

MONROE CITY COUNCIL MEETING
October 8, 2019
MINUTES

7:00 p.m.

1. The regular meeting of the Monroe City Council was called to order by Mayor Parsons at 7:00 p.m.

2. The Pledge of Allegiance was led by Councilmember Payne. A prayer was offered by Councilmember Anderson.

3. Roll Call

Mayor Johnny C. Parsons

Councilmembers:

Michael Mathie

Fran Washburn

Joe Anderson

Perry Payne

Janet Cartwright - absent

Public Works Director Devin Magleby

City Recorder Allison Leavitt

Utility Clerk Marisa Mathie

Parks Superintendent Bob Lee

Citizens:

Micklane Farmer- Jones and DeMille Engineering

Stacey Whitmore

Cathy Leaver

Ralph Brown – County Commissioner

Van Dodson

4. Consider a motion to approve the minutes of the meetings held September 9, 2019

Councilmember Payne moved to approve the September 9, 2019 Regular City Council Meeting Minutes as corrected. The motion was seconded by Councilmember Washburn. A roll call vote was called. Voting yes: Councilmembers, Mathie, Washburn, Anderson and Payne. The vote was unanimous. The motion carried. 4-0

5. Citizen input – No business tonight.

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44 **6. Approval of October 2019 warrant register, September 2019 cash disbursements,**
45 **adjustment journal and aging report.**

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47 **Councilmembers approved and signed the October 2019 warrant register, September 2019**
48 **cash disbursements, adjustment journal and aging report.**

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50 **7. Business**

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52 **a. Consider proposed Eagle Scout Project – Van Dodson**

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54 Mr. Van Dodson presented to the Council his proposed Eagle Scout Project of installing flag poles on the
55 Cemetery fence on the east side of Washburnville Road and on each side of the main road of the
56 Cemetery.

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58 The cost associated with the project would be approximately \$1079.00. This would include the poles and
59 brackets. The City received a donation of 50 flags a few years ago, and these will be used as part of the
60 project if approved. Prices are estimates from Amazon, Mayor would like Mr. Dodson to purchase
61 materials locally if possible.

62
63 During discussions with the American Legion to replace the markers/crosses with some type of
64 recognition to the Veterans this idea was presented. Monroe City Sexton Bob Lee discussed with Mr.
65 Dodson the possibility of him completing this project for his Eagle Scout project. Mr. Dodson agreed to
66 this and even though the American Legion is not going to remove the markers/crosses he feels that this
67 is a viable project for the Cemetery.

68
69 The flags will be displayed on Veterans Day and Memorial Day and City employees would be responsible
70 for placing the flags just as they do on Main Street.

71
72 Mr. Dodson and Mr. Lee stated that the flag poles could be installed along the fence by Veterans Day
73 this year and the remaining flag poles along the main road could possibly be installed in the spring
74 depending on the weather.

75
76 **Councilmember Mathie moved to approve the proposed Eagle Scout Project to install flag poles at the**
77 **Monroe City Cemetery proposed by Van Dodson. The motion was seconded by Councilmember Payne.**
78 **A roll call vote was called. Voting yes were: Councilmember Payne, Anderson, Washburn and Mathie.**
79 **The vote was unanimous. The motion carried. 4-0**

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81 **b. Street Improvement Project update – Micklane Farmer, Jones and DeMille Engineer**

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83 Micklane Farmer, Jones and DeMille Engineer, presented to the Council the Pavement Preservation
84 Maintenance Schedule for Monroe City Streets. The plan includes a map which shows a six, seven, and
85 eight-year maintenance plan designating which streets fall into which category.

Mr. Farmer explained that the City should budget \$111,000 each year, starting with 2021 budget, for the planned maintenance. Cost estimates were calculated at today project costs with an additional 15% added for expense increases. This amount does not include crack sealing cost, which will need to be done the year prior to the chipping.

Mr. Farmer informed the Council that there are still some areas of the project that the contractors must complete. Redview Dr. will not be completed until the Spring of 2020 because the road base is absorbing the oil to fast for the chipping process to be completed. Mr. Farmer stated this will not be part of the completion deadline for the contractor. It appears the contractor will be close in finishing the project within the contracted time limit. Once the project is completed the City Council can determine if the contractor went over the contracted days and if they want to impose the daily fine for non-completion.

Mr. Farmer and Mr. Magleby explained to the Council that the magnesium chloride solution, for dust control on the remaining dirt roads, will be purchased with project funds and be applied to the City's remaining dirt roads in the spring.

Mr. Farmer explained to the Council that he has updated the Monroe City Construction Standards document with past changes and the new driveway pavement standards.

c. Consider agreement with Monroe Irrigation Canal Company and Monroe City. – Christine Nielsen

Ms. Nielson, Monroe Irrigation Canal Company representative, requested from the Council an updated agreement between the City and the Canal Company regarding maintenance clean-up for the Canal. The Monroe Canal does run through City limits and the City uses the canal for water and flood control. Ms. Nielson stated that an agreement was written in 2013 as a trial agreement and since then it has just been on a verbal basis and she would like to have an official agreement between the two parties.

The trial agreement stated that the City would do the following:

Maintain trails along both sides of the canal through Monroe City limits in order to assist Sevier County with mosquito abatement.

Not issue any building permits along the Monroe Irrigation Canal Company right of way for buildings, fences etc.

Assist the Monroe Irrigation Canal Company with cleaning affected areas along with the end of the canal where sediment collects and provide trucks to haul away sediment caused by Monroe City storm drainage pending proper scheduling of this cleaning.

Maintain culverts at road crossings to be safe and sufficiently handle water quantities suggested by the Monroe Irrigation Canal Company.

Monroe Irrigation Canal Company agrees to do the following:

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Provide equipment for any cleaning operations not caused by Monroe City storm drainage.

Allow Monroe City to utilize the Monroe Irrigation Canal Company for storm drainage, although Monroe Irrigation Canal Company assumes no liability for flooding, or any other damages incurred from this storm drainage.

Ms. Neilson also expressed concern with the new culvert installed at 100 W and 250 N. Her fear is that when water runs through the culvert it could undercut the roadway.

Mr. Magleby explained that the culvert is near the road and that he would be installing object markers in the area to warn drivers of the culvert.

Mayor Parsons and Councilmembers, after a short discussion, instructed Mr. Magleby to contact contractor Jared Grundy to see if the concerns of water running through the culvert and undercutting the roadway can be mitigated.

Mayor Parsons asked City Recorder Allison Leavitt to prepare an agreement for the Council and Monroe Irrigation Canal Company to review and consider adoption at our regular scheduled City Council meeting to be held on October 22, 2019.

Mr. Magleby explained to Ms. Neilson and the Council that clean-up of debris from the canal has been delayed due to the street project, however it is on his schedule of tasks to be completed by City staff.

d. Consider concerns for paraglider landing location. – Cathy Leaver – Stacey Whitmore

Mr. Whitmore informed the Council that during the recent hang glider fly in event they had 204 pilots from 29 states and 2 Canada Providences. The overall reaction from the pilots, was that Monroe is a beautiful little community and Cove and Monroe Mountain are some of the best jump sights in the world. Mr. Whitmore explained that the partnership between the pilots, residents, local business owners and the City have been great. Mr. Whitmore and his club hope to only increase the amount of participating pilots in the future.

Mr. Whitmore explained that he understands the conflict of the pilots landing near the roping arena when there are horses occupying the arena. He would like to work with the Council and residents who use the arena to remedy the problem.

Mayor Parsons explained that the property the hang gliders are currently landing on is not City property, and the owners do not have an issue with the hang gliders using this as their landing pad. However, the property owner at any time could refuse permission of using their property.

Mayor Parsons suggested that they might use the property to the east, which is owned by the City and further away from the arena as a landing pad. Mr. Whitmore explained that the pilots use the grass area around the arena to fold up their equipment to avoid getting weeds and stickers in their equipment, and

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also, there is a restroom nearby.

Mr. Whitmore stated there is a four-wheeler road that runs through the property where they currently land, and he suggested that the pilots land on the east side of this road to alleviate spooking the horses that are in the arena. He also stated that he is willing to work with the different clubs using the roping arena to avoid conflicts.

Cathy Leaver and Debbie Youd expressed concerns for the safety for riders and horses using the arena when the hang gliders are landing near the arena. They would like to see the hang gliders landing pad be further away from the arena, however they are willing to coordinate events with Mr. Whitmore so that both areas are not used at the same time until other arrangements can be made.

Mr. Whitmore stated that he would immediately send out notices to the hang glider pilots to land east of the four-wheeler road. Mr. Whitmore is in favor of moving the landing pad to the City owned property if restrooms and a grass area would be established.

County Commissioner Ralph Brown informed Mr. Whitmore and the Council that the County is in favor of working as a partner in the fly in event because this would be like the Balloon Festival in Salina and the ATV Jamboree in Richfield that they help with.

Mayor Parsons asked Mr. Whitmore to prepare a list of items the hang gliders need to make a good landing place for them and submit it to the Council.

Council discussed that the City's property could not only be used as a landing area, but spectators would have a place to park their vehicles to watch the pilots land.

Council asked Mr. Magleby to prepare a map of the area designating property lines of Monroe City owned property and the well head protection zone boundary.

Council thanked Mr. Whitmore, Ms. Youd, and Ms. Leaver for their input regarding the hang gliders landing area.

Mayor Parsons stated this will be on a future City Council agenda to work out specifics as more information is collected so that this project could be started this coming spring.

e. Consider proposed recreation center located in Richfield, UT – Ralph Brown

Malcom Nash, Sevier County Economic Development Director, distributed information for the Recreation & Community Development Center to the Council. Sevier County Commissioner Brown asked that the Council review the information on their own since there is not time in tonight's meeting to go through it page by page.

Commissioner Brown began the discussion with the Council and members of the community who were present by stating one of the positive aspects of the project is the possibility of a recreation center

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216 helping enrollment growth at the college because it will provide activities for students. Another positive
217 aspect is the competition pool which would provide the school district the opportunity to host regional
218 and state invitational swim meets, which in turns brings people to our community who will stay in local
219 hotels and patronize the local restaurants and stores.

220
221 Commissioner Brown explained that the estimated cost of the building is \$21-24 million dollars. The
222 County portion would be \$7,050,000, which will be funded by half grant and half loan (bond), Richfield
223 City's is \$8,000,000 which will be half grant and half loan, Snow College's portion would be \$7,000,000
224 funded through state appropriations, and \$1,000,000 by private foundations. The County
225 Commissioners have placed this bond on the November 2019 ballot.

226
227 Commissioner Brown discussed that the operation and maintenance (O & M) costs are estimated to be
228 \$800,000 a year. The County's and Snow College's portion would be \$125,000 each with Richfield City at
229 \$250,000. Estimated revenue is \$350,000.00 would help offset the remaining amount. Commissioner
230 Brown commented that this is a proposed plan at this time and cost and design are still subject to
231 change.

232
233 Councilmember Mathie asked if the costs increase as the plan develops will the county increase their
234 portion. Commissioner Brown explained that the bond amount cannot legally be increased.
235 Commissioner Brown went on to explain that as the Commission has met with the architect, who has
236 built around twenty of these types of facilities, many of these types of questions were answered. The
237 architect has classified this project as a remote location, so he has increased the cost estimates to
238 included out of the area contractors that specialize in this type of construction.

239
240 Councilmember Anderson asked if four pools are needed. Commissioner Brown stated that each pool
241 has a definite purpose. To begin with an outdoor pool was not in the project, however through social
242 media it came back to the Commission that 97% of people wanted an outdoor pool, so an outdoor pool
243 was added to the plan. The outdoor pool, leisure pool with slides and lazy river, kiddie pool and the
244 competition pool make up the four pools. The competition pool was enlarged from the original plan so
245 that state and regional meets could be held at the facility, making this pool more than just a practice
246 pool for local teams.

247
248 Commissioner Brown reviewed the impact to property taxes for Sevier County residents. Currently the
249 County has a bond payment in the amount of \$585,000 a year for the Sevier Valley Center (SVC). This
250 bond will be paid off in 2021 which residents will see this as a decrease in their property taxes. If the
251 new bond passes the payment will be around \$450,000 a year so property taxes will increase, but not as
252 much as residents were paying on the SVC. This bond would be a ten-year bond with a typical home
253 worth \$150,000 paying \$18.31 a year, where they have been paying \$26.00 a year, on the SVC. There
254 would be an additional tax increase to property owners in the amount of \$5.50 a year for the O&M.

255
256 Commissioner Brown explained that when the Sevier Valley Center was built there was also a lot of
257 skepticism and now many feel it is an asset to our community and local businesses.

Commissioner Brown stated that the Commissioners understand these types of projects are not money-making facilities, but hopefully it will enhance the community with an additional activities and increase business for local businesses.

Citizen Peggy Roundy asked if one entity is unable to fund their portion is the project done or will they reevaluate and do something different.

Commissioner Ogden stated it would not move forward as proposed if all three entities where not able to participate as planned. If this were to happen then Richfield City would have to do something else on their own.

Councilmember Payne asked; the proposed project has a fitness gym, does this not cause competition with our local gyms which could cost them money if not their business?

Commissioner Brown stated the architect explained that the fitness gym is for everybody, but it would be mainly to create a student atmosphere on campus, and If a family can walk in and go to four different activities this could make the project a success.

Citizens here tonight in support of the new development expressed their desire to see the competition pool. They stated that holding sanctioned meets would bring revenue to the facility through gate sales and local hotels and restaurants would benefit from the additional business.

Commissioner Brown explained that the competition pool would be able to accommodate up to 11 schools/teams and provide seating from 600 to 1000 spectators.

Citizens Jason Kling, Stacey Kling and Angela Neilson from Monroe stated that they felt the recent Mayor's Message in the City's newsletter, should have stated "Monroe City Council" instead of "Monroe City" does not support the project as proposed. They felt the Council was speaking for them, citizens of Monroe, in non-support and they support the project as proposed. Councilmember Mathie explained that as elected official it is their duty to speak for the citizens of Monroe. Mayor Parsons explained that the action to rescind the first letter of support was discussed and voted on at a previous Council meeting. Mayor Parson stated it could have been worded different and apologized.

Citizen Mike Turner asked the County Commissioners to address the benefit as far as revenues to the outlying communities, such as Monroe and Salina. Commissioner Brown explained that even beyond the Sevier County area it would be a place where families can come and use the facility at the same cost. We understand that this is pool located in a rural area and they are not money makers. Yes, Richfield stands to benefit the most with revenues however therefore their portion of the costs is higher.

Councilmember Mathie expressed concerns over the future of the facility if the O&M is higher than estimated and what features are going to be removed from the project if the construction costs exceed the \$24 million estimate. Councilmember Mathie stated he is supportive of an outdoor pool and competition pool but unsure if we need four pools. Commissioner Ogden stated that the County will not pay more than the \$125,000 per year for O&M and if Richfield City cannot cover the costs then the

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doors could close. Commissioner Brown stated that these are very legitimate questions and concerns, and exactly why the Commissioner's decided to put it on the ballot. If the bond passes these are the questions and concerns that will be asked of the architect.

Mayor Parsons thanked the Sevier County Commissioners for the presentation, and he feels he can now better explain the project to the citizens of Monroe.

Mayor asked if members of the Council had any further questions.

Councilmember Washburn stated that he has two concerns, first being the taxes just keep going up every year and second you are talking about CIB monies. Councilmember Washburn's understanding is that this will be using CIB monies that could be used by communities that have little to no tax base. Commissioner Brown explained that every year communities in our area submit a list of items they would like on the CIB list and then the Commissioners prioritize this list. The new pool has been on the list for many years as a low priority and has been waiting its turn because the Commissioners have felt that fire trucks, streets, and water lines have been more important and have been given a higher priority.

Christine Neilson asked for clarification on what will happen if the construction costs exceed the estimate. It was explained that this building right now is in a concept planning stage and has been designed like what Springville City just built. We know the size and the amenities that this building has and what the cost was to construct the building. The cost for the Springville City was around \$21 million, we are planning on \$23-\$24 million which is factoring in inflation and the rural location factors.

Councilmember Mathie asked if this is such an asset to Snow College why are they not paying a larger portion of the costs. Commissioner Brown stated this was a good question.

Commissioner Brown explained that they are legally obligated to \$35 million dollars of debt with a payout for many years for their Ephraim campus, which makes it impossible for them to obligate any further funds.

Councilmember Mathie asked the Commissioners if they support the project. Commissioner Ogden stated he will support what the voters vote for. Commissioner Johnson stated as they have discussed this as a commission they have been united in their thoughts and therefore the process began with passing a bond resolution. He feels if this does enhance Snow College and make it stronger this is positive for our communities.

Commissioner Brown stated there is no middle ground either people are far right or far left on the project. Councilmember Mathie stated he does not feel like this is true, he is not adamantly opposed to the project however, he has taken a lot of flak because he is asking questions and trying to find out answers on a \$25 million project.

A citizen asked Mayor Parsons how he feels about the project. Mayor Parsons stated he wanted to do whatever the vote is.

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Councilmember Payne stated his concern was that it is a partnership and partnerships don't always work well.

Mayor Ogden from Richfield explained that misunderstandings breed discontent and would like to offer an olive branch to Monroe City, and hope that with tonight's meeting it has resolved some of those misunderstandings. Mayor Ogden hopes that this project will benefit everyone involved.

Peggy Roundy as a citizen of Monroe and business owner in Richfield wants the Council to know how much she appreciates their conservative efforts in their decisions and the recent stand that was made concerning the project because it caused a discussion which helped us to learn more about it and she is thankful that the Council is concerned about her tax dollars. As a business owner in Richfield she can see that it can benefit the businesses and Snow College but at the same time this is a scary thing with the unrest surrounding the coal industry at this time.

Mayor Parsons thanked the Commissioners again for their presentation.

f. Consider action on Nuisance and Property Maintenance Enforcement

City Recorder Allison Leavitt explained to the Council that she emailed Mr. Billingsley asking him to begin enforcement procedures at 595 S Main Street and 265 W 300 N. Mayor Parsons determined that due to the passing of one of the residents at 236 S 200 W he would postpone sending Mr. Billingsley there until discussing with the Council their feelings on the next course of action for them.

Ms. Leavitt explained that Mr. Billingsley delivered a letter to 90 N 300 W, which was returned undeliverable. Mr. Billingsley did not understand that the Council wanted to vote on properties before he began his enforcement process. Ms. Leavitt informed him of the Council's desires, and he will only begin enforcement procedures as directed by the Council.

Council discussed the current issues and decided to review items again at the next Council meeting before moving forward with Mr. Billingsley enforcement process.

g. Consider action on Right of Way violators and noticing procedures

City employees Josey Parsons and John Draper surveyed the City right of ways for violations and the list was distributed to the Council.

Council discussed how to determine if an item is in violation of being in the right of way, since we are no longer using the standard of unlicensed vehicles or trailers as violations. Councilmember Payne stated that a lot of people have unlicensed horse trailers in the right of way, however they are used on a consistent basis.

Public Works Director Devin Magleby stated he is unsure if the City staff has time to survey the City each week to see if items have been moved. Councilmember Mathie stated he does not think a weekly survey is needed but would like to see some type of schedule implemented to efficiently track right of way

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violations.

Mayor Parsons showed the Council a couple examples of door knocker violation notifications that are used by Richfield City and Sevier County, these could be used as first notifications for right of way violators and nuisance properties.

Council liked the one that was in duplicate form. This would allow the City to have a copy of the notification delivered to the property owner.

Council decided to have the door knockers prepared and have City employees survey the City again before next Council to see if some of the items have been removed. Council will work on a scheduling plan for right of way enforcement at their next Council meeting.

Mayor Parsons explained that the City has received a complaint that there is an occupied travel trailer located in the rear yard of 199 S 300 E and there is evidence that there is an occupied travel trailer located in the right of way at 70 E 300 S, both are in violation of the Monroe City Land Use Ordinance Section 707 – (3). Council instructed Ms. Leavitt to send letters to both property owners for allowing occupied travel trailers on their property or in the City right of way for an extended period of time.

h. Consider action on Monroe View Red Hill Park development

Dave Coe informed the Council that he has spoken with Chad McWilliams, Sevier County Travel & Tourism Director, and he still feels like there are grants to apply for that will go along with a grant from Mormon Pioneer Heritage National Area – HWY 89 (MPHNA).

MPHNA will be meeting in Panguitch on November 7 and in Manti on November 14, however these meetings are canceled on a regular basis. Mr. Bona with MPHNA told Mr. Coe that it would be a good idea to have someone from Monroe at the meetings. Mr. Coe stated that he would be willing to attend the meetings if they are held.

Mr. Bona stated to Mr. Coe that he feels like this is a good project and that MPHNA would be willing to assist the project with a grant, however he stated we just need to be patient.

Mr. Coe is also looking into applying for a grant with the Utah Children's Outdoor Recreation and Education Grant Program.

i. Consider Resolution 10 01 2019 Amending Personnel Policy – Employee personal use of City equipment.

Council reviewed and discussed amendments to the current personnel policy. Council agreed to the amendments concerning the annual and sick leave policy but would like additional clarification added to the personal use of City equipment by City employees as follows:

- Equipment use is for occasional, limited, specific use only not for ongoing nor continuous use.
- Equipment use is not for business or commercial purposes and the employee shall not receive compensation for its use.

Councilmember Payne moved to adopt Resolution 10 01 2019 amending Monroe City Personnel Policy with discussed changes. The motion was seconded by Councilmember Anderson. A roll call vote was called. Voting yes were: Councilmember Payne, Anderson, Washburn and Mathie. The vote was unanimous. The motion carried. 4-0

8. Other Business

a. Staff Reports

City Recorder Allison Leavitt:

- Distributed department budget reports to each Councilmember.

Parks Superintendent Bob Lee:

- Concern over statement made earlier by Ms. Youd concerning City's liability if someone was to get hurt at the roping arena. He asked if the City should install a sign stating that they are using the facility at their own risk? Councilmember Mathie explained that it would have to be proven that the City was negligence in some way before being liable

Utility Clerk Marisa Mathie:

- No further business.

Public Works Director Devin Magleby:

- Working on getting street signs installed.
- Contractor Jared Grundy is working on installing the protective collar around water valves as part of the street project.
- Mr. Grundy will continue to do sidewalk crossing and water features as requested from the City.

b. Department Business-Council

Councilmember Payne:

- No further business.

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Councilmember Anderson:

- No further business.

Councilmember Washburn:

- Visited with Water Superintendent Wanlass about budgeting for filter replacement at the water treatment plant. We need to establish a line item in the budget to assure there are funds for when the filters need to be replaced.

Councilmember Mathie:

- What is the plan for the dirt area between the baseball field and tennis court at the Mtn. View Park? This area is messy and muddy for those going to and from the soccer field. He would like to see a plan formed for this area so that the park can be finished.

Council discussed partnering with Sevier School District to help with on-going maintenance at the park, especially the soccer field which the high school uses.

Councilmember Mathie stated he would like to see the City move forward in utilizing the lights which have been installed on the soccer field. Council discussed that a structure of some kind would need to be constructed to house the light panel.

Councilmember Mathie stated he just wanted to put this out there on the Councils radar as something we need to be working towards.

- Would like Council to be proactive in approaching Sevier County Commissioners on providing funding to help with our projects such as; Senior Citizens Center, Monroe View Red Hill Park and other projects as needed.

Councilmember Cartwright: Absent

Mayor Parsons:

- Our CIB project to remove the pavilion and build a parking lot at 70 W 100 N was funded during a CIB meeting held October 3, 2019. Work will begin November 1, 2019 unless Monroe City receives a valid proposal to restore the building.
- Ms. Leavitt explained that on the advice of City Attorney David Church a letter will be prepared and sent to Mr. Maxfield stating the steps Monroe City has taken in the effort to obtain an individual or foundation to restore the building, and that the City will be moving forward in demolition of the unsafe building since we have not received a proposal for restoring the building.

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- Irrigation Water will be turned off tomorrow October 9, 2019 due to the cold front that has been forecasted for our area.

9. Adjournment

There being no further business to come before the Council for consideration, Councilmember Mathie moved the Regular Council Meeting adjourn at 9:30 p.m. The motion was seconded by Councilmember Payne. The vote was unanimous. The motion carried. 4-0

The next regular City Council meeting is scheduled to be held on Tuesday, October 22, 2019, starting at 7:00 p.m. at Monroe City Office.

Approved this Date 22nd day of October 2019

Allison Leavitt

Monroe City Recorder

Donna Cox
Stacy McIntire
Cory Smith
Bob Lee
Vern Dodson
Rayce King