Municipal Building Authority / City Council Meeting

Minutes

Tuesday, July 28, 2026 at 7:00 pm

Attendees: Mayor Kevin Dunn, Councilmember Kirk Crowley, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Shane Brewer, Councilmember Todd Westcott (Excused), 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 pm. The following visitors were present: Kedric Curtis

2. **Invocation/Opening Remarks/Pledge of Allegiance**

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

3. **Consider Minutes Review / Approval (action)**

   Minutes:
   MOTION to approve the minutes of 06/09/26, 06/18/26, 06/23/26, and 07/02/26 was made by Councilmember Crowley and seconded by Councilmember Chamberlain. The motion passed unanimously.

   Vote results:

   Ayes: 4 / Nays: 0 / Abstains: 0

4. **Consider Payment of Bills (action)**

   Minutes:
   Councilmembers asked clarifying questions for several of the checks written. MOTION to approve the bills as paid was made by Councilmember Brewer and seconded by Councilmember Skinner. The motion passed unanimously.

   Vote results:

   Ayes: 4 / Nays: 0 / Abstains: 0

5. **Public Comment (discussion)**

Minutes:
There was no public comment.

6. **Councilmember General Comment**

Minutes:
Councilmember Skinner expressed appreciation to the fire department for their fireworks display on the 24th.
Councilmember Chamberlian asked if Parks and Recreation had any plans for the National Day of Service on Sept. 11th. Assistant City Manager Gallegos stated she had some ideas but nothing concrete. He further asked if the city wells pumped to the secondary system. Councilmember Kulow stated they did.
Councilmember Crowley recognized all who participated in running the celebration on July 24th.
Mayor Dunn thanked Councilmember Chamberlain for participating with the dunk tank.

7. **Consider for Approval: Appointment of Bill Wherli to Airport Committee (discussion/action)**

Minutes:
MOTION to appoint Bill Wherli to the Airport Committee was made by Councilmember Crowley and seconded by Councilmember Brewer. The motion passed unanimously.

8. **Consider for Approval: Letter of Support for San Juan County Emergency Medical Services (discussion/action)**

Minutes:
The drafted letter of support was discussed between the Council and City Manager Kulow.
MOTION to approve the letter of support for SJC EMS services was made by Councilmember Chamberlian and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:
Ayes: 4 / Nays: 0 / Abstains: 0

9. **Consider for Approval: Tesla Contract (discussion/action)**

Minutes:
City Manager Kulow reported that the City Attorney had suggested several wording changes to the contract, so it was not yet ready for a vote. He stated the contract involved leasing parking stalls at the Welcome Center for Tesla chargers, potentially bringing in $4,800 to $5,200 in annual revenue. The Council expressed concerns regarding potential competition with private local businesses.

10. **Consider for Approval: MOU with San Juan County for AlertSense Alerting (discussion/action)**

Minutes:
Kulow explained the purpose of the MOU stating it would formalize the process for sending emergency notifications through the AlertSense system. He further explained

that while there were no direct costs associated with using the system, the City would be responsible for costs associated with designing ArcGIS shape files for evacuation zones.
MOTION to approve the MOU with San Juan County for AlertSense Alerting was made by Councilmember Crowley and seconded by Councilmember Brewer. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

11. Consider for Approval: Drainage Study (discussion/action)

Minutes:
Kulow discussed locations unable to handle drainage from normal storms, specifically highlighting Abajo Drive and Clay Hill. He proposed a study for the area south of Center Street to ensure adequate infrastructure planning. The Council discussed the pros and cons of hiring an engineering firm versus using the Public Works department, ultimately requesting that administration put out bids for a drainage study for Center Street South with an estimated cost of $50,000.

12. Emergency Zoning Review/Finalization (discussion/action)

Minutes:
Kulow presented the emergency zoning map created in June 2026 in conjunction with San Juan County. He explained that the zones were designed to be small to facilitate manageable evacuations for any type of emergency. The Council discussed specific zone boundaries, including concerns about confusion at Main Street, but generally agreed the map was a good foundation.

13. Grant Outlook/Review (discussion/action)

Minutes:
Kulow detailed ongoing grant projects, including the Visitor Center RV station, Veterans Park landscaping, and Lloyd's Lake improvements. He noted that the city had received $1 million from the CIB for Spring Creek but has not yet requested any reimbursements as water rights were still being negotiated. He further informed the Council that the environmental study for the pipeline was expected to be completed by August 5th.

14. Water Outlook (discussion)

Minutes:
Public Works Director Baird provided a brief report on the water storage data for the City. He stated that as of July 20, 2026, Lloyd's Lake was at an elevation of 7,126 feet 2 inches. Flow rates were reported for North Creek (199 gpm), Bankhead (98 gpm), and South Creek (390 gpm). The secondary water ponds were at 85% capacity. He ended his report by stating the golf course had used 83.91-acre feet of water so far the season.

15. Consolidated Fee Schedule (discussion)

Minutes:
Kulow proposed updating several fee categories in October, including airport hangar

rentals and water/sewer rates. Discussion ensued regarding the airport fuel sliding scale; Kulow noted the City could not easily change prices without a fee schedule update. Councilmember Crowley suggested using an index-plus-markup model. Kulow agreed to consult with the City Attorney on the legality of that approach.

a. **Airport Fees**
b. **Water Coin-Op**
c. **Culinary Water Rates**
d. **Secondary Water Rates**
e. **Sewer Rates**

16. **Airport Discussion (discussion/action)**

Minutes:
Councilmember Chamberlain reported that a second Jet A fuel sample was taken for microbial growth testing explaining the precautionary five-day test was necessary to ensure the fuel is safe for sale after the system passed initial inspections.

17. **Fire Update/Discussion (discussion/action)**

Minutes:
Kulow reported that the city watershed was not impacted by the Babylon fire, which was currently 95% contained. Feedback from all present on emergency communications was positive, though Council noted the AlertSense system was a bit redundant. Kulow noted the only infrastructure deficiency he saw was a need for more water meters for hydrants during large-scale fire operations.

18. **Follow Up Items**

Minutes:
Councilmember Brewer asked about dam inspections. Kulow stated they were scheduled for later in the year and noted that water seepage had slowed significantly.

19. **Governing Body / Administrative Communications**

Minutes:
Kulow reminded the Council that the Fall ULCT conference would be held October 27–28 in Salt Lake City. He further thanked the Council for their assistance during the July 24th celebration and pickleball tournament

20. **Upcoming Agenda Items**

Minutes:
Property Tax Discussion – Budget Review – Airport Discussion

21. **Adjournment (action)**

Minutes:
MOTION to adjourn was made by Councilmember Crowley and seconded by Councilmember Brewer. The motion passed unanimously and Mayor Dunn adjourned the Monticello City Council meeting at 8:31 pm.

Vote results:

Ayes: 4 / Nays: 0 / Abstains: 0

Municipal Building Authority Meeting

22. Call to Order

Minutes:
Mayor Dunn called the MBA meeting to order at 8:31 pm. There were no visitors present.

23. Consider MBA Minutes Review / Approval (action)

Minutes:
MOTION to approve the minutes of 06/09/26 was made by Councilmember Chamberlain and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:
Ayes: 4 / Nays: 0 / Abstains: 0

24. Consider Payment of MBA Bills (action)

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

Vote results:
Ayes: 4 / Nays: 0 / Abstains: 0

25. Adjourn (action)

Minutes:
MOTION to adjourn was made by Councilmember Chamberlain and seconded by Councilmember Brewer. The motion passed unanimously and Mayor Dunn adjourned the meeting at 8:32 pm.

Vote results:
Ayes: 4 / 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-250815044/2026-07-28-city-council