



Municipal Building Authority / City Council Meeting

Minutes

Tuesday, May 12, 2026 at 7:00 pm

Attendees: Mayor Kevin Dunn, Councilmember Kirk Crowley, Councilmember Ron Skinner, Councilmember Nathan Chamberlain (Excused), Councilmember Shane Brewer (Excused), Councilmember Todd Westcott, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos (7:34 pm), 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 7:01 pm. The following visitors were present: Public Works Director Chris Baird, Ben Christensen, Tina Christensen, Mark Colgan, Ben Breedlove, Colette Colgan, Carol Van Steeter, George Rice, Jill Pearson, Jason Davis, Brittney Bushore, Will Weatherford, Jon Nielson, Alan Freestone, Eric Mantz, Tom Wigginton, Lindsey Wigginton

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 Crowley. Mayor Dunn led all present in the Pledge of Allegiance. Mayor Dunn thanked all present for attending.

3. Consider Minutes Review / Approval (action)

Minutes:

MOTION to approve the minutes of April 14, 2026, and April 28, 2026, was made by Councilmember Crowey and seconded by Councilmember Westcott. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

4. Consider Payment of Bills (action)

Minutes:

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

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

5. Public Comment (discussion)

Minutes:

Ben Christensen, Brittney Bushore, and William Weatherford spoke in support of the Young Dragons program citing its benefits to their children. Weatherford emphasized its role in youth development and personal excellence.

George Rice and Jonathon Nielson addressed the current water issues. Rice requested his concerns regarding water conservation be on record, suggesting if residents were making sacrifices for the drought, the golf course should show a similar commitment and noted that residents also contribute economically to the town through local nurseries and businesses. Nielson stated he would like to see the City lead by example by cutting back on using secondary water and requested a drop in water tiers to help residents maintain gardens and yards.

Jason Davis, owner of Atomic Blue Mountain Inn, reported that road conditions in front of the Inn cause significant vibrations from semi-trucks and requested a reduced speed limit. Mayor Dunn stated he would bring the concern to a meeting scheduled with UDOT on Thursday.

6. Councilmember General Comment

Minutes:

Councilmember Skinner thanked the public for their attendance and stated he appreciated the comments regarding the Young Dragons year-round youth participation.

Councilmember Crowley noted that Main Street is on the state's 2027 schedule and the city has limited authority over the highway. He further suggested Davis approach Bruce Adams on the State Transportation Board.

Councilmember Westcott stated he had personally reviewed the water storage areas and agreed with public concerns regarding water management.

7. Public Hearing: Prohibition Pies, LLC dba Granary Speakeasy, Class "C" Beer or Liquor License for consumption on premises, located at 64 S 300 E, Monticello UT 84535

Minutes:

Mayor Dunn opened the public meeting for Prohibition Pies, LLC dba Granary Speakeasy, Class "C" Beer or Liquor License for consumption on premises, located at 64 S 300 E, Monticello UT 84535 at 7:24 pm.

Ben Breedlove, owner, explained the plan to use food trucks for food service and provide drinks inside the bar area only. He stressed a zero-tolerance policy for disruptive behavior. Jason Davis spoke in support, noticing the business would benefit residents and tourism.

Hearing no further comments, Mayor Dunn closed the public hearing at 7:27 pm.

8. Consider for Approval: Prohibition Pies, LLC dba Granary Speakeasy, Class "C" Beer or Liquor License for consumption on premises, located at 64 S 300 E, Monticello UT 84535 (discussion/action)

Minutes:

MOTION to approve Prohibition Pies, LLC dba Granary Speakeasy, Class "C" Beer or Liquor License for consumption on premises, located at 64 S 300 E, Monticello UT 84535 was made by Councilmember Westcott and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

9. Young Dragons Presentation by Mark Colgan (discussion)

Minutes:

Mark Colgan presented a youth development program using martial arts to teach discipline, accountability, and leadership. He emphasized that it was a year-round, family-oriented training system with measurable results, not a recreation program. He requested City endorsement rather than financial support. Councilmember Westcott noted that recent surveys indicated a need for more youth opportunities.

10. Consider for Approval: Repair of Well located at 648 S Hideout Way Quote \$50,049.00 (discussion/action)

Minutes:

Public Works Director Baird presented a quote of \$50,049 for repairs to the well at 648 S Hideout Way, noting the well could provide approximately 100 gallons per minute (75 gallons after filtration) to the golf course or culinary system. City Manager Kulow confirmed the City could pull the funds from capital savings.

MOTION to repair the well located at 648 S Hideout Way was made by Councilmember Westcott and seconded by Councilmember Crowley. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

11. Budget Review (discussion)

Minutes:

City Manager Kulow presented the tentative 2027 budget and the 2026 final budget. He highlighted a deficit in Fund 10 (General Fund) and discussed factors including a decrease in sales tax and the loss of the ZAP tax. He requested the Council consider ways to zero out the budget, suggesting cuts in operations and supplies rather than personnel.

12. Water Storage Pond Update (discussion)

Minutes:

Baird and Westcott reported on recent inspections of North Creek and the storage ponds. They noted that collection systems were gathering all available water and that the pond levels were being monitored closely.

13. Secondary Water Tier/Rates (discussion/action)

Minutes:

There was extensive discussion among the Council regarding moving the secondary water tier rates from Stage 4 (Crisis) to Stage 3 (Severe).

MOTION to change the Stage 4 Crisis Rate to Stage 3 Severe Rates with a monthly

review, retroactive to may 1st, was made by Councilmember Westcott and seconded by Councilmember Crowley. Roll Call vote: Councilmember Skinner, Aye Councilmember Crowley, Aye Councilmember Westcott, Aye Councilmembers Brewer and Chamberlain, Absent The motion passed unanimously.

14. Follow Up Items

Minutes:

Councilmember Crowley expressed appreciation and support for the Young Dragons program.

15. Governing Body / Administrative Communications

Minutes:

Assistant City Manager Gallegos requested consensus for the Planning Commission to separate elements of the General Plan. Recreation (Parks, Recreation, Trails) Public Works (Sewer, Water, Streets, Sanitation). The Council agreed. She further noted that the Veterans Park playground grand opening and parent empowerment event was scheduled for May 22nd.

16. Upcoming Agenda Items

Minutes:

Adoption Tax Rate – Water Conservation Discussion – Public Hearing Budgets – General Wells Update – Tier Rate 1st meeting in June – Proclamation of Support for Young Dragons

17. Adjournment (action)

Minutes:

MOTION to adjourn was made by Councilmember Skinner and seconded by Councilmember Westcott. The motion passed unanimously and Mayor Dunn adjourned the Monticello City Council meeting at 8:57 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Municipal Building Authority Meeting

18. Call to Order

Minutes:

Mayor Dunn called the Monticello City Municipal Building Authority to order at 9:00 pm. There were no visitors present.

19. Consider MBA Minutes Review / Approval (action)

Minutes:

MOTION to approve the minutes of April 14, 2026, was made by Councilmember Crowley and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

20. Consider Payment of MBA Bills (action)

Minutes:

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

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

21. Adjourn (action)

Minutes:

MOTION to adjourn was made by Councilmember Skinner and seconded by Councilmember Westcott. The motion passed unanimously and Mayor Dunn adjourned the MBA meeting at 9:02 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Executive Session

22. Strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, UCA 52-4-204 (1)(D), and Strategy session to discuss pending or reasonably imminent litigation UCA 52-4-205 (1)(a).

Roll Call Vote

Minutes:

MOTION to move into an executive session for the purpose of: Strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, UCA 52-4-204 (1)(D), and Strategy session to discuss pending or reasonably imminent litigation UCA 52-4-205 (1)(a). was made by Councilmember Crowley and seconded by Councilmember Skinner. Roll Call Vote: Councilmember Brewer, Absent Councilmember Westcott, Aye Councilmember Crowley, Aye Councilmember Chamberlain, Absent Councilmember Skinner, Aye The motion passed unanimously, and Mayor Dunn moved the Council into executive session at 9:03 pm.

Vote results:

Ayes: 3 / 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-250815044/2026-05-12-city-council>

