



Municipal Building Authority / City Council Meeting

Minutes

Tuesday, February 10, 2026 at 7:00 pm

Attendees: Mayor Kevin Dunn, Councilmember Kirk Crowley, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Shane Brewer, Councilmember Todd Westcott, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: Hideout Community Center 648 S Hideout Way

Monticello City Council Meeting

1. Call to Order

Minutes:

Mayor Dunn called the Monticello City Council meeting to order at 7:00 pm. The following visitors were present: Tom Wigginton, Doug Allen, Gordon Kelley (SJCPAC Prevention Specialist), Roddy Kelley, Wandalyn Kelley, Shauna Sherrow (SJCPAC), Jon Nielson (Monticello City Volunteer Fire Department Chief), Chris Baird (Public Works Director), Renee McDonald (SJCPAC), Karen Whipple, Kelsi Ketron

2. Invocation/Opening Remarks/Pledge of Allegiance

Minutes:

Mayor Dunn invited any members of the audience or Council to offer an invocation. An invocation was given by Councilmember Chamberlain. Mayor Dunn led all present in the Pledge of Allegiance.

3. Consider Minutes Review / Approval (action)

Minutes:

MOTION to approve the minutes of 01/13/2026, 01/20/2026, 01/27/2026 101, 01/27/2026 with the correction of Joe Russell being changed to Josi Russell in the 01/13/2026 minutes was made by Councilmember Chamberlain and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

4. Consider Payment of Bills (action)

Minutes:

Questions were asked by the Council for clarification of the bills paid. MOTION to approve the bills as presented was made by Councilmember Crowley and seconded by

Councilmember Chamberlain. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

5. Public Comment (discussion)

Minutes:

Tom Wigginton presented to the Council. He stated that the water pressure at his home had been fixed and he appreciated the work done. He further asked that the lights along Main and Center be fixed.

6. SJCPAC Presentation

Minutes:

Gordon Kelley, Renee McDonald, and Shauna Sherrow presented special recognition to Karen Whipple for volunteering and providing services above and beyond with SJCPAC.

Shauna Sherrow presented the results from the SHARPS Survey that was conducted with the Monticello City students grades 6-12. The survey was included in the agenda packet for review.

Renee McDonald requested the Council encourage more neighborhood activities along with city events stating that engaging youth was the best way to aid in suicide prevention and creating stronger community members.

7. Fire Risk Update (discussion)

Minutes:

Monticello City Volunteer Fire Chief, Jon Nielson, presented an assessment of future fire risks in and around Monticello city limits. City Manager Kulow informed the Council that discussions were beginning because an announcement of any fire or firework restrictions must be made to the County before May 1, 2026. There was a great deal of discussion regarding fire mitigation including the possibility of canceling fireworks for the 24th of July celebrations. Kulow suggested the City take a staged approach for restrictions with stage 1 as “anything goes”, stage 2 limiting fireworks that go no higher than 30-35 ft in the air, and stage 3 being a complete firework and fire ban. Stage 2 would also require a permit being obtained if they wished to burn any areas.

8. Current Water Status/Rates (discussion/action)

Minutes:

Public Works Director Chris Baird presented an update on the current status of snow pack, amount of water being collected from the mountain, and amount of water being stored in Lloyds Lake.

a. Golf Course Irrigation Water Meter (discussion/action)

Minutes:

MOTION to approve the purchase of a golf course irrigation water meter with the dollar amount max of \$7,243.14 was made by Councilmember Westcott and seconded by Councilmember Brewer. The motion passed unanimously. MOTION to move agenda item 11 before agenda item 9 was made by

Councilmember Crowley and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

9. Water Projects Update (discussion)

Minutes:

Kulow presented a detailed document outlining the current water projects in operation (Included in packet). The Council asked clarifying questions about the document. Kulow further stated that Monticello City had purchased 445.7 acre feet so far with the 3 water rights purchased.

There was further discussion about increasing the size of the pipeline to Lloyds Lake along with the issue of storage of the water gained. Kulow stated he would consult with Jones & DeMille regarding a high-level estimate for the cost of increasing the pipeline size.

10. Monticello City Wells (discussion/action)

Minutes:

Baird presented estimates for refurbishing all wells currently owned by the City of Monticello stating that earlier in the month he and Councilmember Westcott met with Jeremy Redshaw to review each well. Each estimate was discussed in detail, along with the capacity to move the water gained, by Baird and the Council. It was confirmed that all water gained could be pumped through the 24 and secondary line. It would not be used for culinary purposes.

The estimated repair of each well was discussed in detail. Kulow stated he would feel comfortable allocating fifty thousand dollars for refurbishment of the Circle Park and Ballfield wells. He further informed the Council that two citizens donated a combined total of \$450.00 for the project which would cover the entire cost of estimate 364, Ball Park South Well.

MOTION to approve estimates 366, Ball Park South Well in the amount of \$25,867.50, 364, Ball Park South Well in the amount of \$400.00 and 363, Circle Park Well in the amount of \$20,940.66 was made by Councilmember Westcott. Councilmember Crowley amended the motion requesting the motion not be limited to specific dollar amounts. There was discussion among the Council regarding the amendment.

MOTION to approve the original motion with the removal of specific dollar amounts was made by Councilmember Crowley and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

11. Building Permit/Nuisance Violation 617 W Oak Crest Dr. (discussion/action)

Minutes:

Assistant City Manager/Building Director Gallegos reported that the agenda item was a continuation of previous meetings due to the property owner being in default of the established progress timelines. She reviewed the enforcement options previously presented by the City's attorney, noting that the least aggressive approach would be to

allow the situation to continue as is, while the most aggressive approach would be to abate the nuisance. Additional options included imposing daily fines until a Certificate of Occupancy was issued, with fines held in abeyance and forgiven upon meeting required goals, or requiring the property owner to post a bond that the City could cash to hire a contractor if the project was not completed by September.

Gallegos stated she had met with the property owner the previous day and recommended adjusting the monthly progress schedule. Councilmember Crowley acknowledged that although progress had been made, it was not consistent with the agreed-upon timeline. The homeowner cited cost and timing challenges, including equipment rental needs, and expressed uncertainty despite originally agreeing to the plan. In response to Councilmember Brewer's question about when additional help would be brought in, the homeowner stated it would occur once financing paperwork was finalized, noting he had been approved.

Gallegos recognized the progress made and recommended establishing a firm timeline with monthly fines held in abeyance upon completion. City Manager Kulow emphasized the need for a clear Council directive, noting the homeowner had not completed the goals established in the Council's previous motion. Crowley reminded the homeowner that his neighbors also have rights that needed to be acknowledged and protected.

Mayor Dunn asked whether daily fines would expedite the work, to which the homeowner responded no.

12. Truth in Taxation Process (discussion)

Minutes:

Kulow presented the annual property tax revenues from 2016–2026 and explained that those funds supported all public safety services. He noted that the truth-in-taxation process was lengthy and required a specific justification for any proposed tax increase. With the expiration of the ZAP tax and decreased revenues from the Justice Court, he stated there may be a need for a slight property tax increase to meet community needs. He further explained that many cities tied increases to specific projects. He explained that a public hearing must be scheduled before June 1 to present the proposed amount and rationale, followed by a second hearing in August for County and State approval. The current property tax rate is 0.232% and has not increased since 2010.

MOTION to table agenda items 13, 14, and 15 and move to agenda item 16 was made by Councilmember Crowley and seconded by Councilmember Brewer. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

13. Airport Fuel System Update (discussion)

Minutes:

This agenda item was tabled.

14. Upcoming Capital Projects/Capital Financial Review (discussion)

Minutes:

This agenda item was tabled.

15. Consider for Approval: Purchase of a Field Groomer for Parks/Recreation

Department (discussion/action)

Minutes:

This agenda item was tabled.

16. Follow Up Items

Minutes:

No follow up items were discussed.

17. Governing Body / Administrative Communications

Minutes:

Kulow informed the Council that the ULCT Conference would be in April and two councilmembers had registered. He further stated there would be an EMS discussion in late March or early April.

18. Upcoming Agenda Items

Minutes:

General Plan Discussion - Utah Division of Wildlife Resources Presentation – Options for Removal of Urban Deer Executive Session - Strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares... (UCA 52-4-205(1)(d)) – Agenda Items 13, 14, 15

19. Adjournment (action)

Minutes:

MOTION to adjourn was made by Councilmember Chamberlain and seconded by Councilmember Skinner. The motion passed unanimously and Mayor Dunn adjourned the Monticello City Council meeting at 9:58 pm.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

Municipal Building Authority Meeting

20. Call to Order

Minutes:

Mayor Dunn called the Monticello City Municipal Building Authority to order at 9:58 pm. The following visitors were present: Public Works Director Chris Baird

21. Consider MBA Minutes Review / Approval (action)

Minutes:

MOTION to approve the minutes of 01/13/2026 was made by Councilmember Chamberlain and seconded by Councilmember Crowley. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

22. Consider Payment of MBA Bills (action)

Minutes:

MOTION to approve the bills as presented was made by Councilmember Chamberlain and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

23. Adjourn (action)**Minutes:**

MOTION to adjourn was made by Councilmember Chamberlain and seconded by Councilmember Crowley. The motion passed unanimously and Mayor Dunn adjourned the MBA meeting at 9:59 pm.

Vote results:

Ayes: 5 / Nays: 0 / Abstains: 0

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.

Audio File

<https://soundcloud.com/user-250815044/2026-02-10-city-council>

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