



MONROE CITY COUNCIL MEETING
Tuesday, July 9, 2024, at 7:00 pm
Minutes

7:00 p.m.

1. The regular meeting of the Monroe City Council was called to order by Mayor Parsons at 7:00 p.m.

2. The Pledge of Allegiance was led by Councilmember Cartwright. Councilmember Serrine offered a prayer.

3. Roll Call

Mayor Johnny Parsons

Councilmembers:

Janet Cartwright

Ryan Johnson- absent

Michael Mathie

Perry Payne

Erica Serrine

Public Works Director John Draper

City Recorder Allison Leavitt

Planning Commission Chairperson Gordon Dickinson

4. Consider a motion to approve the minutes of the meetings held June 11, 2024, and June 18, 2024.

Councilmember Payne moved to approve the June 11, 2024, and June 18, 2024 Regular City Council Meeting Minutes with corrections. Councilmember Cartwright seconded the motion. A roll call vote was called. Voting yes: Councilmembers Cartwright, Johnson, Mathie, Payne, and Serrine. The vote was unanimous. The motion carried. 5-0

5. Citizen input – Limit of 3 minutes per comment

Sharee Jones commented that she believes that our local City government and citizens are in an equal partnership when protecting ourselves from federal government overtake, even if it means at times we take a bold stand and fight for what we believe is right. She sees the

Monroe City Council
Minutes
7 9 2024

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

Mayor Parsons thanked Ms. Jones for her comments.

6.Approval of June 2024 warrant register, cash disbursements, and adjustment journal.

Councilmembers reviewed and signed the June 2024 warrant register, cash, disbursements, adjustment journal and aging report.

7. Business

a. Planning Commission - Chairperson Gordon Dickinson

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7:11 p.m.

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

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

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

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

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%

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

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

Mayor Parsons opened the meeting up for questions or comments.

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

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

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

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

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

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

7:29 p.m.

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

to \$18.50 with ¼ acre included, each additional ¼ acre will be charge \$.85, which is how the rates are calculated at this time.

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

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

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

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

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

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

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

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

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

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

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

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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.

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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.

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

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

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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.

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

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

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

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

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

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

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

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

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

g. Consider Resolution 7 01 2024 amendment to Monroe City Power Policy to increase power rate schedule

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

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

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

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

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

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

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

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

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

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

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

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

k. Appointment of Mayor Pro-tempore

Mayor Parsons appointed Councilmember Cartwright as Mayor Pro-tempore.

8. Other Business

a. Staff Reports

1. City Councilmember July 24th celebration assignments

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

City Recorder Allison Leavitt-

No further business.

Power Foreman Josey Parsons-

No further business.

Public Works Director John Draper –

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

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

b. Department Business-Council

Councilmember Sirrine –

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

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

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

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

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

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

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

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

Councilmember Cartwright –

No further business.

Councilmember Johnson-

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

Councilmember Payne –

No further business.

Councilmember Mathie –

No further business

Monroe City Council
Minutes
7 9 2024

483
484 Mayor Parsons –
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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.
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492 **9. Adjournment**
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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
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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.
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502 Approved this 13th day of August 2024.
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504 
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506 Allison Leavitt
507 Monroe City Recorder
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Johnny C. Parsons
Mayor