurately reflects our energy charges, our billing from UAMPS is based on
156 how many kWh we use not on a tiered basis, and third we are working towards when our
157 meters will record time use, which is a more accurate way to bill customers.

158

159 Lori McCurdy asked about solar power, because she thinks a time of use basis will be
160 expensive for her. She was told that Monroe does allow solar power, and she can request a
161 copy of our policy at the City Offices.

162

163 Mayor Parsons thanked Ms. Jurczyk and Mr. Land for their time tonight and stated the
164 Council was very appreciative of their work and the information is very helpful to the
165 Council.

166

167 There being no more comments Mayor Parsons closed this public hearing at 7:29 p.m.

168

169 **c. Public hearing to accept comments on amendments to Monroe City Water
170 Policy to increase irrigation rate schedule.**

171

172 Mayor Parsons called for a public hearing to accept comments on amendment to Monroe
173 City Water Policy to increase irrigation rate schedule.

174

175 7:29 p.m.

176

177 Allan Oscarson asked for clarification that the increase will be only to the base rate at this
178 time not on use or acreage size. The Council explained that the base rate will increase by \$14

179 to \$18.50 with $\frac{1}{4}$ acre included, each additional $\frac{1}{4}$ acre will be charge \$.85, which is how the
180 rates are calculated at this time.

181

182 Citizen – What if we do not use our irrigation water. The Council explained they could choose
183 to have their irrigation riser removed and discontinue paying the monthly payment. To most
184 people, even if they are not currently using irrigation water this is an asset to their property.
185 It was explained that an irrigation customer does not actually have a water share to sell they
186 only have users' rights to the irrigation systems. The water share can not leave the irrigation
187 system.

188

189 Ricky Bradshaw has been visiting with other people in our area that they pay over \$120.00 a
190 month to water their lawns with culinary water, if Monroe irrigation customers are paying
191 about \$20 a month for outdoor watering, they would jump at that. Mr. Bradshaw stated that
192 in his opinion everything has big brother (federal government) tied to it, and he would rather
193 pay \$20 a month verses \$120 a month.

194

195 Councilmember Mathie stated that he agrees with concerns about government overreach
196 and we do not want to be in a position that we are beholden to federal or state government.
197 However, water is an area that is governed by agencies above us. The State government can
198 dictate to us what we can and cannot do with water. As a Councilmember when it is an issue,
199 we can fight against, he would fight that battle. The secondary water metering is an example
200 of an area that we must follow the State legislature, so we are going to take the funding that
201 is being offered now and do it.

202

203 Councilmember Mathie stated that the user fee increase does not even compare to what a
204 culinary customer pays monthly to water their lawns.

205

206 Justin Peterson commented that at the meeting held earlier tonight everyone just heard a
207 dollar amount associated with the meter project, not the fact that this is a long overdue rate
208 increase needed for the operations of the irrigation system and the meters were just a
209 fraction of the increase.

210

211 Charlene Neff stated she understood the rate change to keep the system running, but
212 wondered why we couldn't put the \$8 in a savings account and then if we are mandated by
213 the state to install meters, we could use these funds. Mayor Parsons stated that we would
214 have to fund the total project and the money set aside would not cover the project costs.

215

216 Sharee Jones commented that she has been in contact with some of our local congressmen
217 who say that the bill has been changed to include exemptions which they believe Monroe
218 could qualify for, and she is confused at why the Council would want to burden the irrigation
219 water users with this undue debt instead of applying for an exemption.

220
221 Councilmember Mathie stated the Council is clear on how the exemptions work. We have
222 had multiple meetings and conversations where the exemptions were discussed and how
223 close Monroe is to meeting the exemption criteria. Councilmember Payne and
224 Councilmember Mathie acknowledged that right now Monroe could qualify for an
225 exemption, and we are not being mandated, but the benefit of metering our irrigation water
226 outweighs the fear of federal government oversight. There is no guarantee that the law will
227 or will not change, what the Council knows right now is that metering is a good tool for the
228 irrigation system and the best funding is available right now.

229
230 Bart Lee asked why Ms. Jones was so concerned about the State knowing how much water
231 she is using. Ms. Jones stated that she had read articles in the Salt Lake Tribune where the
232 State may take water from communities, charge the users for the water they are using, and
233 send our water to other areas. Mayor Parsons stated that the data collected from the
234 metering verifies to the State the amount of water we are using. If we have no data, there is
235 no way to prove what we are using and if the State could take our water, we have no data to
236 show our usage. Ms. Jones stated that her concern is the City is taking \$2 million from the
237 federal government and that there are strings attached to the funding.

238
239 Rickie Bradshaw stated that the Council is being fair with the rate increase and moving
240 forward with the meter project when there is a 70% grant. If we wait until the funding is
241 gone and we are mandated it's going to cost the water users in Monroe a lot more than \$8 a
242 month.

243
244 Councilmember Mathie stated that he sees this as a similar situation as the sewer. Years ago,
245 we had the opportunity to put the sewer in at a nominal cost to each household. We had an
246 amazing funding package to move forward with the sewer project. We voted it down and
247 said we do not want it, and here we are every year creeping closer and closer to being
248 required to put in a sewer system and we are not in as good of a financial position now
249 because the costs have nearly tripled and the funding agencies that were on board with us
250 years ago will not look at us a favorably because we were not being proactive. Ms. Jones
251 asked how this is being proactive when we are always depending on federal funds to assist in
252 our projects. Councilmember Mathie explained that the Council has passed on funding
253 opportunities multiple times because we did not agree with the terms the funding agency
254 would require us to follow.

255
256 Councilmember Mathie explained that the Council works hard to plan for the future and for
257 the past few years we have been in catch-up mode, but we are now in a position that we are
258 trying to be proactive and take care of our future needs. He encouraged everyone to come to
259 City Council meetings, give your input and ideas. Ms. Jones explained that she just learned
260 about this two days ago and has been digging to find out as much as she can and is
261 concerned that the Council was unaware of the changes to the law concerning the
262 exemptions. Councilmember Payne stated that we are not concerned with the exemptions
263 because we are planning for the future and what is best for our irrigation department.

264
265 Councilmember Cartwright stated that when she moved to Monroe 47 years ago the
266 irrigation system was horrible because it was done with ditches. The secondary water system
267 is now at a point where repairs and upgrades are going to be necessary to keep the system
268 up and running. She understands that she was voted into office to listen to the voters and
269 vote in a way that is the best for them. Over the past year and a half, we have been having
270 meetings and she has determined from these meetings that this is in the best interest of our
271 community and is going to vote for the increase and continuation of the secondary water
272 meter project. We meter water and power usage, with nothing underhanded and we are not
273 doing anything underhanded now with the irrigation water meters. This is a way to collect
274 valuable information to help manage the irrigation system.

275
276 Questions were asked about how the construction phase would be handled. Mr. Vercimak
277 explained that if the Council moves forward and the bond closing a public open house will be
278 held to inform our residents of the particulars on installing the meters on their property,
279 flyers will be distributed, and property owners will be contacted a few days prior to meter
280 installation on their property.

281
282 There being no more comments Mayor Parsons closed this public hearing at 7:51 p.m.

283
284 d. 24th of July Committee Report - April Bagley

285
286 April Bagley, 24th of July Committee Chair, reported to the Council that everything seems to
287 be on track for the City's upcoming 24th of July celebration.

288
289 Discussed about watering down main street to see if it would help cool things down during
290 the parade

291

292 Ms. Bagley introduced other committee members, Jill Smith, Liz Bagley, Ashley Heaps,
293 Megan Murdock, and Kaci Colby.

294
295 The Council thanked the committee for all the hard work they are putting in for the
296 celebration.

297
298 **e. Discuss and Consider Ordinance 7 01 2024 amending Monroe City Land Use
299 Ordinance Chapter 13.10.3**

300
301 Councilmember Payne confirmed that this was the item discussed in Planning Commission
302 Business and concerns the wellhead protection zones.

303
304 **Councilmember Mathie moved to adopt Ordinance 7 01 2024 amending Monroe City Land
305 Use Ordinance Chapter 13.10.3. Councilmember Payne seconded the motion. A roll call
306 vote was called. Voting yes: Councilmembers Cartwright, Johnson, Mathie, Payne and
307 Sirrine. The vote was unanimous. The motion carried 5-0**

308
309 **f. Discuss and Consider Ordinance 7 02 2024 amending Monroe City Construction
310 Standards to include Title 17 Drainage and Floodplain Standards**

311
312 City Recorder Allison Leavitt explained that the Council already adopted the Drainage and
313 Floodplain Standards Ordinance. This ordinance is to add the standard to our construction
314 standards ordinance and should help developers have our standards in one place.

315
316 **Councilmember Payne moved to adopt Ordinance 7 02 2024 amending Monroe City
317 Construction Standards to include Title 17 Drainage and Floodplain Standards.
318 Councilmember Johnson seconded the motion. A roll call vote was called. Voting yes:
319 Councilmembers Cartwright, Johnson, Mathie, Payne and Sirrine. The vote was
320 unanimous. The motion carried 5-0**

321
322
323 **g. Consider Resolution 7 01 2024 amendment to Monroe City Power Policy to
324 increase power rate schedule**

325
326 Councilmember Payne stated that the rate schedule provided by UFS during our public
327 hearing tonight clearly displayed the increases for each rate user and that the increase is
328 nearly the same for all rate users as our current policy with the auto adjustment factor.

330 Councilmember Mathie wanted it noted that having the research done shows the public that
331 we are very well informed of what our rates need to be, so we know how to plan and budget
332 for the needs of our power department. So instead of just guessing we spent some funds
333 and hired a company to come in and analyze our data and make informed recommendations
334 to the Council. This is extremely valuable to the Council because it is based on data not just a
335 guess or shot in the dark.

336

337 **Councilmember Payne moved to adopt Resolution 7 01 2024 amending Monroe City Power**
338 **Policy to increase the power rate schedule. Councilmember Sirrine seconded the motion. A**
339 **roll call vote was called. Voting yes: Councilmembers Cartwright, Johnson, Mathie, Payne**
340 **and Sirrine. The vote was unanimous. The motion carried 5-0**

341

342 h. **Consider Resolution 7 02 2024 amend Monroe City Water Policy to increase**
343 **irrigation rate schedule**

344

345 Councilmember Mathie stated that this increase is not just for the meter project. The
346 increase is to cover the entire irrigation system. To be proactive in keeping the irrigation
347 system going and in good repair.

348

349 **Councilmember Mathie moved to adopt Resolution 7 02 2024 amending Monroe City**
350 **Water Policy to increase irrigation rate schedule to begin August 1, 2024. Councilmember**
351 **Sirrine seconded the motion. A roll call vote was called. Voting yes: Councilmembers**
352 **Cartwright, Johnson, Mathie, Payne and Sirrine. The vote was unanimous. The motion**
353 **carried 5-0**

354

355 i. **Discuss and consider Resolution 7 03 2024 A resolution declaring the intention**
356 **of the City Council of Monroe City, Utah, for water and electrical system**
357 **improvements and road improvements and related improvements for the Hot**
358 **Spring Estates area; to designate or create Monroe City, Utah special tax**
359 **assessment area no. 2024-01 (Hot Spring Estates); to fund the cost and**
360 **expenses of said assessment area by special tax assessments to be levied**
361 **against the property benefitted by such improvements; to provide notice of**
362 **intention to authorize the improvements and to fix a time and place for protests**
363 **against such improvements or the creation of said assessment area; to declare**
364 **its intention of funding a reserve fund in lieu of a guaranty fund; and related**
365 **matters.**

366

367 **Councilmember Payne moved to adopt Resolution 7 03 2024 A resolution declaring the**
368 **intention of the City Council of Monroe City, Utah, for water and electrical system**

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369 improvements and road improvements and related improvements for the Hot Spring
370 Estates area; to designate or create Monroe City, Utah special tax assessment area no.
371 2024-01 (Hot Spring Estates); to fund the cost and expenses of said assessment area by
372 special tax assessments to be levied against the property benefitted by such
373 improvements; to provide notice of intention to authorize the improvements and to fix a
374 time and place for protests against such improvements or the creation of said assessment
375 area; to declare its intention of funding a reserve fund in lieu of a guaranty fund; and
376 related matters. Councilmember Johnson seconded the motion. A roll call vote was called.
377 Voting yes: Councilmembers Cartwright, Johnson, Mathie, Payne and Sirrine. The vote was
378 unanimous. The motion carried 5-0

379

380 j. Cancel Regular Council Meeting Scheduled for July 23, 2024

381

382 Cancelling regular Council Meeting scheduled for July 23, 2024, due to conflict with the 24th
383 of July BBQ.

384

385 Councilmember Payne moved to cancel the regular Council meeting scheduled for July 23,
386 2024. Councilmember Cartwright seconded the motion. A roll call vote was called. Voting
387 yes: Councilmembers Cartwright, Johnson, Mathie, and Payne. Voting no: Councilmember
388 Sirrine. The motion carried 4-1

389

390 k. Appointment of Mayor Pro-tempore

391

392 Mayor Parsons appointed Councilmember Cartwright as Mayor Pro-tempore.

393

394 8. Other Business

395

396 a. Staff Reports

397

398 1. City Councilmember July 24th celebration assignments

399

400 *City Recorder Allison Leavitt distributed to the Council their 24th of July celebration
401 assignments

402

403 City Recorder Allison Leavitt-

404

405 No further business.

406

407 Power Foreman Josey Parsons-

408

409 No further business.

410

411 Public Works Director John Draper –

412

413 *Received delivery of new bucket truck. It has been on order for two years and we have
414 already used it. It is very nice.

415

416 *Had a pole fire on a pole near the cemetery. Power Foreman Parsons and Public Works
417 Director John Draper were able to repair the line quickly and without an interruption of
418 power.

419

420 b. Department Business-Council

421

422 Councilmember Sirrine –

423

424 *Library is looking into installing an elevator to be ADA accessible. They are looking for
425 funding opportunities.

426

427 *Update on tennis courts. Did meet with Rick Orr and Chad Lloyd, with the School District,
428 they are serious about purchasing the tennis courts. She discussed with them items the
429 Council had indicated they wanted to be addressed. We would continue to pay for lighting, if
430 they ever wanted to sell them Monroe City had the right to purchase them back at the same
431 price as we sold them, this is actually a state law that they have to. She had told them that
432 the City received a donation years ago to construct the tennis courts so we wanted to keep
433 them as a community use, and they agreed to this except they did say that they would not
434 paint pickleball court lines because this is not a school sanctioned sport. Mayor Parsons
435 stated that he understood this because they do not have a pickleball court program, and
436 Councilmember Sirrine explained that they do have pickle ball as part of their PE program.
437 Mayor Parsons stated that he would rather we build our own pickleball courts because then
438 we will not have conflict between tennis players and pickleball players.

439

440 The School District is interested in purchasing the bleachers that are currently at the tennis
441 courts. These bleachers were purchased about three years ago and if they do purchase them
442 maybe this money could be used towards painting the basketball court by the community
443 center with pickleball lines.

444

445 The land will need to be surveyed and a warranty deed prepared to transfer ownership of
446 the property where the tennis courts are.

447

448 The Council discussed that we have had members of the community come to the Council
449 asking for pickleball courts, but the School District is not willing to allow even one court at
450 the tennis courts. Mayor Parsons explained that the tennis courts need to be resurfaced now
451 at a cost of \$85,000 or more. Hopefully we can take the money from the sell of the bleachers
452 and apply for some grants to construct our own pickleball courts for less than the \$85,000.

453

454 Councilmember Sirrine asked in reference to prior conversation about the bleacher money.
455 Does the Council want to take money from the bleacher sell and try to make one court on
456 the basketball court. The Council stated they would like to save the money from the bleacher
457 sell to use with the grant application.

458

459 The School District will have their attorney draw up the papers for the property transfer, then
460 we will have our attorney review before signing the agreement. We will need to verify what
461 property they want, is it just the tennis courts or some of the outer property like where the
462 bleachers are.

463

464 Councilmember Sirrine would also like to get the interlocal agreement updated with a five-
465 year renewal agreement.

466

467 Councilmember Cartwright –

468

469 No further business.

470

471 Councilmember Johnson-

472

473 *Shout out to Public Works Director John Draper, Power Foreman Josey Parsons, and the City
474 crew, he gets a lot of compliments on the quality of our City employees.

475

476 Councilmember Payne –

477

478 No further business.

479

480 Councilmember Mathie –

481

482 No further business

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483

484 Mayor Parsons –

485

486 *Contacted by Nate Young concerning the engineering proposal from Sunrise Engineering on
487 the Monroe Canal enclosure and our storm water project. Mr. Young feels the engineering
488 costs are too high and that they are not necessarily needed for the project. Mayor Parsons
489 wanted the Council to know that at this time there is no engineer for the project, and we will
490 move forward on the project as the Monroe Canal Company informs us of their plans.

491

492 **9. Adjournment**

493

494 **There being no further business to come before the Council for consideration,**
495 **Councilmember Sirrine moved the Regular Council Meeting adjourn at 8:10 p.m.**
496 **Councilmember Johnson seconded the motion. The vote was unanimous. The**
497 **motion carried. 5-0**

498

499 **The next regular City Council meeting is scheduled to be held on Tuesday, August**
500 **13, 2024 starting at 7:00 p.m. at Monroe City Office.**

501

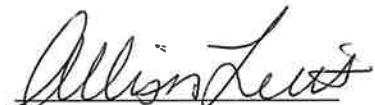
502 **Approved this 13th day of August 2024.**

503

504

505

506

507 
Allison Leavitt
Monroe City Recorder

508

509


Johnny C. Parsons
Mayor