



City Council Meeting/Work Session

Tuesday, November 25, 2025 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kirk Crowley, 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

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Hideout Way

1. **Call to Order**
2. **Invocation/Opening Remarks/Pledge of Allegiance**
3. **Public Comment**
4. **Consider for Approval: Letter of Support for the Southeastern Association of Local Governments (SEUALG) Brownfields Grant (discussion/action)**

Attachments:

- **Browfields Assessment Letter of Support 251118** (Browfields_Assessment_Letter_of_Support_251118.pdf)

5. **Airbuild Presentation (discussion)**

Attachments:

- **Airbuild - Monticello Council Presentation** (Airbuild_-_Monticello_Council_Presentation.pdf)

6. **Review Interlocal Agreements with San Juan County (discussion)**
 - a. **Resolution 2025-12 Interlocal Cooperation Agreement Between City of Monticello And San Juan County For Building Inspector Services (discussion)**

Attachments:

- **Resolution 2025-12 Waiting on Signatures** (Resolution_2025-12_Waiting_on_Signatures.pdf)

- b. **Interlocal Cooperation Agreement Between City of Monticello and San Juan County for Justice Court Services (discussion)**

Attachments:

- **Justice Court Interlocal - Draft 250811** (Justice_Court_Interlocal_-_Draft_250811.pdf)

7. Consider for Approval: Building Permit Fee Reduction for San Juan County Public Safety Building (discussion/action)

8. Monticello Economic Blueprint (discussion)

Attachments:

- **Monticello City Rural Economic Blueprint (1)** (Monticello_City_Rural_Economic_Blueprint_(1).pdf)

9. Consider for Approval: Utility Deposit Refunds (discussion/action)

Attachments:

- **Deposit Analysis** (Deposit_Analysis.pdf)

10. Consider for Approval: Award \$5000.00 to Grand Water and Sewer for Rainmaker Project (discussion/action)

Attachments:

- **RAINMAKER (1)** (RAINMAKER_(1).pdf)

11. Additional Signage on Hwy 191 and Hwy 491 (discussion/action)

12. Follow Up Items (discussion)

13. Administrative Communications

Citizen of the Year

Employee Christmas Bonus - Approved on June 20, 2025

City Council December 23, 2025

14. Consider Upcoming Agenda Items (action)

Wildlife Plan

Meeting Schedule 2026

Audit Review

15. Adjournment (action)

AUDIO FILE

<https://soundcloud.com/user-250815044/2025-11-25-city-council>

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.

Contact: Melissa Gill, Recorder (melissa@monticelloutah.org 435-587-2271) | Agenda published on 11/18/2025 at
1:16 PM

November 18, 2025

Ms. Geri Gamber
Executive Director, SEUALG
252 S. Fairgrounds Road
Price, Utah 84535

Dear Ms. Gamber,

The City of Monticello is aware that Southeastern Utah Association of Local Governments (SEUALG) is preparing an application for the U.S. Environmental Protection Agency Brownfields Program. Specifically, contaminated sites across the Southeastern region of Utah.

As one of the smaller communities contained in San Juan County, Monticello City is happy to support this application and join as a member of the coalition. There are several sites within our city that may be possible candidates for environmental assessment work. As such, we are excited to partner in this effort. Monticello City will assist in identifying sites throughout our community, especially in targeted commercial areas and long-term vacant buildings, that would benefit from this investment.

Again, we are happy to support this effort of the Southeastern Utah Association of Local Governments. If you have any questions, please do not hesitate to reach out.

Sincerely,

Bayley Hedglin
Monticello City Mayor



Circular infrastructure solutions for
water, waste, and carbon

Prepared for: **Monticello, UT**



The Hidden Cost of Outdated Water Infrastructure

High Costs & Rising Opex

Traditional treatment plants are capital-intensive, expensive to operate, and require costly upgrades to meet stricter discharge standards.

Energy & Emissions Burden

Conventional wastewater systems are among the largest municipal energy users, driving significant greenhouse gas emissions.

Limited Scalability

Growing populations and industrial sites outpace existing infrastructure, creating bottlenecks, compliance risks, and polluted waterways.

Demonstration: Green River



Purpose:

To validate a base Pod design, treat water from the river, and gather data from water and algae.

Notable Dates:

1. July 12: Ground broken
2. EOM November: System is turned on
3. EOM December: Lab testing complete
4. January: Move from lab to pod

New Updated Design



Operation:

Install a V2 Pod system.

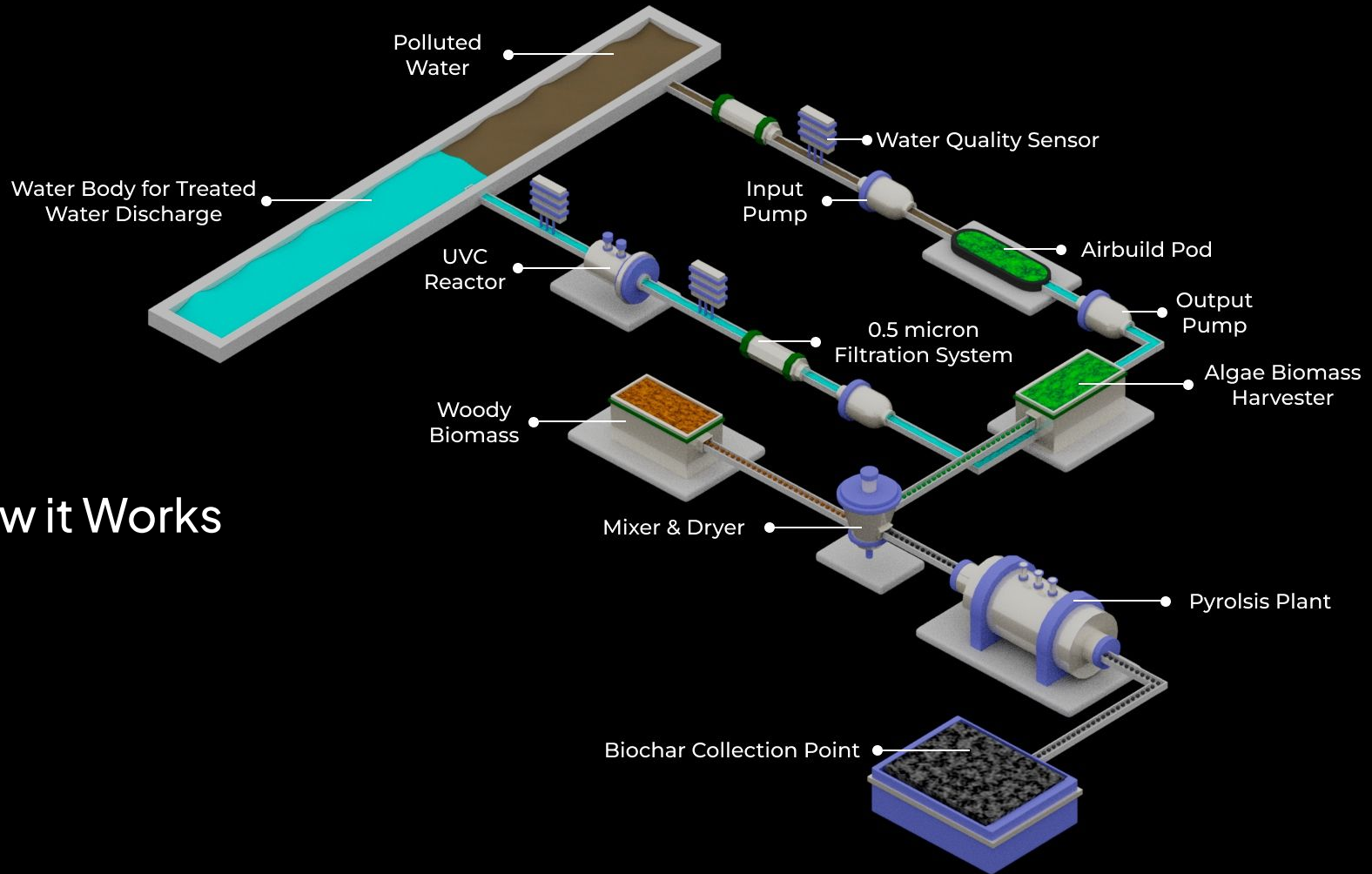
Added Scope:

1. Airbuild to process the cities organic waste through pyrolysis, creating biochar.
2. Airbuild Pods to take water directly from the sewer ponds, continuously treating the water.

Purpose:

Airbuild will turn Monticello's organic waste into profit by utilizing our pyrolysis machines, resulting in carbon offsets for Airbuild and Biochar for Monticello. At the same time, Airbuild will negate the town's need to install a larger sewer pond system and/or upgrade, offloading continuous treatment to the Pod system instead.

How it Works



Requirements

Category	Specifics	Requirements
Land	3 acres	Next to the sewer ponds
Permitting	Stormwater, Building, Electrical, Water, Title V	Airbuild and Contractor Scope
Funding	Est. Cost of System - \$5,000,000	Airbuild to pay \$1m for equipment. San Juan County /Airbuild to seek grant funding for remaining \$4m
Access	Access to existing sewer pond outfall piping and pump systems	Public Works Scope
Contractors	Please contact me to discuss	Jones and Demille
Legal	Developer MOU / and/or Land lease	

Details and Metrics



Infrastructure:

One half acre Pod, two full acre Pods, and a processing center for algae, water, and waste.

Production:

Sewer Water Treated/ Year:

Biochar Produced/ Year:

Assumptions:

1. Sewer Pond outfall rerouted to Pod system
2. 5,000 tons of organic waste yearly processed for the city

Estimated Cost Breakdown: \$5,000,000

System Design, Engineering, and Permitting

\$700,000

Pod Fabrication and Equipment

\$700,000

Site Preparation, Excavation, and Construction

\$1,600,000

Controls and Data Systems

\$100,000

Power Generation and Storage

\$1,200,000

Contingency

\$700,000

Versus Traditional Sewer Lagoon Systems

Type	Clay Pond	Airbuild Pod
Footprint	2.5 acres	2.5 acres
Cost	\$2,400,000	\$4,000,000
OPEX	\$65,000/ yr	\$5,000/ yr
Hydraulic Retention	45 days	7 days
Throughput	.18 MGD	.4 MGD
Cost/ MGD	\$13 M	\$10 M
Rev Generated (Biochar)	N/A	\$300,000/ yr
Mod. Cost/ MGD (20 year cycle)	\$13 M	-\$5 M

Funding Strategy

Breakdown

- **\$4M Non-Dilutive Funding**
 - Sourced through federal and state infrastructure, climate, and water innovation grants
 - Led by Talia Hansen (SJCEDC), Emily Lewis (Culp & Kelly), and the Culp & Kelly team
- **\$1M Airbuild Capital Contribution**
 - Dedicated to biochar-specific machinery and system integration

Approach

- Targeting grant programs for wastewater innovation, decarbonization, and rural infrastructure
- Utilizing Airbuild's pilot data and municipal partnerships to strengthen grant competitiveness
- Combining multiple funding streams to fully cover capital, engineering, and installation costs

Biochar Sales

- New Revenue Stream: Airbuild Pods turn Monticello's organic waste into saleable biochar (\$100–\$200/ton), creating a predictable, city-owned revenue stream.
- Scales With Waste: Biochar output (and revenue) grows directly with system size and available feedstock, allowing Monticello to expand earnings as the system scales.

The Solution is Circular, and We Handle Everything



Bioremediate

Treat polluted bodies of water with Airbuild Pods, using microalgae to clean water, clean air, and generate energy



Biomass

The microalgae absorb pollutants and runoff, producing additional biomass in the process



Biochar

Airbuild's biomass is mixed with community waste for pyrolysis, producing biochar that can be used for soil remediation

Pod Hardware for water treatment

Enclosed Housing

- Weatherproof

Algal Management Systems

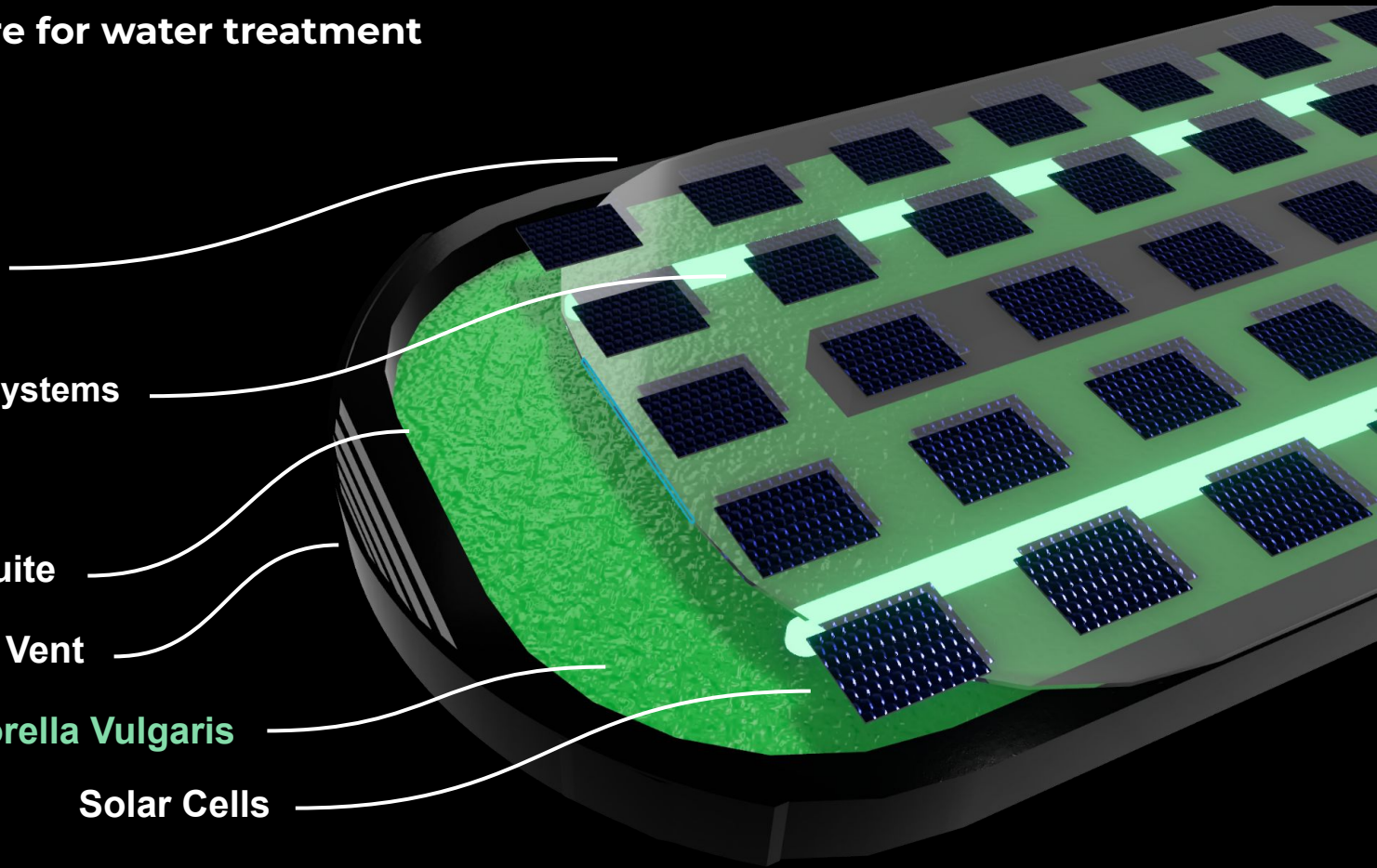
- Aeration
- Agitation
- Temperature
- Lighting

IoT Suite

Oxygen Vent

Chlorella Vulgaris

Solar Cells



Water Treatment Capabilities

Scope

Nutrients (N,P)

Nitrogen (N) and phosphorus (P) are removed through assimilation and conversion into biomass, helping to prevent eutrophication

Heavy Metals

Toxic metals such as cadmium (Cd), lead (Pb), chromium (Cr), nickel (Ni), zinc (Zn), mercury (Hg), and arsenic (As) are removed through biosorption, bioaccumulation, and biodegradation mechanisms

Organic Pollutants

Microalgae degrade organic substances, including those contributing to high biological oxygen demand (BOD) and chemical oxygen demand (COD)

Pathogens

Microalgae help inactivate and remove pathogenic microorganisms through mechanisms like nutrient competition, pH elevation, oxygenation, and production of antimicrobial substances

Advantages

Cost Effective

Microalgae can utilize sunlight and wastewater nutrients, reducing operational costs compared to energy-intensive conventional systems.

Nutrient Recovery

Microalgae efficiently remove nitrogen, phosphorus, and carbon while producing biomass that can be used for biofuels, animal feed, or other value-added products.

Sustainability

It promotes a circular economy by integrating wastewater treatment with biomass production.

Versatility

Microalgae can treat various types of wastewater, including municipal, agricultural, and industrial effluents.

Biochar Comparison

	AIRBUILD microalgae	Traditional biochar
Grow Speed	Grows fast, ready in days	Grows slow, takes years (trees)
Nutrients	High in N, P, K, and trace minerals	Low: Mostly carbon
Soil Health	Excellent: Improves fertility and water retention	Good: Mostly improves structure and water holding
Carbon Capture	Captures CO2 fast while growing	Locks in carbon longer once in soil
Water Retention	Great, very porous	Also great, classic biochar trait
pH Balance	Neutral to mildly alkaline, safe for most soils	Often very alkaline, can raise soil pH too much
Best For	Nutrient poor soils, regenerative farming	Long-term soil structure improvement, dryland farms



AIRBUILD

AIRBUILD

Building Carbon Negative Cities

Website: www.airbuildinc.com

Contact: john@airbuildinc.com

**CITY OF MONTICELLO
RESOLUTION 2025-12**

**INTERLOCAL COOPERATION AGREEMENT BETWEEN CITY OF MONTICELLO
AND SAN JUAN COUNTY FOR BUILDING INSPECTION SERVICES**

This Interlocal Cooperation Agreement ("**Agreement**") is made and entered into pursuant to 11-13-1, Utah Code Annotated, as amended, commonly referred to as the Interlocal Cooperation Act, by and between **SAN JUAN COUNTY**, a body corporate and politic of the State of Utah,, hereinafter referred to as "**County**", and the **CITY OF MONTICELLO**, a municipal corporation of the State of Utah, hereinafter referred to as "**City**." County and City are hereinafter referred to individually as "**Party**" and collectively as "**Parties**."

RECITALS

WHEREAS, City wants a safe and secure environment for its citizens, businesses and all others within the City boundaries; and

WHEREAS, City desires to make the most cost-effective use of tax dollars to provide Inspection Services; and

WHEREAS, City feels that the San Juan County Building Department can provide excellent, cost-effective Inspection Services within City boundaries; and

WHEREAS, City is required by State Code to have a licensed building official performing the functions of inspections and plan approvals, and requests that these functions be provided by the San Juan County Building Department; and

WHEREAS, City and County have determined that it is mutually advantageous to enter into this Agreement for the San Juan County Building Department to provide building inspection services in the City; and

WHEREAS, the Parties agree that the Inspection Services provided will be paid for by the City as set forth herein and that such payment constitutes reasonable, fair, and adequate consideration for the Inspection Services;

NOW, THEREFORE, pursuant to the Utah Interlocal Cooperation Act, the Parties agree as follows:

**SECTION ONE:
AGREEMENT**

1.01 The foregoing recitals are incorporated into this Agreement.

1.02 For the purposes of this Agreement:

- (a) "**Building Official**" means (1) the licensed building official designated by San Juan County; or (2) any designee duly authorized by the licensed

building official.

- (b) **"Building Inspector"** means any employee or contractor of San Juan County authorized to conduct building inspections under the supervision of the Building Official and per this Agreement.
- (c) **"Inspection Services"** means plan reviews, inspections, and related services performed by the Building Official or a Building Inspector pursuant to Utah law and this Agreement.

1.03 The County, through the San Juan County Building Department, agrees to furnish Inspection Services and to enforce applicable state laws within the corporate limits of City as described herein.

1.04 This Agreement constitutes the complete agreement between the Parties and supersedes any existing building inspection service agreement, oral or written, between the Parties.

1.05 The City Manager and the City Planning and Zoning Administrator shall be the administrators of this Agreement.

The City shall be solely responsible and solely authorized to enforce all City codes, ensure land use is appropriate, and issue stop-work orders and certificates of occupancy.

1.06 County shall designate a deputy or other supervisor as the liaison to City for the purpose of coordinating activities with City, attending staff and City Council meetings as reasonably requested, and overseeing the provision of Inspection Services per this Agreement.

SECTION TWO: SCOPE OF SERVICES

2.01 The City shall furnish personnel for (1) collection of applications and fees; (2) data input into building software; (3) compliance investigations; (4) communications with County employees and applicants; (5) issuance of stop-work orders, as applicable; (6) issuance of Certificates of Occupancy; (7) follow-up communications; and (8) any other services in the field of construction that are within the legal power and ability of City to provide.

2.02 The County shall (1) furnish all necessary labor, supervision, equipment, vehicles, and communications software necessary to perform the Inspection Services; (2) facilitate communications with City and applicants; and (3) provide a copy of the County fee schedule, and other items reasonably necessary to provide the Inspection Services.

2.03 The personnel and equipment furnished by County shall provide responsive, direct services during normal County Administration business hours, Monday through Friday, from 8 a.m. to 5 p.m., unless otherwise agreed to in writing by the Parties.

2.04 Notwithstanding Section 2.03, the County may adjust the County Administration business hours to meet current or future state code timeline requirements and deadlines.

2.05 The City shall provide the software used to record and document the City's building permits. The County shall document its work in the City's permit system along with any attachments to each building permit. If such work and supporting attachments are accidentally uploaded to the wrong Party's permit system, the Party discovering the error shall notify the other Party within 48 hours so the record may be corrected.

SECTION THREE: AUTHORITY AND EMPLOYMENT STATUS

3.01 For purposes of liability, County officers, employees, and contractors shall not be deemed City officers or employees except as explicitly provided in this Agreement. All Building Inspectors employed by County shall be County employees and shall not be entitled to any City pension, civil service benefit, or any other City employee benefits for services provided under this Agreement. County shall retain full supervisory authority over its personnel performing Inspection Services. Any contractors retained by County shall perform Inspection Services per their contracts with County and under County's supervision.

3.02 The City shall be solely responsible for the issuance of building permits.

SECTION FOUR: INDEMNIFICATION

4.01 The City shall be responsible for all damages to persons or property that occur as a result of the negligence or fault of the City in connection with the performance of this Agreement. The City shall also defend and indemnify the County for all claims and expenses that arise out of the enforcement of a State law or City ordinance that is deemed to be unlawful or unconstitutional.

4.02 The County shall be responsible for all damages to persons or property that occur as a result of negligence or fault of the County in connection with the performance of this Agreement. The County shall indemnify and hold the City free and harmless from all claims that arise as a result of the negligence or fault of the County, its officers, agents and employees.

4.03 In the event that the City or any of its officers or employees are named as co-defendants with the County or any of its officers or employees in any civil action based upon the delivery of County services under the terms of this Agreement, the County agrees to undertake the defense of the City or any of its officers or employees so named under a reservation of rights agreement until such time as they have been successfully dismissed from the action or it has been determined by the County that a conflict of interest exists, at which time City will be notified of its duty to independently undertake and pay for the defense of the City or its officer or employee named as a co-defendant in such civil actions.

4.04 In the event that the County or any of its officers or employees are named as co-defendants with the City or any of its officers or employees in any civil action based upon the delivery of City services under the terms of this Agreement, the City agrees to undertake the defense of the County or any of its officers or employees so named under a reservation of rights agreement until such time as they have been

successfully dismissed from the action or it has been determined by the City that a conflict of interest exists, at which time County will be notified of its duty to independently undertake and pay for the defense of County or its officer or employee named as a co-defendant in such civil actions.

SECTION FIVE: RESPONSIBILITY FOR SALARY AND BENEFITS

- 5.01 The City shall not assume any liability for the payment of any salaries, wages, employment benefits, or other compensation to any County personnel performing services hereunder for the City and will not assume any other employment related liability except as provided for in this Agreement.
- 5.02 The City shall not be liable for compensation or indemnity to any County employee for injury or sickness arising out of his employment, unless otherwise provided herein, and the County hereby agrees to hold the City harmless against any such claim.

SECTION SIX: TERM OF AGREEMENT

6.01 Unless terminated sooner as provided for herein, this Agreement shall be effective 12:01 am, August 27, 2025, and shall run for a five (5) year period until 12 midnight August 26, 2030.

6.02 In the event the City desires to extend this Agreement for a succeeding five year period, the City Council, by April 15 of the year of the expiration date of this Agreement, shall notify the County Commissioners that it wishes to renew the Agreement, whereupon the County Commissioners, not later than May 15, shall notify the City Council in writing of its determination concerning the renewal for an additional five-year period together with any readjusted rates for the new extended agreement and a new agreement shall be executed. If these notifications are not made, this Agreement shall expire and shall terminate on the final day of this agreement.

6.03 Notwithstanding the provisions of this Section, either party may terminate this Agreement at any time by giving 30 days prior written notice to the other party. In the event of a termination, all services will be carried out to the end of the month, regardless of which Party terminates the agreement. Payments will be prorated based on time of cancellation and refunds to the City or payments from the City will be processed within 30 days after the day of termination of the Agreement.

SECTION SEVEN: COMPENSATION FOR SERVICES

7.01 The City agrees to pay to the County the amount set forth in Attachment A, which is attached hereto and incorporated herein by reference, for the services provided pursuant to this agreement. The City shall pay the amount set forth in Attachment A, as scheduled in this agreement, even during times when a new officer is being recruited, hired, trained, etc. to fill a vacancy under this agreement.

7.02 The City's payments will cover all work required for each permit, including all inspections by the County through completion of the permit. If additional inspections or unplanned adjustments are needed, they will be added to the permit with a note explaining the reason. The City will then collect the additional fees based on the agreed fee schedule and make adjustments as stated in Attachment A.

7.03 The City shall budget for and remit the amounts due to the County at the close of the semi-annual year: June and December. If such payment is not remitted to the County within 30 days following the end of the quarter, a reminder will be send out from the County inquiring about the payment. The Parties are responsible for tracking the payment amounts due following the semi-annual schedule.

7.04 The compensation paid by the City to the County pursuant to this Agreement shall be used for the services provided pursuant to this Agreement, and County shall not have the authority or right to use such funds for other purposes. Further, the County agrees not to offset the City's present or future budget because of the compensation paid pursuant to this Agreement.

SECTION EIGHT: REPORTS AND RECORDS

8.01 Records will be maintained of all building inspection activity and services in and the records will be accessible to the City at all reasonable times. The County shall prepare an annual report of building inspections in the City and shall review the report annually with City Staff at a meeting upon request by City. The County shall also provide updates to online building records within 48 hours of performing Inspection Services.

SECTION NINE: COORDINATION

9.01 The City's Manager, Mayor, or other designated representatives may confer with the County, and/or County's designated contract representatives to coordinate with the San Juan County Building Department regarding the performance of services under this Agreement, the costs for future periods under this Agreement, or any other issues related to the services provided under this Agreement. Such meetings will be subject to the discretion and availability of the required officials and shall be handled in accordance with County policy.

9.02 All inspections shall be requested by the City Planning & Zoning Administrator. The County shall schedule each inspection directly with the property owner based on the proper timeline for the requested inspection. Following completion, the County shall document the inspection in the City system within 48 hours.

9.03 The County shall notify the City of any adjustments to the County fee schedule for plan reviews or inspection fees within 1 week of adoption, to allow proper collection of the fees.

SECTION TEN: GOVERNMENTAL OR CITY PROJECTS

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BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY

By _____
Chairman Silvia Stubbs

Date _____

ATTEST:

Approved as to form and for compliance
with state law:

San Juan County Clerk

San Juan County Attorney

Attachment A

County and City have agreed upon the following fee schedule.

Payments to County

Semi-Annual payments in the amount of **\$3,000 (\$6,000 yearly)** will be made by June 30 and December 31 of each year. This will continue for five (5) years as stated in the current contract and on the terms specified in Section Seven, Compensation of Services.

Payment Review

When yearly City Inspections reach over 75 inspections or stay under 35 inspections, a review of this agreement be made to adjust the rate of the later semi-annual payment. During such time, the rates will be adjusted based on the cost of the building fees as set by County. Following years will resume at standard rate as set by the above payment schedule.

Payment Review Process:

Upon recognizing that the inspections have increased or decreased below the above threshold, the recognizing party will notify the other of the finding within one (1) month. Parties will hold a meeting to calculate the new fee based on the assumed average for the remaining year. This meeting may be delayed until later in the year once all building has slowed down for the season.

For Example. In the eighth month, only 20 inspections have occurred. Due to this fact the rate will be reduced to reflect that change based on the remaining inspections to be added to the system (2 permits added with a total of 5 inspections). 5 inspections at \$65 per inspection (as set by the County Fee Schedule) would reduce the remaining balance due to \$325. This amount plus any plan review fees would be the total due for the second yearly payment ($\$130 \times 2 = \$260 + 325 = \$585$ total year end payment) Overage inspections would work in the same way increasingly based on County inspection and plan review fees.

INTERLOCAL AGREEMENT GOVERNING THE USE OF THE SAN JUAN COUNTY JUSTICE COURT BY MONTICELLO CITY

THIS AGREEMENT is made and entered into between SAN JUAN COUNTY (hereinafter "County"), a political subdivision of the State of Utah, and MONTICELLO CITY CORPORATION (hereinafter "City"), a Utah municipal corporation, (together referred to as the "Parties").

WHEREAS, Title 11 Chapter 13, Utah Code Annotated, 1953, as amended, provides for interlocal cooperation between local governmental units; and

WHEREAS, Utah Code Annotated 78A-7-102(4) provides for contracts between municipalities and counties regarding the use of justice courts; and

WHEREAS, County and City desire to make the most efficient use of the currently established San Juan County Justice Court by cooperating on a basis of mutual advantage in the use of such court; and

WHEREAS, City wishes to contract with County for County to provide justice court services for City; and

WHEREAS, County has determined that it is in the best interest of County to enter into this Agreement, is empowered by Utah Code Annotated, 11-13-101 *et seq.* (1953, as amended) to enter into this Agreement, and has approved, by the San Juan County Board of Commissioners, to enter this Agreement; and

WHEREAS, City has determined that it is in the best interest of City to enter into this Agreement, are empowered by Utah Code Annotated 11-13-101 *et seq.* (1953, as amended) to enter into this Agreement, and has approved, by its City Council to enter this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises herein, the parties agree as follows:

1. **Jurisdiction.** City is hereby authorized and required by law to file with the San Juan County Justice Court any and all criminal actions which may be prosecuted by City for violation of City ordinances, State misdemeanors, or other violations that are within the territorial and subject matter jurisdiction of the San Juan County Justice Court.
2. **Duration.** This Agreement shall be for a term of five (5) years from the date of execution of this Agreement. Term thereafter, the Agreement shall automatically extend for a term of five year unless 90 days' prior written notice is given by either Party to terminate this Agreement. All renewals shall be under the same terms and conditions of this Agreement, provided, however that the parties may agree to amend the amounts paid to County for services rendered.
3. **Fines.** On relation to matters filed by City in such court shall be remitted as follows: (1) 0% to the City Treasurer and (2) 100% to the County Treasurer. All sums shall be documented with quarterly reports and presented to City Treasurer by the month following the end of the quarter. The security surcharge established by Utah Code Annotated § 78A-7-122 shall not be pooled with the fines and forfeitures and shall be distributed according to state law and utilized for court security purposes.

4. Costs. City recognizes that the cost of the San Juan County Justice Court administration, including salaries of the Judges, Clerks and other staff, and the physical facilities for the San Juan County Justice Court is paid by the County. County shall continue to pay said expenses with no cost to City.
5. Prosecution. County agrees to prosecute the cases filed by City without further remuneration under the terms and conditions contained herein. City agrees and authorizes County to prosecute any and all cases filed in the San Juan County Justice court by City. County is authorized to prosecute and handle City cases in a manner consistent with how County handles and prosecutes County cases. Further, City understands and agrees that prosecutorial decisions are left to the discretion of County and authorizes County to make any and all prosecutorial decisions.
6. Indigent Defendant. County shall maintain a system of providing for and funding of indigent defense counsel where requested and warranted.
7. Record Review. City shall have the right to review the records of the San Juan County Justice Court at any reasonable time and interval and shall have the right to audit such records, as it deems appropriate. County agrees to cooperate with City in the reporting of the amounts collected by the San Juan County Justice Court and with respect to the disclosure of information in the San Juan County Justice Court records for review or auditing purposes.
8. Administration. In satisfaction of the requirements of the Utah Interlocal Act and in connection with this Agreement, the Parties agree that:
 - This Agreement shall be authorized by the legislative body of each Party by resolution;
 - This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party;
 - An original counterpart or copy of this executed Agreement shall be filed with the keeper of records of each Party;
 - Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action done pursuant to this Agreement, and for any financing of such costs;
 - No separate legal entity is created by the terms of this Agreement.

To the extent that this Agreement requires administration other than as set forth herein, it shall be administered on a case-by-case basis as indicated by the Parties. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement.

To the extent that a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party or available under Utah law.

9. Applicable Law. County and City agree that this Agreement shall be governed by the laws of the State of Utah.

COUNTY:

SAN JUAN County Commission

CITY:

MONTICELLO City

DRAFT



**Governor's Office of
Economic Opportunity**

CENTER FOR RURAL
DEVELOPMENT

Plan Here. Build Here.

Monticello City
Rural Economic Blueprint

2025

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"Abajo Mountains" by [Ken Lund](#) is licensed under [CC BY-SA 2.0](#).

Acknowledgments

The Governor’s Office of Economic Opportunity (GOEO) extends its gratitude to the elected officials, staff, business owners, and community members who contributed to this process by participating on the working team or steering committee or submitting a response to the community survey.

Working Team

- August Granath | Governor’s Office of Economic Opportunity
- Debra McKee | Governor’s Office of Economic Opportunity
- Olivia Midgley | Governor’s Office of Economic Opportunity
- Kaeden Kulow | Monticello City Manager

Steering Committee

- Bayley Hedglin | Monticello City Mayor
- Kirk Crowley | Monticello City Council
- Lee Bennett | Monticello Planning Commission
- Kevin Francom | Monticello Mercantile
- Bill Boyle | San Juan Record
- Pam Fuller | Backyard Gold

Additional Interviewees

- Derryl Jack | Zions Bank

Overview of the Rural Economic Blueprint Program Process

The Rural Economic Blueprint Program offers Utah's rural communities an opportunity to leverage state-provided technical support to advance their economic development goals. The program is no cost, community-driven, and provides a simple yet effective economic development strategic plan. With an economic development strategic plan in place, communities will be better positioned to communicate their goals to funders, get buy-in from residents, acquire capital, and deploy resources towards target projects.

The program is in its first year and is working with nine communities during this pilot period. Monticello City was one of several applicants that were selected to participate in the first round of the program. The working team first met in July of 2025, followed by a meeting with the steering committee in October of the same year. In that time, GOEO staff performed one-on-one interviews with seven key stakeholders, compiled economic data from various sources, and reviewed the 2001 general plan as revised in 2018. Individual stakeholder contributions to this report have been kept anonymous.

The following report is the result of a collaborative effort led and facilitated by GOEO staff with direction from Monticello City stakeholders. The goal of this program is to ensure that this effort represents the desires of the community as a whole.



"Abajo Mountains" by [Jeffrey Beall](#) is licensed under [CC BY 4.0](#)

Monticello Economic Data Snapshot

Population: 1,757

According to the Census Bureau, Monticello has shrunk by 72 people (–1.0% annualized) from April 1, 2020, to July 1, 2024, since the last decennial census in 2020¹. This is a shift from the 0% annual growth rate for the preceding 30-year period from 1990 – 2020.² Comparing the same periods, statewide population growth has dropped from 3% to 1.8% annual growth, while nationwide growth has slowed from 1.1% to 0.7% annual growth³.

Monticello City, Utah, and USA Population (1990 – 2024)

Year	Monticello Population	Growth Rate (Annualized)	Utah Population	Growth Rate (Annualized)	USA Population	Growth Rate (Annualized)
1990	1,806	0.0%	1,722,850	3.0%	248,709,873	1.1%
2000	1,958		2,233,198		281,421,906	
2010	1,972		2,763,885		308,745,538	
2020	1,829		3,271,608		331,449,281	
2021	1,823	–1.0%	3,339,738	1.8%	332,099,760	0.7%
2022	1,770		3,391,011		334,017,321	
2023	1,746		3,443,222		336,806,231	
2024	1,757		3,503,613		340,110,988	

Median Age: 37.6 years

The median age of Monticello City is older than Utah’s median age of 32, and just younger than the country’s median age of 39⁴.

¹ U.S. Census Bureau. (2025, May). *Annual estimates of the resident population for incorporated places in Utah: April 1, 2020 to July 1, 2024* (Report No. SUB-IP-EST2024-POP-49). Population Division.

² U.S. Census Bureau. (2012, July). *Utah: 2010 population and housing unit counts* (CPH-2-46). U.S. Government Printing Office.

³ U.S. Census Bureau. (2024, December). *Annual estimates of the resident population for the United States, regions, states, District of Columbia, and Puerto Rico: April 1, 2020 to July 1, 2024* (Report No. NST-EST2024-POP). <https://www.census.gov/programs-surveys/popest.html>

⁴ U.S. Census Bureau. (2024). Table B01002: Age and sex. *2019–2023 American Community Survey 5–Year Estimates*. Retrieved October 28, 2025 from https://censusreporter.org/data/table/?table=B01002&geo_ids=16000US4951580,04000US49,01000US

Employment Rate: 46%

Approximately 697 of the 1,525 Monticello residents aged 16+ were in the labor force during 2019–2023. This was behind of the country’s rate of 60% and behind the state’s rate of 67%⁵.

Median Household Income: \$63,750⁶

Monticello’s median household income is about \$30,000 below Utah’s median household income of \$93,000 and is about \$15,000 below the national median household income of \$78,000⁷.

Educational Attainment (Age 25+): 23% hold a Bachelor’s Degree or higher

Nearly all of Monticello’s population possesses at least a high school diploma. More people in Monticello have some college or an Associate’s degree when compared to the state and the nation. However, the proportion of residents with a bachelor’s degree or higher trails behind the state and the nation by 14 and 12 percentage points respectively.⁸

Educational Attainment for Monticello, Utah, and USA as a Percentage of Population Age 25+ (2019 – 2023)

Educational Attainment	Monticello	Utah	USA
Less than a High School Diploma	1	7	11
High School Diploma	37	23	26
Some College or an Associate Degree	39	34	28
Bachelor’s Degree or Higher	23	37	35

⁵ U.S. Census Bureau. (2024). Table B23025: Employment status for the population 16 years and over. *2019–2023 American Community Survey 5–Year Estimates*. Retrieved October 28, 2025, from

https://censusreporter.org/data/table/?table=B23025&geo_ids=16000US4951580,04000US49,01000US

⁶ U.S. Census Bureau. (2024). Table B19019: Median household income in the past 12 months (in 2023 inflation-adjusted dollars). *2019–2023 American Community Survey 5–Year Estimates*. Retrieved October 28, 2025, from https://censusreporter.org/data/table/?table=B19019&geo_ids=16000US4951580

⁷ U.S. Census Bureau. (2024). Table S1901: Income in the past 12 months (in 2023 inflation-adjusted dollars). *2019–2023 American Community Survey 5–Year Estimates*. Retrieved May 30, 2025, from https://data.census.gov/table/ACSST5Y2023.S1901?g=010XX00US_040XX00US49

⁸ U.S. Census Bureau. (2024). Table B15003: Educational attainment for the population 25 years and over. *2019–2023 American Community Survey 5–Year Estimates*. Retrieved October 28, 2025, from https://censusreporter.org/data/table/?table=B15003&geo_ids=16000US4951580,04000US49,01000US

Major Industries

In Monticello, the majority of employment is owed to the top four industries in the community, according to proprietary data provided by ESRI's Civilian Labor Force Profile⁹. Health Care, Public Administration, Accommodation/Food Services, and Construction provide 54% of all jobs in the community. In terms of location quotients¹⁰, Mining/Quarrying/Oil & Gas stands out relative to the rest of the United States with a score of 10.5, as does Utilities with a score of 3.7, Public Administration with a score of 3.0, and Wholesale Trade with a score of 2.4.

Monticello Industry Breakdown by Percentage of Labor Force (2024)

Industry	Monticello (Jobs)	Monticello (% of Jobs)	USA (% of Jobs)	Location Quotient
Total	392	100	100	–
Health Care/Social Assistance	138	20.8%	14.5%	1.4
Public Administration	101	15.2%	5.0%	3.0
Accommodation/Food Services	57	8.6%	6.6%	1.3
Construction	54	8.1%	7.0%	1.2
Educational Services	48	7.2%	9.4%	0.8
Manufacturing	46	6.9%	9.6%	0.7
Transportation/Warehousing	43	6.5%	5.0%	1.3
Wholesale Trade	31	4.7%	1.9%	2.4
Retail Trade	25	3.8%	10.4%	0.4
Other Services (Excluding Public)	24	3.6%	4.7%	0.8
Mining/Quarrying/Oil & Gas	23	3.5%	0.3%	10.5
Utilities	22	3.3%	0.9%	3.7
Professional/Scientific/Tech	22	3.3%	8.4%	0.4
Arts/Entertainment/Recreation	16	2.4%	2.2%	1.1
Admin/Support/Waste Management	11	1.7%	4.5%	0.4
Agriculture/Forestry/Fishing	4	0.6%	1.1%	0.6
Information	0	0.0%	1.8%	0.0
Finance/Insurance	0	0.0%	4.9%	0.0
Real Estate/Rental/Leasing	0	0.0%	1.7%	0.0
Management of Companies	0	0.0%	0.2%	0.0

⁹ ESRI. (2025). *Monticello City, Utah: Civilian labor force profile* [Report generated from ArcGIS Business Analyst].

¹⁰ The location quotient is found by dividing the share of employment for an industry in one area by the same number for the same industry in another area. In Monticello, 101 people are employed in public administration, representing 15.2% of all jobs. Nationwide, public administration jobs make up 5% of all jobs. $15.2/5 = 3$ which allows us to say that, in Monticello, 3 times as many people have public administration jobs than the national average.

Monticello Major Employers (September 2024)

Employer	Employed (#)	Description
San Juan Hospital	100–249	General Medical and Surgical Hospitals
Blue Mountain Foods	20–49	Animal (except Poultry) Slaughtering
Forest Service	20–49	Administration of Conservation Programs
Maverik	20–49	Gasoline Stations with Convenience Stores
Monticello City	20–49	Executive and Legislative Offices, Combined
Monticello Elementary	20–49	Elementary and Secondary Schools
San Juan County Jail	20–49	Correctional Institutions
San Juan County Road Shop	20–49	Highway, Street, and Bridge Construction
San Juan County	20–49	Executive and Legislative Offices, Combined
San Juan School District	20–49	Elementary and Secondary Schools
7-Eleven	10–19	Gasoline Stations with Convenience Stores
Abajo Lodge LLC	10–19	Hotels (except Casino Hotels) and Motels
Blue Mountain Foods	10–19	Supermarkets and Other Grocery Retailers
Crowley Construction LLC	10–19	Site Preparation Contractors
Inn at the Canyons	10–19	Hotels (except Casino Hotels) and Motels
Jones and DeMille Engineering Inc	10–19	Engineering Services
Monticello Merc	10–19	All Other General Merchandise Retailers
Over Bite, The	10–19	Full-Service Restaurants
San Juan County Sherriff	10–19	Police Protection
Serenity Peak, LLC	10–19	Residential Mental Health
Sonderegger Inc	10–19	Site Preparation Contractors
Young's Machine Company	10–19	Mining Machinery and Equipment Manufacturing

The Utah Department of Workforce Services collects these statistics via paperwork that employers submit each time they hire a new employee, and shares the data through its Firm Find tool¹¹. These statistics are organized by employment site, which is why the San Juan County Road Shop and the San Juan County Jail are listed separately rather than all under San Juan County.

¹¹ Utah Department of Workforce Services. (2025, February). *Firm Find*. Retrieved October 21, 2025, from https://jobs.utah.gov/wi/firmfind/download/ffind_other.csv

Initial Assessment

Strengths, Weaknesses, Opportunities, and Threats Analysis

A review of relevant economic statistics (see Monticello Economic Data Snapshot), in conjunction with conversations with stakeholders, led to the development of a SWOT analysis that provided an initial assessment of economic conditions in Monticello.

Strengths

Quality of Life and Community

- Stakeholder interviews consistently referred to Monticello as a “tight-knit community,” a “great place to raise a family,” and having a “Mayberry”-like quality. This sentiment is mirrored in the General Plan, which lists protecting the “small-town character” as a primary value.

Stable Economic Base in Government and Healthcare

- As the county seat, Monticello’s economy is anchored by a stable base of government employment (County, BLM, Forest Service, State, and School District), and the presence of San Juan Health provides a relatively stable employment floor.

Key Community and Infrastructure Assets

- Monticello possesses several unique, high-value assets that differentiate it from other rural small towns in Utah. Stakeholders and the General Plan identify the nationally-ranked Hideout Golf Course as a major draw. Other key assets include a high-performing elementary school, a municipal airport, and an adequate sewer system with capacity for additional growth.

Waypoint for Freight and Recreation Traffic

- The city’s location at the crossroads of US-191 and US-491 is a logistical strength, identified by stakeholders as being on a major freight route with a Port of Entry just east of town. This same location serves as a passenger car gateway to recreation on public lands which creates significant tourism traffic.

Engaged and Evolving Leadership

- Stakeholder interviews noted that there is a new energy amongst residents who are “much more willing to engage and try things out”. This emerging energy, combined with active city and county economic development staff, creates a positive environment for pursuing new initiatives.

Weaknesses

Critical Housing Scarcity and Affordability

- Stakeholders and survey respondents highlighted a critical lack of both rental properties and homes for purchase, making it difficult to attract new workers or to keep young families in town. The “Dwelling on the Future” (2024) report states that nearly 48% of households cannot afford an average-priced home in Monticello. Additionally, the housing stock is predominantly older (most built before 2010), with many units needing significant repairs, a barrier for new buyers.

Limited Amenities and Economic Leakage

- A consistent complaint from stakeholders and the community survey is that the town has minimal retail businesses, some dining establishments (often noted that it has more than Blanding), and little in the way of entertainment options. Residents often order from Amazon or travel to Cortez or Grand Junction for “major shopping” such as clothing or large grocery runs.

Workforce and Wage Constraints

- Stakeholders described Monticello as having a large demographic gap, with large populations of retirees and youth but a small prime working-age population. Businesses report difficulty finding workers, and residents report a lack of “decent-paying jobs”. While median income is higher than the county average, it lags significantly behind the state.

Key Service Gaps in Childcare

- The lack of available, affordable childcare was identified in both interviews and the survey as a specific barrier to economic growth, as it prevents parents (especially women) from entering or re-entering the workforce.

Infrastructure and Regulatory Hurdles

- Stakeholders noted that Main Street (US-191) is controlled by the Utah Department of Transportation (UDOT), which severely limits the city's ability to implement desired changes like pedestrian-friendly bump-outs or reduced speed limits, directly conflicting with the community's vision for a walkable downtown.

Population Stagnation

- The 2018 General Plan was forced to revise its 20-year population projection downward from 3,500 to 2,500, citing a decade of population decline or stagnation. This trend, which runs counter to the rest of Utah, is a fundamental weakness that strains the tax base, limits the customer base for local businesses, and decreases workforce availability.

Opportunities

Attract Remote Workers

- Stakeholders and the General Plan see a path to attracting location-neutral remote workers, and increasing the local economic base, by marketing the community's quality of life and leveraging existing fiber optic broadband infrastructure.

Strategic Housing Development

- The "Dwelling on the Future" report provides a roadmap to increasing moderate income housing by identifying objectives in the 2018 General Plan such as expanding areas zoned as R-1 and R-2 and offering incentives for the development of multiple-family rental units. Stakeholders envision new subdivisions that provide a diversity of housing types, "affordable homes for our kids," and potentially a master-planned retirement community to attract "Boomer" wealth.

Revitalize Main Street

- There is a clear desire to create a “good walkable downtown”. This involves proactively addressing blighted properties, recruiting businesses that fill specific local needs (e.g., clothing, diverse food offerings), and implementing the General Plan’s goal to create a “Downtown Master Plan” and “Streetscape Plan” to make Main Street a destination for both locals and tourists.

Enhance and Capture more of the Visitor Economy

- Monticello is currently a “pass-through” town. The opportunity exists to become a “stop-over” destination. Stakeholders see potential in capturing “Moab spillover” and other public land recreation traffic by developing more quality lodging, restaurants, and outfitter services.

Industrial and Commercial Diversification

- Stakeholders see an opportunity to recruit light manufacturing that does not use much water to a more suitable industrial park to create more “decent-paying jobs” and diversify the economy beyond government, healthcare, and agriculture.

Threats / Barriers to Progress

Water Constraints

- This is the most critical threat mentioned by nearly every source. It is the “underlying limit to what Monticello can do”. This threat jeopardizes all future growth, especially the housing and industrial development the community desires. The General Plan (Goal 3.9) acknowledges this threat with an objective to “expand water resources... independent of snowpack variations.”

Community Resistance to Change

- A significant cultural threat, identified by multiple stakeholders, is the “status quo” mentality. A vocal segment of the population resists growth, often out of a “fear of becoming Moab.” This resistance can slow down or stop essential projects that are necessary for the town’s economic viability.

External Competition and Economic Leakage

- The convenience and pricing of “big box” stores such as Walmart in Cortez, CO provide hefty competition to local “mom and pop” retailers. This is an enduring structural threat to the growth of a healthy Monticello Main Street.

External Land and Regulatory Control

- The high percentage of surrounding federal land physically constrains the town’s ability to expand. This makes large infrastructure projects, like a new reservoir, exceptionally difficult, costly, and time consuming due to federal regulations.



Courtesy of Matt Gagnon / Utah Office of Tourism

Ideal Vision for a Future Economy

Through one-on-one conversations with stakeholders and a review of survey responses, the following themes were identified as guideposts for the future of economic development in Monticello.

A Balanced and Diversified Economy

- The future economy is not reliant on a single “silver bullet.” It is a resilient mix of small to medium sized businesses, a remote tech workforce, light manufacturing, and a stronger visitor/service industry—all built upon the stable base of government and healthcare.

A Vibrant and Functional Main Street

- A revitalized “good walkable downtown” with “better central parking”, fewer empty buildings, and more essential businesses (restaurants, clothing, services) that are supported by local customers.

Housing–Led Strategic Growth

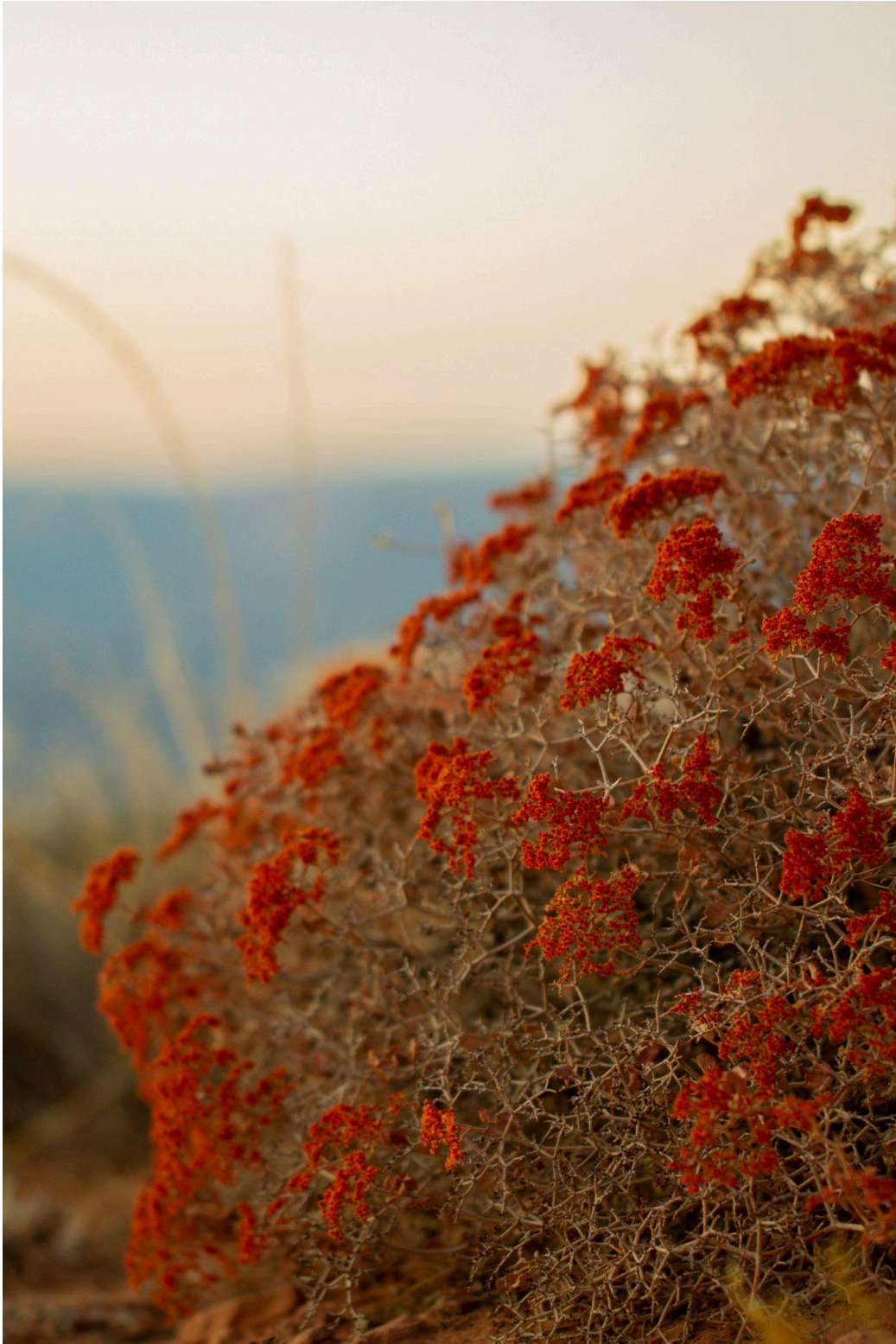
- In order to develop the businesses and services it wants, it must first grow its population. This vision prioritizes the creation of “affordable homes for our kids” and diverse housing options (rentals, starter homes, retirement communities) to attract new families and workers.

Progress that Preserves Town Character

- Any economic change and planning for the future should be managed to protect the characteristics that make Monticello “Monticello” while adding amenities and economic progress.

Secure Water Resources

- Monticello’s ideal future has a secure supply of water that allows for variations in annual snowpack.



Courtesy of Rosie Serago / Utah Office of Tourism

Strategic Plan

Economic Development in the General Plan (2018)

Before setting forth the goals, strategies, tactics, and projects established in this plan, it is worth reviewing the previous economic development policy on file for Monticello. The new strategic plan builds on this existing plan and provides additional specificity and breadth.

The existing economic development goals of the 2018 update to the general plan is included below:

- Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth.
- Develop & implement a business recruitment plan.
- Develop & implement a downtown master plan.
- Develop & implement a marketing plan for Monticello as a year-round destination for tourists.
- Coordinate with the Manti-La Sal National Forest to maintain the vegetation feature called Horsehead.
- Prepare & implement an economic development plan.
- Recruit a variety of new businesses and install the infrastructure to suit in a new industrial park.
- Retain the services of a building inspector for residential and commercial construction.
- Review & revise as needed, City codes to favor business growth and retention.
- Review & revise as needed, City sign ordinance to maximize a business owner's options for making the business easily seen.
- Waive sign and fence permit fees for new businesses and expansion of existing businesses.

New Goals, Strategies, and Projects

Goal 1 – Maintain and improve infrastructure necessary for economic development

Strategy Number	Strategy Description	Project Number	Project
1	Increase water access to Monticello	1	Purchase the water rights to Spring Creek
		2	Develop pipeline to bring Spring Creek water to Monticello
		3	If demand for treated water were to increase, the city could rehabilitate it's small water tank that is currently not being used
2	Develop available land to support economic development	1	Collaborate with SERDA and the EPA to remediate brownfields for development
		2	Explore the possible uses for the city owned parcel at the corner of Main and 300 S
3	Revive Monticello's Main Street corridor	1	Collaborate with UDOT to implement traffic calming measures, additional crosswalks, active transportation, and additional parking
		2	Beautify Center and Main Street with planters, trees, sidewalk repairs, street lights, and light pole banners
4	Revise planning, zoning, and code enforcement policies to drive economic development	1	Implement the newly updated annexation process adopted by the city
		2	Update the general plan – include zones with exclusive commercial / industrial use
		3	Work with private property owners to improve blighted properties with the support of a code enforcement officer

Goal 2 – Continue to provide essential city services

Strategy Number	Strategy Description	Project Number	Project
1	Research best practices for small town growth	1	Perform comparative analysis into similar sized communities for ideas on how to grow and change successfully
2	Provide effective trash removal service	1	Plan for the eventual closure of the city landfill as it currently sits at 94% capacity
		2	Consider the establishment of a San Juan County Transfer Station to replace the landfill
		3	Consider expanding trash removal services to unincorporated county
3	Upgrade sewer lines in town	1	Replace aging infrastructure to provide upgraded service to residential and commercial customers, including the hospital
4	Pave additional roads in town	1	Consider paving 3–4 miles of road in town where there is already residential development in place

Goal 3 – Invest in quality of life for residents and quality of experience for visitors

Strategy Number	Strategy Description	Project Number	Project
1	Promote and grow recreational opportunities and amenities	1	Develop recreation amenities at the Millsite
		2	Replace Veteran's Park Playground with ADA accessible equipment
		3	Upgrade Lloyd's Lake walking trail and picnic areas
		4	Market and maintain existing mountain bike, cross country ski, and OHV trails
		5	Market and maintain the Hideout Golf Course
		6	Promote additional winter recreation based tourism including snowmobiling snow-shoeing, and winter desert hiking
		7	Develop Monticello's section of the Utah Trail Network
		8	Consider capital improvements and staffing to winterize the pool for year round use
2	Improve and support visitor facilities	1	Develop an improved event center space that could provide sufficient capacity to host larger special events in Monticello
		2	Renovate the visitor center with a new roof and a new sign – prepare the facility to host farmer's markets
		3	Maintain the Big 4 Tractor and invest in marketing
		4	Support the Frontier Museum
		5	Improve utilization of the fairgrounds

Goal 4 – Implement the Monticello City Rural Economic Blueprint

Strategy Number	Strategy Description	Project Number	Project
1	Create systems of accountability and support to ensure that the plan is implemented	1	Create or designate an implementation committee to oversee the completion of the plan
		2	Assign specific staff with the responsibility of implementing the plan
		3	Allocate sufficient funding to support staff and committees as they implement the plan



Courtesy of Rosie Serago / Utah Office of Tourism



**Governor's Office of
Economic Opportunity**

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**Monticello City
Security Deposit Listing
All Billing Cycles as of 11/18/2025**

MONTHS BEFORE A REFUND: 12

Account No.	Customer Name	Deposit Date	Deposit Amount
32401	LANGSTON, NATHAN	03/27/2013	\$150.00
58701	VALDEZ, HELEN	03/01/2024	\$150.00
89504	SHEERAN, THOMAS	12/05/2022	\$150.00
194252	INN AT THE CANYONS	03/25/2009	\$150.00
194363	GATES, TYLER & WHITNEY	08/04/2010	\$150.00
194671	BRADFORD, DANIELLE & MICHAEL	07/22/2014	\$150.00
194965	BRANDT, DANIEL	02/06/2015	\$150.00
194976	MERRIFIELD, JOHN	03/06/2015	\$150.00
195097	GILL, JESSY & MELISSA	05/27/2016	\$150.00
195101	GETTER, SEAN & KARA	06/09/2016	\$150.00
195104	MILLER, BRIAN	06/28/2016	\$150.00
195107	NIELSON, MICHAEL & CHRISTINA	07/06/2016	\$150.00
195116	MCLAUGHLIN, MARY SUSAN	07/21/2016	\$150.00
195133	MEYER, MARGRETTA	09/13/2016	\$150.00
195201	PETALS & SWEETS	05/05/2017	\$150.00
195226	VARGAS, ARMANDO	07/12/2017	\$150.00
195239	DE LA FUENTE, AMALIO	08/01/2017	\$150.00
195253	WHIPPLE, ASHTON & STORMI	10/25/2013	\$150.00
195254	KIRCHOFF, DAVID & SHARRON	08/31/2017	\$150.00
195258	MAA HOSPITALITY LLC/ RODEWAY INN	09/18/2017	\$150.00
195346	BURKHALTER, SHONTOL	07/26/2018	\$150.00
195357	KELLEY, LESLIE	03/21/2018	\$150.00
195372	SUTTLEMYRE, MURRAY & KAREN	08/30/2018	\$150.00
195375	JASON BYRD, ANNA FLADMARK &	09/04/2018	\$150.00
195378	VON HADEN, ERICA & JOSHUA	09/05/2018	\$150.00
195395	VEACH, KATIE	10/08/2018	\$150.00
195405	WIGGINTON, LINDSEY	10/01/2018	\$150.00
195415	HONECKER, CHRIS & SHEILA	11/08/2018	\$150.00
195434	JAMES, ROBERT	01/01/2019	\$150.00
195435	WHIPPLE, DUSTIN	01/09/2019	\$150.00
195438	ALLEN, JESSICA	01/25/2019	\$150.00
195475	SHUMWAY, TRAVIS	05/31/2019	\$150.00
195482	BRONSON, DAVID	06/04/2019	\$150.00
195492	HOGGARD, ASHLEY	07/02/2019	\$150.00
195494	GILLETTE, CANDACE	07/19/2019	\$150.00
195496	KLOICHAI THAI RESTAURANT LLC	07/15/2019	\$150.00
195498	LAMENT, ELIZABETH	07/22/2019	\$150.00
195503	STUCKEY, BOYD	08/07/2019	\$150.00
195506	ADAMS, BRUCE	08/01/2019	\$150.00
195507	NIELSON, JOSHUA and JASMINE	08/01/2019	\$150.00
195509	KISS, JOE	08/07/2019	\$150.00
195511	KIRK & ANGELA CROWLEY	08/19/2019	\$150.00
195520	MUHLESTEIN, BEN	09/09/2019	\$150.00
195526	FRANCOM, MICHAEL	09/23/2019	\$150.00
195534	McDONALD, RENEE	10/18/2019	\$150.00
195538	WHITE, STUART & LINDA	11/14/2019	\$150.00
195539	HOGGARD, JEREMY	12/02/2019	\$150.00
195541	TODACHINNIE JR, HERBERT & LYNALLA	12/04/2019	\$150.00
195547	ACTON, GREGORY & REBECCA	01/13/2020	\$100.00
195554	RANDOLPH, KRISTEN	02/27/2020	\$100.00
195576	PATTERSON, EMMY	04/16/2020	\$50.00
195577	DESERT RIVERS CREDIT UNION	04/17/2020	\$150.00
195589	STUCKEY, BOYD	05/05/2020	\$100.00
195591	BREEDLOVE, BEN & CRYSTAL	05/11/2020	\$100.00
195594	TREVIZO, MANUEL ALEJANDRO & VICTORIA	06/02/2020	\$100.00
195614	BOYLE, DAVID & EMILY	07/30/2020	\$100.00
195617	CHRISTENSEN, ROBERT	08/01/2020	\$100.00
195618	BOWRING, HUNTER	08/01/2020	\$100.00
195619	SAN JUAN CREDIT UNION	08/11/2020	\$100.00
195634	CHRISTENSEN, BENJAMIN & TINA	09/01/2020	\$100.00
195650	COZART, MATTHEW	10/01/2020	\$100.00
195652	NIELSON, KEITH & JERRI	10/06/2020	\$150.00
195653	SUMMERS, TOSHA	10/12/2020	\$150.00
195661	SCOVEL, JOE NEMETH & MESA	10/19/2020	\$150.00
195662	WESTERNER RV PARK/LOWSIDE GARAGE	10/19/2020	\$150.00
195669	NIELSON, JONATHON D	10/28/2020	\$100.00
195677	HUBER, LINDSEY	11/03/2020	\$150.00

**Monticello City
Security Deposit Listing
All Billing Cycles as of 11/18/2025**

MONTHS BEFORE A REFUND: 12

Account No.	Customer Name	Deposit Date	Deposit Amount
195683	DAVIDSON, DAN & GAYLENE	12/04/2020	\$150.00
195685	MEYER, KYLE	12/04/2020	\$150.00
195689	BEH, GABRIEL & SHAILE	12/21/2020	\$150.00
195714	STUCKEY, BOYD	04/01/2021	\$150.00
195720	BOONE, ISAAC & JAIMIE	04/27/2021	\$150.00
195725	MARTIN, STEVEN & DENISE	05/17/2021	\$150.00
195729	ROBINSON, BRIAN	05/19/2021	\$150.00
195731	FLIGHT SERVICE, LLC	05/19/2021	\$150.00
195733	LOPEZ, TROY	05/21/2021	\$150.00
195736	NEBEKER, BLAINE & KATY	05/25/2021	\$150.00
195755	CARTER, JOHN	06/28/2021	\$150.00
195761	MUSUMECI, JOSEPH	07/20/2021	\$5.00
195764	WALKER, CHELSEA & TEL	08/02/2021	\$150.00
195765	BALTIC INVESTMENTS LLC DBA OLD WEST RV	08/05/2021	\$150.00
195771	MEYER, HEIDI SHURRELL	08/25/2021	\$150.00
195773	USDA FOREST SERVICE	08/25/2021	\$100.00
195775	BEARDEN, ROSS	08/31/2021	\$150.00
195776	FREESTONE, NATALIE	09/01/2021	\$150.00
195777	MCKAY, MELISSA	09/01/2021	\$150.00
195779	KIRBY, KENNETH W	09/02/2021	\$150.00
195782	ROBERTS, RUSSELL	09/01/2021	\$150.00
195787	GIZLER, ELAINE	09/27/2021	\$150.00
195789	WALKER, TEL	09/27/2021	\$50.00
195799	WESTCOTT, VANCE	11/08/2021	\$150.00
195805	GUSTAVO'S MEXICAN RESTAURANT	11/30/2021	\$150.00
195808	NIELSON, ALISA	12/03/2021	\$150.00
195809	PERKINS, TESSA	12/07/2021	\$150.00
195811	NOONAN, CARRIE	12/14/2021	\$150.00
195813	CADENHEAD, PATRICK & CYNDY	12/17/2021	\$150.00
195815	RANDOLPH, COREY & SAMANTHA	12/20/2021	\$150.00
195817	MCBRENTAR, LLC	01/04/2022	\$150.00
195818	GEMSTONE CAMPGROUND	01/05/2022	\$5.00
195820	ERICKSON, TYLER	01/11/2022	\$150.00
195821	BAXTER, KRISTINA	01/18/2022	\$150.00
195826	DAHLBERG, SHANTELL	01/25/2022	\$5.00
195830	BEAN, CARRIE	02/15/2022	\$5.00
195833	SIMON, JEFF	03/17/2022	\$150.00
195835	THOMAS, JANET	03/28/2022	\$150.00
195836	BATES, DEE	03/29/2022	\$150.00
195839	TOSKA, JOSEPH	04/20/2022	\$5.00
195847	KETRON, TYLER	05/31/2022	\$150.00
195851	NELSON, DAN	06/07/2022	\$150.00
195858	HON, TAD & JANICE	06/22/2022	\$150.00
195861	WHALEY, WILLIAM M	01/03/2023	\$150.00
195862	DRAPER, STEVE	06/30/2022	\$5.00
195864	SHANAHAN, TALIA	07/11/2022	\$150.00
195865	GREER, CHAYNE	07/12/2022	\$150.00
195866	FINNEY, DWAYNE	07/12/2022	\$150.00
195873	3A ENTERPRISES, LLC.	07/28/2022	\$150.00
195874	BLACK, BURTON & DIANNA	08/04/2022	\$150.00
195878	WAITE, ADAM & REAGAN	08/12/2022	\$150.00
195882	JELLY, RYAN	08/25/2022	\$150.00
195884	CLARK, MARYANN	09/13/2022	\$150.00
195888	POLE CREEK ENTERPRISES	10/06/2022	\$150.00
195896	DEPENDABLE AUTOMOTIVE REPAIR	11/03/2022	\$150.00
195901	CHISHOLM, TYLER	11/15/2022	\$150.00
195903	TAYLOR, MARTHA	11/17/2022	\$150.00
195904	MORRELL, FRANK	11/21/2022	\$5.00
195905	BLACK, KIMBERLY	11/29/2022	\$150.00
195906	RENTALS PLUS	12/14/2022	\$150.00
195907	CARPENTER & CARPENTER LLC (OVERBITE)	12/15/2022	\$150.00
195910	MAIN STREET DRUG	01/27/2023	\$150.00
195913	WARREN, MACY	02/07/2023	\$150.00
195917	San Juan Counseling	03/07/2023	\$150.00
195918	HOLYOAK, KAYLA, SHEPHERD, TREVOR	03/21/2023	\$150.00
195922	SHOCKLEY, BARBARA	04/10/2023	\$5.00
195938	HUNSAKER, COLIN & ALISHA	05/12/2023	\$150.00

**Monticello City
Security Deposit Listing
All Billing Cycles as of 11/18/2025**

MONTHS BEFORE A REFUND: 12

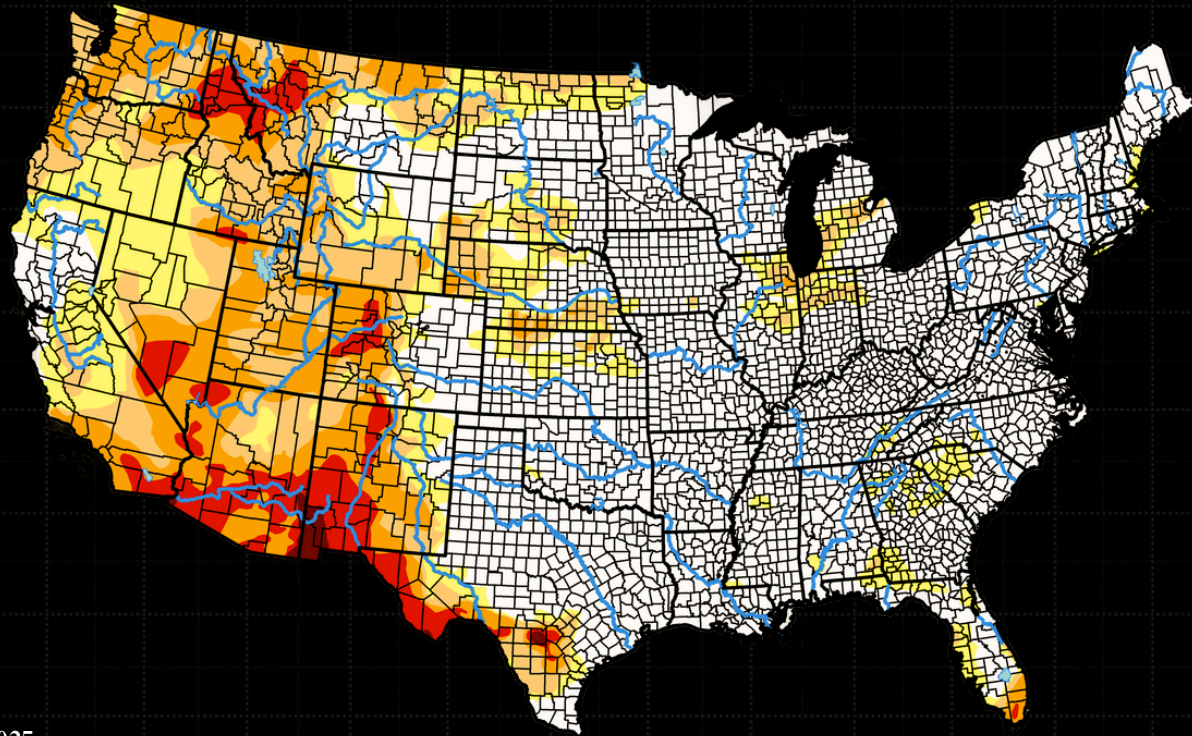
Account No.	Customer Name	Deposit Date	Deposit Amount
195939	BEAN, JARRETT	05/15/2023	\$150.00
195940	ANDERSON, DORA G	05/16/2023	\$150.00
195944	TORRES, DAVID & SANDRA	05/19/2023	\$150.00
195949	Procter, Jesse	06/07/2023	\$150.00
195951	JENKINS, DANNY SCOTT	06/20/2023	\$150.00
195953	DUNN, KURT	06/21/2023	\$150.00
195962	YEATES, SEAN	06/29/2023	\$150.00
195968	KATRINA, MARK & HOLLY	07/14/2023	\$150.00
195969	JOHNSON, MARQUE	07/19/2023	\$150.00
195972	NICHOLS, FRANCESCA	07/27/2023	\$150.00
195976	OHARRA, REBEKAH & GORDON	08/16/2023	\$150.00
195979	ABAJO LODGE	08/31/2023	\$150.00
195982	GRAND JUNCTION PIPE & SUPPLY #1116 A FERGUSON E	09/07/2023	\$150.00
195984	AINSWORTH, DANIELLE	09/11/2023	\$150.00
195990	BEYELER, TRENTON & MACI	09/18/2023	\$150.00
195991	LACY, MEGAN	09/29/2023	\$150.00
195996	SANSUK PROPERTIES, LLC	10/04/2023	\$150.00
196000	SANSUK PROPERTIES, LLC	10/04/2023	\$150.00
196009	SANSUK PROPERTIES, LLC	10/04/2023	\$150.00
196014	SANSUK PROPERTIES, LLC	10/04/2023	\$150.00
196017	O'Dell, Christopher	10/23/2023	\$150.00
196020	HELUQUIST, AMBER	11/13/2023	\$150.00
196021	STEELE, STACEY	11/20/2023	\$150.00
196023	MALLORY, MARCIE & JEREMY	11/27/2023	\$150.00
196027	ADAMS, JOHN	12/15/2023	\$150.00
196032	BOYD, DALLON	02/15/2024	\$5.00
196033	MANUEL, FRANCO Q	02/21/2024	\$150.00
196038	BINKS, OLIVIA	03/04/2024	\$150.00
196039	FORTUNE, SERRA & BRETT	03/05/2024	\$150.00
196040	GLAZE, CHRISTINE	03/22/2024	\$150.00
196042	REINER, FRANK & DAWN	03/26/2024	\$150.00
196044	TRAVIS AND DAN CONSTRUCTION	04/15/2024	\$150.00
196048	CHRISTENSEN, MCKENZIE	04/22/2024	\$150.00
196055	REDD, JONNY & MIRIAM	04/29/2024	\$150.00
196060	SHIRLEY, DEVIN	05/20/2024	\$150.00
196062	EBERLING, ALEXANDRA K	06/03/2024	\$150.00
196066	LEWIS, LINDY	06/10/2024	\$150.00
196069	KNIGHT, JERRY & BARBARA	06/25/2024	\$150.00
196072	STODDARD, BRAD & BILLIE JO	07/11/2024	\$150.00
196073	BOTHWELL, MARCI & BRIAN	07/30/2024	\$150.00
196074	BREEDLOVE, BEN & CRYSTAL	07/30/2024	\$150.00
196077	BOBEN, LAURA	08/07/2024	\$150.00
196078	ENGBERSON, CHERI	08/13/2024	\$150.00
196080	CHRISTENSON, MICHELLE & PAUL	08/16/2024	\$150.00
196081	DRAPER, CHANDLER, ASPEN	08/30/2024	\$150.00
196085	REAY, PAUL & ISABEL	09/05/2024	\$150.00
196087	LA GIGLIA, BRENDAN & VICTORIA	09/09/2024	\$150.00
196088	SNYDER,SAMUEL, GILLETTE, HAILEY	09/11/2024	\$150.00
196091	MUTERSPAUGH, ANDREW TYLER	09/26/2024	\$150.00
196096	LEWIS, SHELDON	10/01/2024	\$150.00
196098	HINDS, ROB & KELLY	10/15/2024	\$150.00
196103	DAVIDSON, CHANDLER	10/16/2024	\$150.00
196105	BLACK, KORY	10/22/2024	\$150.00
201175	BROOKS, TERESA & JONATHAN	08/01/2011	\$150.00
201279	ROBISON, AMY & JARIC	02/27/2012	\$150.00
201290	PETTIT, ERIN	03/09/2012	\$150.00
201306	DAVIS, GREG R	05/09/2012	\$150.00
201339	HARRIS, HEIDI	07/16/2012	\$150.00
201433	BLACK, SHANNA & CLAYTON	02/01/2013	\$150.00
			\$26,795.00



RAINMAKER

The American West is running out of freshwater

Nearly 100 million Americans are affected by wide-spread droughts.



The solution is in the sky

Total freshwater
in the atmosphere:
10.5 billion acre-feet

Annual
water demand:
**3.7 billion
acre-feet**

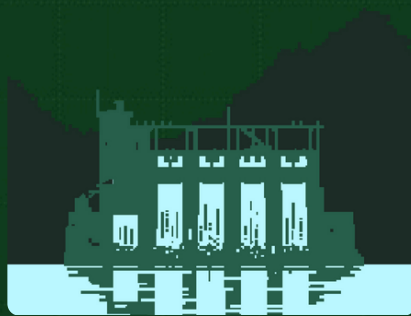
The atmosphere holds
nearly **3 times** more
water than global annual
water demand at any
given moment.

Innovating our way to water abundance

By releasing water from the atmosphere, cloud seeding is the only immediate and scalable solution to create abundant freshwater in the United States.



Keep Growing



Supply Utilities

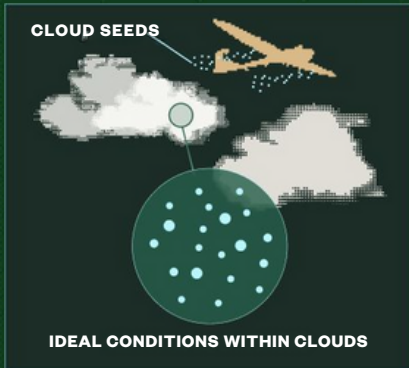


Restore Ecosystems

How to make it rain

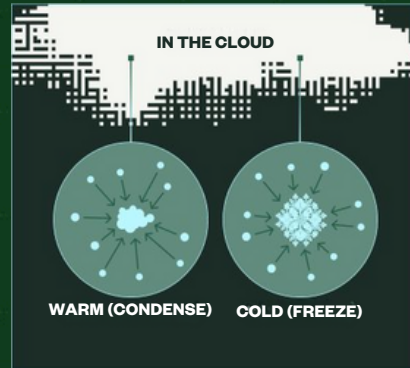
Cloud seeding mimics the natural precipitation process by introducing particles into clouds that, like dust or salt, provide nuclei around which water vapor condenses or freezes into precipitation.

1. Dispersion



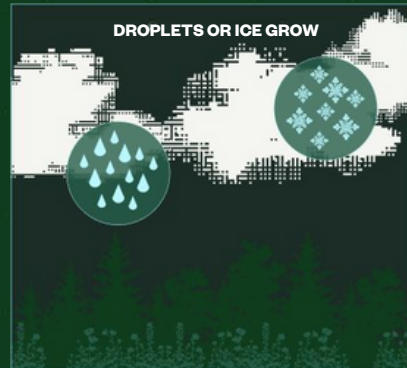
Cloud seeds are delivered into clouds with the ideal droplet or ice crystal growth conditions.

2. Attraction



The water droplets that comprise clouds attract to the cloud seeds and freeze onto them.

3. Accretion



The resulting water droplets or ice crystals grow and attract surrounding droplets.

4. Precipitation



Once the water droplets or ice crystals grow heavy enough, they fall out of the cloud as precipitation.

Effective

According to the World Meteorological Organization, cloud seeding can increase total annual precipitation levels in a region by as much as **20%.**

Safe

Trace concentrations in the environment following 30+ year seeding campaigns fall below EPA safety standards by more than **5 orders of magnitude.**

Proven

The science and safety of cloud seeding has been extensively studied by researchers in the United States ever since we invented the technology **80 years ago.**



So, why isn't it everywhere?

Complex measurement and validation

- The complexity and natural variability of clouds made it difficult to precisely measure yields and attribute precipitation outcomes to cloud seeding operations.

Ineffective and expensive hardware

- Piloted aircraft were too expensive, slow, and dangerous, requiring pilots on season-long standby at nearby airports.
- Pyrotechnic flares introduced heat that impairs ice growth.

Archaic and inadequate software

- Limited integration of advanced weather data to forecast optimal conditions and identify suitable cloud targets.
- Limited use of onboard sensors for precise cloud targeting and in-cloud measurement.



Rainmaker's Technology

Multiple converging technologies—AI/ML, drones, and radar—make cloud seeding more effective than ever before.

01 Predict



Numerical Weather Modeling & Forecasting

More accurate prediction of seeding conditions and outcomes, enabled by integrating a wide variety of granular weather data.

02 Deliver



Weather-Resistant, High-Altitude Drones

More rapid, affordable, accurate, and safe cloud seeding than manned aircraft or ground-based generators.

03 Validate



Advanced Radar Sensing & Validation

Accurate quantification of increased precipitation, enabled by the detection of dynamic phase changes in clouds.

Numerical Weather Modeling & Forecasting



Robust

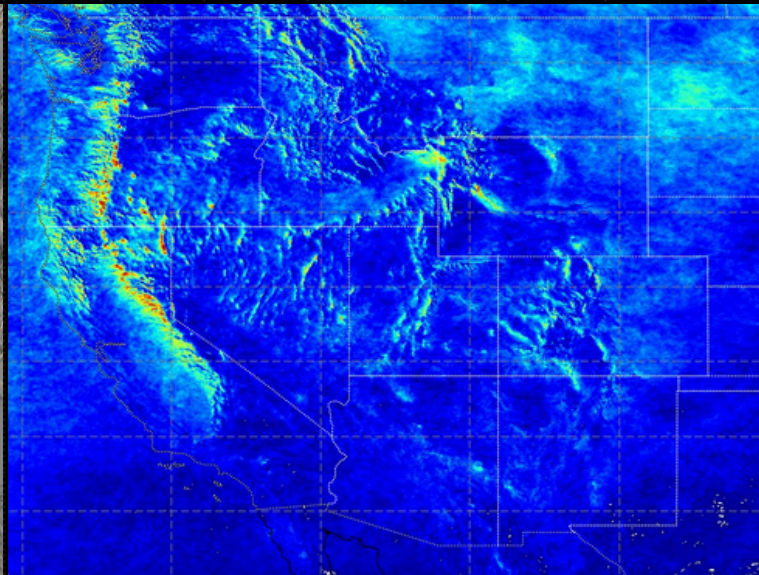
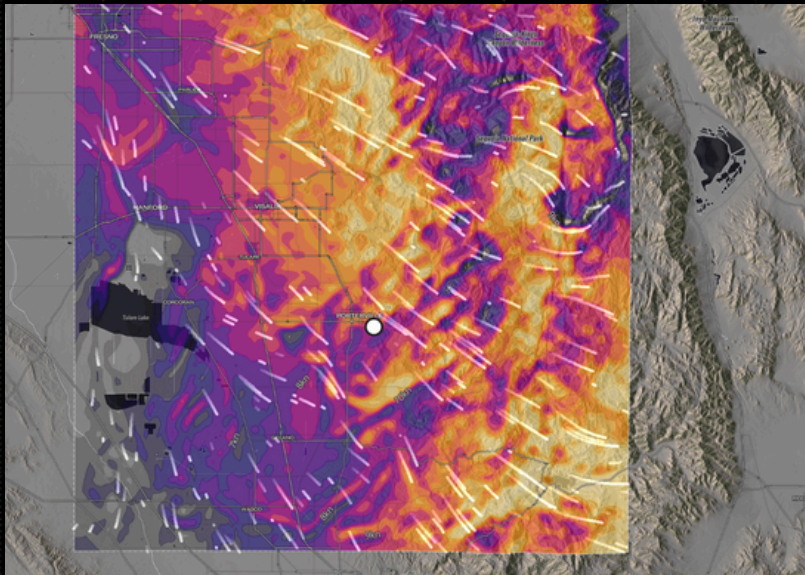
Integrated with a variety of dynamic and growing sources of advanced weather data.

Accurate

Higher accuracy forecasts of optimal conditions for impactful outcomes.

Real-Time

Continuous and low cost monitoring of optimal cloud conditions.



Weather-Resistant, High-Altitude Drones



Flexible

Rapidly deployable without need for airport infrastructure.

Safe

Optimized for flying in any condition without risking pilot lives.

Low-Cost

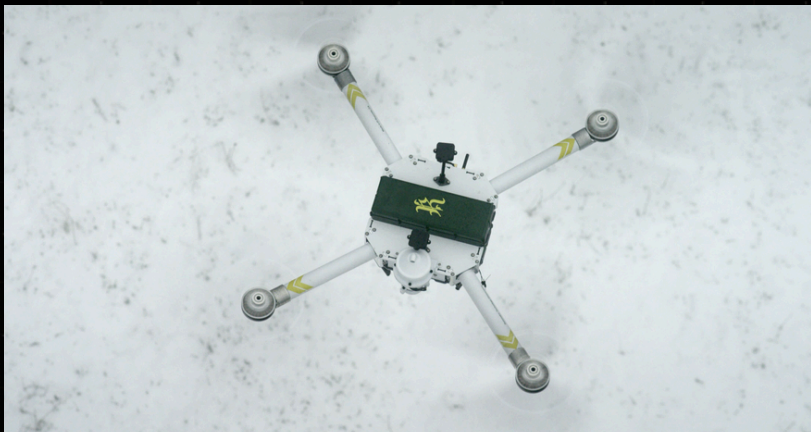
Significantly lower capital and operational costs than manned aircraft.

Rigorous

Capable of in-cloud measurements via onboard sensors to validate outcomes.

Precise

More nimble and adaptable flight patterns for cloud targeting in icing conditions.



Advanced Radar Sensing & Validation



Integrate

Deployable weather station to ingest live data from atmospheric instruments.

Target

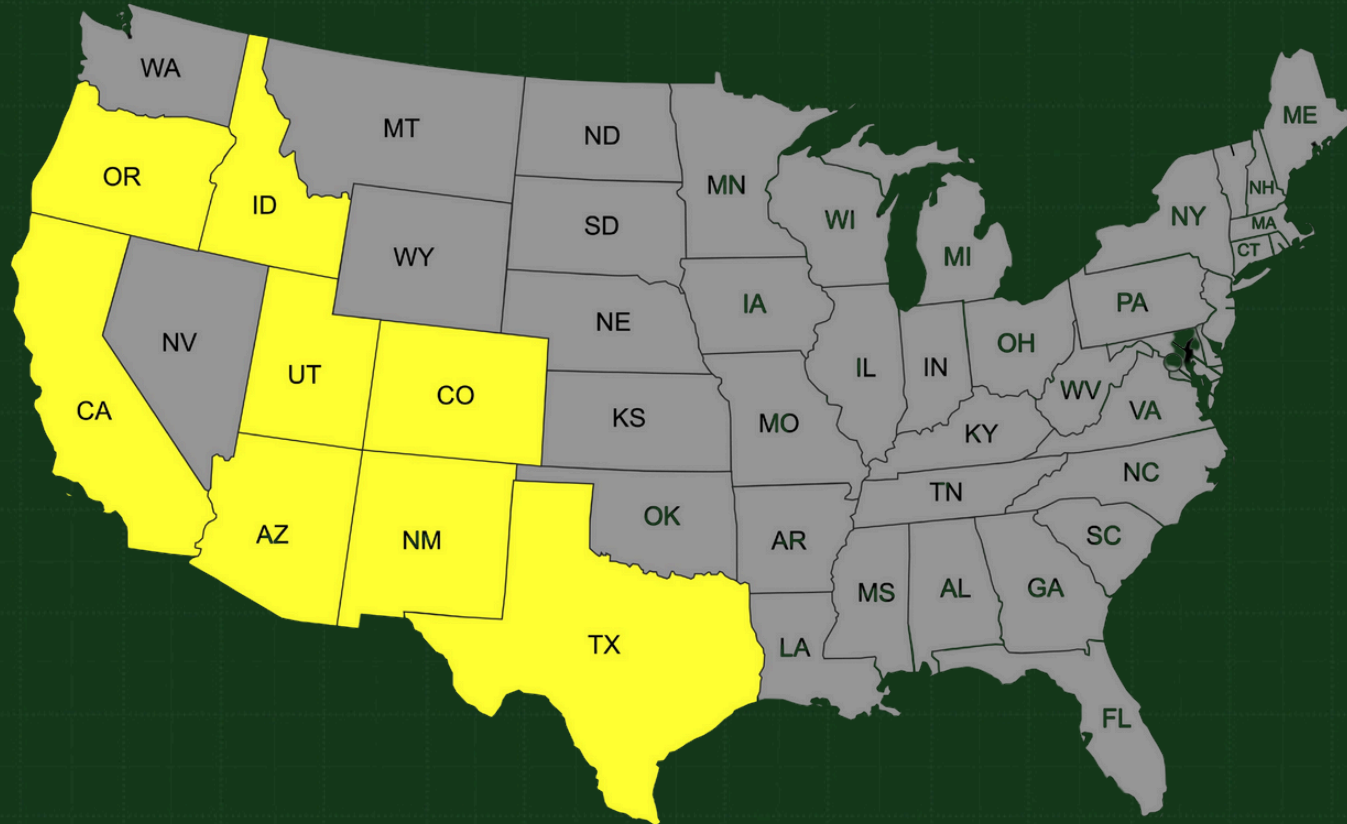
Dynamic tracking of weather and water phase changes during missions.

Validate

High fidelity measurements of precipitation yields from operations.



Rainmaking across the American West



Frequently Asked Questions

Are the materials used safe?

- **Yes** — the amount of silver from samples in regions with decades-long cloud seeding programs is still millions of times lower than EPA safety guidelines.
- Only a handful (50 grams) of silver iodide is dispersed over hundreds of square miles in a given operation.

Does cloud seeding “steal” rain?

- **No** — decades of research show no evidence that cloud seeding reduces rainfall in neighboring regions.
- Only 10% of the water vapor in the atmosphere is precipitated in a given storm system. Cloud seeding taps into the remaining 90% water budget.

Does cloud seeding create clouds?

- **No** — cloud seeding only works with clouds that already exist with specific attributes. It enhances the natural precipitation process, not cloud formation.
- The visible trails from commercial airplanes, known as condensation trails, are often confused with cloud seeding despite being unrelated.

Can cloud seeding cause floods?

- **No** — studies from the National Center for Atmospheric Research indicate that a cloud seeding operation only produces < 1 inch of precipitation.
- Operations are always suspended prior to severe storms or flood risks, in coordination with weather experts and in compliance with state regulations.



Thank you for supporting
our mission to end droughts.



Contact  contact@makerain.com