



Mona City
435-623-4913
www.monautah.gov
20 West Center Street, Mona, Utah

Mona City Council Meeting Agenda

Tuesday, July 28, 2026
Mona City Building – 20 West Center
7:00 p.m.

Pledge

Prayer

Previous Meeting Minutes

- Approval of July 14, 2026, City Council Meeting Minutes
- Approval of July 22, 2026, City Council Emergency Meeting Minutes

Action Items

- Consideration and Approval of Hiring Recommendations
- Additional asphalt repair (change order) for up to \$5,000.

Smith Steele Works Representative

R6 Advisor Shay Morrison

- Commercial Development

Jones and Demille Engineer Dan Fechner

- Development Standards

Secretary

Finance Director

- Approval of Finances
- Quarterly Report

Recorder

Gas & Water & Roads

Sewer

Council Reports

Public Comment

Adjournment

CERTIFICATE OF POSTING

This agenda is hereby properly advertised on this 27th day of July, 2026, by posting copies in the following places: the Mona City Office, on the Mona City website at monautah.gov, at the United States Post Office Mona City Branch, and on the Utah Public Notice Website at www.utah.gov/pmn/index.html.

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Mona City Council Meeting Minutes
Tuesday, July 28, 2026
Mona City Council Room – 20 West Center

MEMBERS PRESENT: Troy Painter - Mayor
Kris Kay - Councilmember
Tony Openshaw - Councilmember
Alesha Newton - Councilmember
Kevin Squire – Councilmember, Mayor Pro-temp

MEMBERS ABSENT Devan Ingram - Councilmember

STAFF PRESENT Linda Steele – Finance Director
Alicia Hills – Recorder/Clerk
Michelle Dalton – Secretary/Treasurer
Wayne Hellyer – Planning and Zoning Commission
Brent Arns – Sewer Plant Supervisor
Gordon Young – Planning and Zoning Commission
Kelly Andrews – Communications Coordinator

OTHERS PRESENT: Myrna Trauntvein, Times News Reporter; Jobina Davis; Josh Davis; Dan Fechner, Jones and Demille Engineer; Chris Neilsen; Helen DuRall; Paxton Pothier, Smith Steele Works Representative; April Kay; Greg Dalton

Mayor Troy Painter called the meeting to order at 7:04 pm.

Opening prayer/Pledge of Allegiance:

Councilmember Squire led the Pledge of Allegiance.

Mayor Painter led the prayer.

Approval of Minutes:

Councilmember Newton motioned to approve the City Council Meeting Minutes of July 14, 2026, as written. Councilmember Openshaw seconded the motion. The Mona City Council roll call votes to approve the City Council Meeting Minutes of July 14, 2026, were as follows:

Councilmember Ingram:	Absent
Councilmember Kay:	Aye
Councilmember Newton	Aye
Councilmember Openshaw:	Aye
Councilmember Squire	Abstain

Councilmember Squire motioned to approve the City Council Emergency Meeting Minutes of July 22, 2026, as written. Councilmember Kay seconded the motion. The Mona City Council roll call votes to approve the City Council Emergency Meeting Minutes of July 22, 2026, were as follows:



Councilmember Ingram:	Absent
Councilmember Kay:	Aye
Councilmember Newton	Aye
Councilmember Openshaw:	Aye
Councilmember Squire	Aye

Action Items:

Consideration and Approval of Hiring Recommendations

Mayor Painter reported that there are none at this time.

Additional asphalt repair (change order) for up to \$5,000.

Councilmember Squire motioned to approve the additional asphalt repair (change order) for up to \$5,000. Councilmember Kay seconded the motion. The Mona City Council roll call votes to approve the additional asphalt repair (change order) for up to \$5,000, were as follows:

Councilmember Ingram:	Absent
Councilmember Kay:	Aye
Councilmember Newton	Aye
Councilmember Openshaw:	Aye
Councilmember Squire	Aye

Smith Steele Works Representative:

Mayor Painter reported that Paxton Pothier of Smith Steele Works will be donating a park bench to the City in honor of the Long Family. Mr. Pothier provided samples of bench styles and requested permission to place the donated bench in the Mona City Park. It was recommended that he contact the Long's family in a few weeks to allow them to choose the bench style, and Secretary Dalton stated she could provide the necessary contact information.

Mr. Pothier noted that the benches take approximately six weeks to manufacture. He also shared that his company, based in Spanish Fork, donates these benches to honor fallen public service members and their families.

R6 Advisor Shay Morrison

R6 Community Advisor Shay Morrison reported the following:

- R6 is hosting a Juab Mayors and Commissioners meeting in Nephi on Monday at 6pm.
- He is currently working on priorities for the fiscal year, including general plans, state compliance, data privacy, etc. He stated that he will be contacting Mona City for help with their priorities.
- Transportation Utility Fee: Morrison stated that he has reviewed state code and studied how other cities handle this type of fee. He noted that it is not common in Utah and can be controversial, so if the City chooses to implement it, it should be done carefully and strictly in accordance with the law. The proposal would involve a blanket fee that could be structured into different tiers of use, such as residential, commercial, and other users. He emphasized that this would be a fee, not a tax.



Morrison also explained that state law requires a formal study to determine the appropriate cost of the fee, and it must be tied to expenses that are not currently being covered. He noted that very few small cities have adopted this approach. The required study is estimated to cost between \$50,000 and \$100,000 and would involve a substantial process, including public hearings, annual reporting, and the establishment of a dedicated transportation fund.

- Commercial Development

R6 Community Advisor Shay Morrison stated that he has been working with Recorder Hills on revamping the Mona City Commercial/Industrial Code. He gave explanation of some of the proposed changes, and Recorder Hills stated that a draft that has been posted with a public hearing for the Planning and Zoning meeting on August 5th.

Jones and Demille Engineer Dan Fechner

- Development Standards

Jones & DeMille Engineer Dan Fechner presented information regarding development standards. He noted that the Mona City Development Code was originally written in 2015 and now requires updates and improvements. Fechner emphasized the need to review the Code for compliance with current State requirements, including recent changes related to Accessory Dwelling Units (ADUs).

He provided an overview of what development standards encompass and outlined the services Jones & DeMille can offer to assist Mona City with the update. Fechner stated that he will coordinate with the Planning and Zoning Secretary to prepare a detailed scope of work.

Secretary:

- Cemetery Policies
- Secretary Dalton reported that the Mona City Code previously allowed a cemetery headstone height of 36 inches, but this was changed back to 24 inches in 2025 at the recommendation of Brace from the mortuary. She suggested establishing an agreement or contract stating that if a headstone tips, the City is not liable.
- Secretary Dalton asked to have the archery targets at the Green Waste site be turned around due to the one side having too many holes and damage. Councilmember Newton stated that she would look into it.
- Dalton also reported that Devin and Wendy Long (Spencer Long's parents) came in and thanked everyone for being so kind and generous to their family in this difficult time.

Finance:

- Approval of Finances

Finance Director Linda Steele presented the finances from July 15, 2026 through July 28, 2026, and answered the Council's questions and concerns.

Councilmember Openshaw motioned to approve the finances for July 15, 2026 through July 28, 2026. Councilmember Squire seconded the motion. The Mona City Council roll call votes to approve the finances were as follows:

Councilmember Ingram:	Absent
Councilmember Kay:	Aye



Councilmember Newton:	Aye
Councilmember Openshaw:	Aye
Councilmember Squire	Aye

- **Quarterly Report**

Finance Director Linda Steele presented the Mona City Quarterly Report and gave all the revenue and expenditures for each category of the final report of the fiscal year.

Councilmember Squire motioned to accept the Mona City Quarterly Report.

Councilmember Kay seconded the motion. The Mona City Council roll call votes to accept the Mona City Quarterly Report were as follows:

Councilmember Ingram:	Absent
Councilmember Kay:	Aye
Councilmember Newton:	Aye
Councilmember Openshaw:	Aye
Councilmember Squire	Aye

Finance Director Steele also reported the following:

- She cited the Mona City Procurement policy, stating that the bids for the sewer plant air conditioning are over \$30,000 so they have to be opened and accepted in an open public meeting.
- She encouraged the Council to go to Monacity.gov where the budget is posted if they have any questions.
- Steele gave her resignation as the Finance Director and Director over Human Resources and gave her final plans and efforts as she finishes out the week.

Recorder:

Mona City Recorder/Clerk Alicia Hills thanked the Council for all their time and effort at the recent Mona Celebration, and also thanked the DUP for cleaning the freezer and community center after the celebration.

Gas, Roads, and Water:

Nothing reported

Sewer:

Sewer Plant Supervisor Brent Arns reported that the sewer plant's air conditioning units are failing and need to be replaced, noting that the mechanical/electrical room is the highest priority at this time.

He stated that the plant has experienced significantly higher flow over the past month. The lining company has rescheduled its work to August, and a recovery clean was completed on July 10.

Arns also reported that a septic hauler, who had never previously pumped at the tomato plant, requested to dump the load at the Mona facility. The load was accepted this time; however, the Council stated that this will not be allowed in the future.

He noted that the flow meter was shipped last week, and Peak Alarm is scheduled to perform repairs on Friday. Arns provided descriptions of the ongoing work at the plant and an update on



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overall operations.

Council Reports:

Councilmember Newton:

Councilmember Newton thanked the volunteers for all their help and said it was great how the community came together. Mayor Painter thanked Councilmember Newton for all the time and effort she put into the celebration.

Councilmember Squire

Councilmember Squire thanked the Council for all the time and effort they put into the Mona City Celebration.

Councilmember Openshaw

Councilmember Openshaw also thanked the Council for the Mona Celebration.

Councilmember Ingram

Councilmember Ingram was absent.

Councilmember Kay

Councilmember Kay thanked the Council and Councilmember Newton for all their work for the celebration, and Michelle Dalton thanked him for organizing the truck show that was part of the parade and celebration.

Public Comment:

This item was skipped to time constraints

Adjournment:

Councilmember Squire made a motion to adjourn the meeting at 8:15 pm.

Councilmember Kay seconded the motion. The Council's vote to adjourn the meeting at 8:15 pm was as follows:

Councilmember Ingram:	Absent
Councilmember Kay:	Aye
Councilmember Newton:	Aye
Councilmember Openshaw:	Aye
Councilmember Squire	Aye

Troy Painter, Mayor

Alicia Hills, Mona City Recorder

Date of approval: _____

8/11/26