



MONROE CITY COUNCIL MEETING

Tuesday, December 8, 2020 at 6:00 pm

NOTICE AND AGENDA

Pursuant to 52-4-6(2), UCA, notice is hereby given that the City Council of Monroe City, Sevier County, Utah, will hold a regular council meeting on the above date at the City Office, 10 N Main, commencing at 7:00 p.m. The agenda shall be as follows: (The order of business may be changed as time permits.)

6:00 p.m. Work Session

1. Kimball & Roberts, CPA Annual Audit Report

7:00 p.m.

2. Welcome and Call to Order: Mayor Johnny Parsons

3. Pledge of Allegiance and Prayer: By invitation

4. Roll Call

5. Consider a motion to approve the minutes of the meeting held November 24, 2020

6. Citizen input

7. Approval of December 2020 warrant register, November 2020 cash disbursements, adjustment journal and aging report.

8. Business

a. Acceptance of Monroe 2019-2020 Annual Audited Financial Statements

b. Adjourn To Monroe Municipal Building Authority

1. Consideration and adoption of Resolution 12 1 2020 authorizing an annually renewable Lease, a Master Resolution, Security Documents and the issuance and sale by the Authority of its Municipal Building Authority of Monroe City, Sevier County, Utah Lease Revenue Bond, Series 2021 to finance the cost of acquisition, construction of cemetery improvements; calling of a public hearing to receive input with respect to the issuance of Lease Revenue Bonds and any impact to the private sector from the construction of the Facility to be funded by the Bonds; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated.

2. Consider date for public hearing

c. Reconvene to Monroe City Council Meeting

d. Consideration and adoption of resolution 12 2 2020 authorizing an annually renewable Lease, a Master Resoutuion, Security Documents adn the issuance and sale by the Authority of its Municipal Building Authority of its Monroe City, Sevier County, Utah Lease Revenue Bond, Series 2021 to finance the cost of construction of cemetery improvements; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated.

e. Consideration and adoption of Resolution 12 3 2020 the 2020 Six County Region Pre-Disaster Hazard Mitigation Plan.

f. Consider Monroe Hot Springs Estates Subdivision amendment

g. Consideration and adoption Resolution 12 4 2020 Amending Monroe City Personnel Policy to appoint appeal authority

h. Closed session to discuss the character, professional competence, or physical or mental health of an individual

i. Consider proposed action on issue discussed during closed session

9. Other Business

a. Staff Reports

b. Department Business-Council

10. Adjournment

Posted this 7th day of December, 2020

I hereby certify that the foregoing notice and agenda was posted at the Monroe City Hall, website littlegreenvally.com, posted on the Utah Public Notice website and personally delivered to each member of the Monroe City Council.

Allison Leavitt, Monroe City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, or assistance during this meeting shall notify Allison Leavitt, City Recorder, at 435-527-4621 at least 24 hours prior to this meeting. Meetings of the Monroe City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207.

MONROE CITY COUNCIL MEETING
November 24, 2020
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 Mayor Parsons. A prayer was offered by Councilmember Cartwright.

3. Roll Call

Mayor Johnny Parsons

Councilmembers:

Dane Buchmiller

Janet Cartwright

Michael Mathie

Perry Payne

Erica Sirrine-absent

Public Works Director Devin Magleby

City Recorder Allison Leavitt

Planning Commission Chairman Bart Lee -Phone

James Payne

Ronald Stuhlberg

Nicolle Stuhlberg

Tim Adams

Aleisa McClure

4. Consider a motion to approve the minutes of the meetings held November 5, 2020

Councilmember Payne moved to approve the November 5, 2020 Regular City Council Meeting Minutes as submitted. The motion was seconded by Councilmember Mathie. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Mathie, and Payne. The vote was unanimous. The motion carried. 4-0

5. Citizen input – No Comments

Monroe City Council

Minutes

11 24 2020

41 **6. Approval of October 2020 cash disbursements, adjustment journal, and utility aging**
42 **report.**

43
44 Councilmembers reviewed the October 2020 cash disbursements, adjustments journals, and
45 utility aging report. Council signed approval for each report. November 2020 warrant register
46 was signed prior to tonight's meeting.

47
48 **7. Business**

49 a. Consider building permit violation for outbuilding/garage located at 454 S 575 W

50
51 Mayor Parsons explained to James Payne, owner of outbuilding/garage in question, that
52 Monroe City was contacted by Sevier County Building Department with concerns that living
53 quarters were being built in his structure and that this was not a permitted use. Mr. Payne
54 stated that when the building was inspected by the Sevier County Building inspector there were
55 items for his son's new house being stored in the building and he believes this is why the
56 inspector thought living quarters were being constructed, but there will not be living quarters in
57 the outbuilding/garage. Mr. Payne did state that there is plumbing for sinks and a toilet.

58
59 Mayor Parsons accepted Mr. Payne explanation of why the inspector might have thought there
60 was living quarters being constructed however, he wanted Mr. Payne to know that living
61 quarters could not be constructed in the building according to Monroe City's ordinances and
62 that per Mike Grimlie, Central Utah Health Department, improvements or new septic system
63 would have to be installed if there were to be living quarters in the building.

64
65 Planning Commission Chairman Bart Lee was on the telephone and stated that he could not
66 hear Mr. Payne so Mayor Parsons reviewed what was discussed with Chairperson Lee.
67 Chairperson Lee asked if there was plumbing for a kitchen. Councilmember Payne stated that
68 there was plumbing for a separate sink outside of the bathroom. Mayor Parsons explained that
69 very little work inside the building is done, so for now we will just wait and see how it
70 progresses. Chairperson Lee agreed to this.

71
72 b. Planning Commission Business:

73
74 1. Private outbuilding/garage exceeding the minimum of 1400 sq. feet,
75 submitted by Ronald Stuhlberg located at 409 W 300 N.

76
77 Planning Commission Chairperson Bart Lee stated the planning commission recommends
78 approval of the building permit for a private outbuilding/garage exceeding 1400 sq. feet
79 submitted by Ronald Stuhlberg.

Councilmember Mathie moved to approve building permit for a private outbuilding/garage exceeding the minimum of 1400 sq. feet, submitted by Ronald Stuhlberg located at 409 W 300 N. The motion was seconded by Councilmember Cartwright. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, and Mathie. The vote was unanimous. The motion carried 4-0

2. Private outbuilding/garage exceeding the minimum of 1400 sq. feet, submitted by Aleisa McClure located at 474 S 200 E

Planning Commission Chairperson Bart Lee stated the planning commission recommends approval of the building permit for a private outbuilding/garage exceeding 1400 sq. feet submitted by Aleisa McClure.

Councilmember Payne moved to approve building permit for a private outbuilding/garage exceeding the minimum of 1400 sq. feet, submitted by Aleisa McClure located at 474 S 200 E. The motion was seconded by Councilmember Cartwright. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, and Mathie. The vote was unanimous. The motion carried 4-0

c. Approval of Resolution 11 03 2020 amending Construction Standards for Monroe City to include changes made to standard drawing titled Recommended Turnaround (RD 19) and Typical Street Section (RD 02).

Public Works Director Devin Magleby explained that our current Construction Standards for Monroe City did not clearly state our street asphalt width requirement. Micklane Farmer, Jones and DeMille, updated the standards drawings showing the width requirement of 24'.

Councilmember Mathie moved to approve Resolution 11 03 2020 amending Construction Standards for Monroe City to include changes made to standard drawing titled Recommended Turnaround (RD19) and Typical Street Section (RD 02). The motion was seconded by Councilmember Payne. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, and Mathie. The vote was unanimous. The motion carried 4-0

d. FEMA compliance proposal – Ricky Anderson, Jones and DeMille

Ricky Anderson, Jones and DeMille engineer, presented to the Council the FEMA Compliance Plan scope, which FEMA representatives requested during the virtual meeting held November 9, 2020 with City Recorder Allison Leavitt, Public Works Director Devin Magleby, FEMA representatives and himself.

Monroe City's Flood Insurance Rate Map (FIRM) was done in 1979 and FEMA is working on redoing this area of the state, however they are at least five years out from completing a new FIRM map for Monroe. Mr. Anderson explained there is new mapping technology now so the study would provide a more accurate flood prone zone. With this data, FEMA would possibly remove the structures located outside the proposed new flood prone zone from the non-compliant structure list. FEMA will require that non-compliant structures be remedied by some type of flood proofing, so the fewer structures in the zone is better for everyone.

Councilmembers expressed concerns about the need to complete the more detailed study and the associated cost. The council understands that these continued efforts will help lead to solutions but is concerned about funding. Council also referred to the fact that Monroe City Flood Plain Manager, Emalee Curtis was following the directions from Judy Watanabe (previous NFIP coordinator) regarding construction of a basement in the Zone A floodplain.

After some discussion Councilmembers concluded that Monroe City does not have the funds budgeted to complete the FEMA Compliance Plan, and asked City Recorder Allison Leavitt to work with Mr. Anderson to draft a letter to FEMA representatives stating that Monroe City would like to request assistance in funding the study.

e. Consider Website design proposal

Councilmember Buchmiller declared a conflict of interest being that he is the owner of Full Draw Design, which has submitted a proposal. Councilmember Buchmiller wanted it stated in the minutes that he had not suggested a new website be designed and that he would not participate in the discussion. Mayor Parsons asked if the Council had questions that Public Works Director Devin Magleby could not answer if Councilmember Buchmiller would be willing to answer them, Councilmember Buchmiller agreed to this.

Council reviewed proposals submitted by Municode, Full Draw Design, and Curtis Consulting.

Mayor Parsons commented that Municode costs exceed the other two proposals, is not a local business, and he would like to see us work with a local business.

Councilmember Mathie stated our current website is difficult to navigate and would favor a website that provided easy access to City information, such as meeting agendas and minutes. Mayor Parsons indicated that most websites are accessed through mobile devices and the new site should be compatible with mobile devices.

City Recorder Allison Leavitt explained that the current website administrator is Craig Curtis

who has always been accommodating and stayed within Monroe City's current budget constraints. Mayor Parsons stated that Full Draw Design has done a good job with the Royal Point Elk Ranch site.

Public Works Director Devin Magleby reviewed the two proposal with the Council explaining that there is an initial cost to build the site, yearly maintenance costs, and possible fees from third parties accepting customer payments for City services.

Council took a minute to look on phones at other websites done by Curtis Consulting and Full Draw Design, before making a final decision. Councilmember Mathie stated his inclination was that if we were going to go all new to go with Full Draw Design.

Councilmember Mathie moved to accept proposal from Full Draw Design for Monroe City Website. The motion was seconded by Councilmember Cartwright. A roll call vote was called. Voting yes: Councilmembers Cartwright, Payne, and Mathie; Councilmember Buchmiller abstained. The motion carried 3-0

7. Other Business

a. Staff Reports

City Recorder Allison Leavitt

*Due to COVID-19 Nathan Selin, Executive Director of Central Utah Health Department, informed City Recorder Allison Leavitt that Monroe City must enforce social distancing and mask wearing, so there will be no tree lighting ceremony with Santa this year. There will be a drive through Santa Letter drop off at the Lion's Park pavilion where Santa will be there and the youth council members will collect letters and give out Santa treat to those in their cars. Councilmembers may attend if they want to. City Treasurer Jacee Barney will answer each letter with a Santa response if a return address is included with their letter.

Public Works Director Devin Magleby

*Resident requested that speed bumps be installed on 100 N to 300 E to slow traffic going to Mystic Hot Springs. Council has received similar requests in the past and it was determined that speed bumps cause issues with emergency vehicles. Mayor Parsons suggested that the City's portable speed limit sign be placed in this area and the speeding complaint be forwarded to Sevier County Sheriff Deputy Dave Larsen for assistance from the sheriff department in enforcing the 25mph speed limit.

197 *Hauling tailings for parking lot has started and it appears the tailings are covering up the rocks
198 well, going farther than planned, and are about 1/3 done with the project.

200 *Spoke with Jared Grundy concerning work at the Red Hill. Mr. Grundy was in the process of
201 waiting for results of COVID-19 testing and have not heard back from him.

203 *Complaints received about people camping at the Red Hill, will Contact David Larsen, Sevier
204 County Sheriff Deputy about patrolling this area and enforcing the no camping policy.

206 b. Department Business-Council

208 Councilmember Mathie –

210 No further business tonight.

212 Councilmember Payne -

214 *Fire truck passed recent federal inspection.

216 *Bathroom doors at the roping arena restroom are being left wide open and needs to be fixed
217 so that they automatically close after someone uses them.

219 Councilmember Cartwright –

221 *Will set up a meeting with Public Works Director Devin Magleby and Sexton Shad Lee after the
222 first of the year to discuss the cemetery expansion project.

224 *Flags at the cemetery were out for Veteran's day and looked nice.

226 *Working with American Legion members on fund raising for new Veteran memorial at the
227 cemetery.

229 *Bidding packet for work on the Senior Citizens building are being prepared and should be
230 ready soon. Six County Aging Department contacted Brenda Sorenson, Senior Citizen Director,
231 to inform her that there may be funds from their organization to help with the kitchen remodel
232 or other needs at the center.

Councilmember Buchmiller –

* UAMPS will be holding their December meetings, which the Council is invited to, as a virtual meeting. If councilmembers want to join the meeting UAMPS has provided a link on the meeting agenda that was mailed to each Councilmember. The meeting is December 16, 2020. Public Works Director will have the meeting set up at the City Office, using the new projector and screen for those Councilmembers that want to attend the meeting at the City Office.

*Will schedule a meeting with Trent Brown, Sunrise Engineering, to answer questions for their FERC licensing scoping proposal.

Mayor Parsons-

*There is about \$1500.00 of CARES funds that have not been allocated. This will be reported to the State by November 27, 2020.

8. Adjournment

There being no further business to come before the Council for consideration, Councilmember Payne moved the Regular Council Meeting adjourn at 8:05p.m. The motion was seconded by Mathie. The vote was unanimous. The motion carried. 4-0

The next regular City Council meeting is scheduled to be held on Tuesday, December 8, 2020 starting at 7:00 p.m. at Monroe City Office.

Approved this 8th day of December 2020

Allison Leavitt

Monroe City Recorder

**Monroe City
Payment Approval**

Vendor	Invoice No.	PO Number	Activity No.	Description	Date	Amount
10.4424 - SUPPLIES						
GG'S MARKETPLACE	02-1731133			CLEANER, TOILET PAPER	11/14/2020	83.14
MOUNT OLYMPUS WATERS	10203041 11272			WATER	11/27/2020	129.46
SEVIER OFFICE SUPPLY	973479-0			PAPER	11/20/2020	16.98
SEVIER OFFICE SUPPLY	973681-0			TONER, PAPER	11/24/2020	196.48
						\$426.06
10.4428 - TELEPHONE						
CENTURY LINK	CH 122020			CITY HALL PHONE	11/25/2020	166.66
10.4429 - UTILITIES						
DOMINION ENERGY	12032020CO			CITY GAS	11/17/2020	36.76
MONROE CITY	12032020 MARQ			CITY MARQUEE	11/18/2020	7.22
MONROE CITY	12032020 MTN V			CITY OFFICE BUILDING	11/18/2020	76.88
MONROE CITY	12 2020 MARQ			MARQUEE	12/10/2020	7.22
MONROE CITY	12 2020 OFF BL			OFFICE BUILDING	12/10/2020	76.88
						\$204.96
10.4434 - ACCOUNTING AND AUDITING						
KIMBALL & ROBERTS	12032020			JUNE 30 2020 AUDITED FINANCIAL ST	11/05/2020	6,250.00
10.4446 - SUNDRY						
ROCKY MOUNTAIN POWER	122020			STREET LIGHT	11/17/2020	27.94
10.5324 - SUPPLIES						
GG'S MARKETPLACE	02-172532			SODA	11/04/2020	78.37
LARSEN'S ACE HARDWARE	748849			NUTS, BOLTS, FASTENERS	11/11/2020	32.27
						\$110.64
10.5327 - GASOLINE AND OIL						
SEVIER VALLEY OIL	207112C			FD FUEL	12/03/2020	187.78
10.5329 - UTILITIES						
DOMINION ENERGY	12032020FS			FIRE STATION GAS	11/17/2020	105.46
MONROE CITY	12032020 FD			FIRE DEPARTMENT	11/18/2020	73.24
MONROE CITY	12 2020FH			FIRE DEPARTMENT	12/10/2020	73.27
						\$251.97
10.6024 - SUPPLIES						
ALVEY LUMBER CO.	B136859			WRENCH, WINDSHIELD WASH, BRAK	11/19/2020	16.77
10.6027 - GASOLINE AND OIL						
SEVIER VALLEY OIL	207112C			ST FUEL	12/03/2020	231.61
SEVIER VALLEY OIL	207112C			ST GAS	12/03/2020	141.30
						\$372.91
10.6028 - TELEPHONE						
CENTURY LINK	SH 122020			SHOP PHONE	11/25/2020	44.67
10.6029 - UTILITIES						
DOMINION ENERGY	12032020SH			SHOP GAS	11/17/2020	29.03
MONROE CITY	12032020 MAINT			MAINTENANCE	11/18/2020	57.79
MONROE CITY	12032020 PRK S			PARKING SHED	11/18/2020	0.77
MONROE CITY	122020 SCHL C			SCHOOL CROSSING	11/18/2020	0.34
MONROE CITY	12 2020 MAINT			MAINTENANCE	12/10/2020	57.79
MONROE CITY	12 2020 PRK SH			PARKING SHED	12/10/2020	0.77
MONROE CITY	12 2020 SCHL C			SCHOOL CROSSING	12/10/2020	0.34
						\$146.83
10.6030 - STREET MAINTENANCE						
STAKER & PARSON COMPANY	195863			PREP AND PATCHING VARIOUS LOCA	11/06/2020	4,800.00
10.6424 - SUPPLIES						
ALVEY LUMBER CO.	B136117			ZIPITS, SCREWDRIVER	11/05/2020	8.98
ALVEY LUMBER CO.	B136742			CHALK LINE	11/18/2020	4.48
ALVEY LUMBER CO.	B136768			CAULK	11/18/2020	3.98
ALVEY LUMBER CO.	B136809			BOLTS	11/19/2020	3.70
LARSEN'S ACE HARDWARE	750460			PAINT AND PAINT SUNDRIES	11/23/2020	43.94
ON THE GO	12032020			MONTHLY RESTROOM RENTAL	11/18/2020	80.00
						\$145.08
10.6427 - GASOLINE AND OIL						
SEVIER VALLEY OIL	207112C			PARK GAS	12/03/2020	188.40
SEVIER VALLEY OIL	207112C			PARK FUEL	12/03/2020	12.52
						\$200.92
10.6429 - UTILITIES						
DOMINION ENERGY	12032020CC			CC GAS	11/17/2020	42.02
DOMINION ENERGY	12032020OLDFS			OLD FD GAS	11/17/2020	37.48
MONROE CITY	12032020 BLL P			BALL PARK RESTROOM	11/18/2020	64.41
MONROE CITY	12032020 CC			CC UTILITY	11/18/2020	35.26
MONROE CITY	12032020 CON L			CONCESS LIGHTS	11/18/2020	3.27
MONROE CITY	12032020 IRR P			IRRIGATION POND	11/18/2020	21.90
MONROE CITY	12032020 LN PR			LIONS PARK RESTROOM	11/18/2020	68.46
MONROE CITY	12032020 OLD F			OLD FIRE STATION	11/18/2020	4.73
MONROE CITY	12032020 TNS C			TENNIS COURTS	11/18/2020	3.96
MONROE CITY	122020 PRK ST			LIONS PARK STAGE	11/18/2020	0.43

**Monroe City
Payment Approval**

Vendor	Invoice No.	PO Number	Activity No.	Description	Date	Amount
MONROE CITY	122020 RD AR			RIDING ARENA	11/18/2020	33.63
MONROE CITY	122020 RP ARN			ROPNG ARENA	11/18/2020	9.63
MONROE CITY	12 2020 BLL PR			BLL PRK RESTROOM	12/10/2020	64.41
MONROE CITY	12 2020 CC			CC UTILITY	12/10/2020	35.26
MONROE CITY	12 2020 CON LT			CONCESS LIGHTS	12/10/2020	3.27
MONROE CITY	12 2020 IRR			IRRIGATION POND	12/10/2020	21.90
MONROE CITY	12 2020 LIONS P			LIONS PARK RESTROOM	12/10/2020	0.43
MONROE CITY	12 2020 LIONS			LIONS PARK RESTROOM	12/10/2020	68.46
MONROE CITY	12 2020 RD ARN			RIDING ARENA PWR	12/10/2020	33.63
MONROE CITY	12 2020 ROP AR			ROPING ARENA	12/10/2020	9.63
MONROE CITY	12 2020 TNS CR			TENNIS COURTS	12/10/2020	3.96
MONROE CITY	12 20200;D FS			OLD FS POWER	12/10/2020	4.73
						\$570.86
10.6721 - BOOKS, GENERAL FUND						
SEVIER OFFICE SUPPLY	972418-0			PAPER, BOOK	11/02/2020	40.79
SEVIER OFFICE SUPPLY	972476-0			203.89	11/03/2020	203.89
SEVIER OFFICE SUPPLY	972481-0			BOOK	11/03/2020	17.59
						\$262.27
10.6722 - CHILDREN'S BOOKS						
PENWORTHY/MEDIA SOURC	0567426-IN			BOOKS	11/20/2020	570.82
10.6724 - SUPPLIES						
SEVIER OFFICE SUPPLY	973213-0			PAPER	11/16/2020	1.00
SEVIER OFFICE SUPPLY	973569-0			PAPER, TAPE	11/23/2020	20.50
						\$21.50
10.6728 - TELEPHONE						
CENTURY LINK	12 2020 LIB			LIBRARY PHONE	11/25/2020	42.00
10.6729 - UTILITIES						
DOMINION ENERGY	12032020LIB			LIB GAS	11/17/2020	110.89
MONROE CITY	12032020 LIB			LIBRARY POWER	11/18/2020	32.94
MONROE CITY	12 2020 LIB			LIBRARY POWER	12/10/2020	32.94
						\$176.77
10.6752 - CAPITAL OUTLAY - BUILDINGS						
SEVIER HEATING & AIR COND	16103			LIBRARY AIR	11/09/2020	10,500.00
10.6824 - SUPPLIES						
ALVEY LUMBER CO.	B136071			CEMENT, PVC ELBOW	11/05/2020	8.47
ALVEY LUMBER CO.	B136894			BOOSTER CABLE	11/20/2020	14.99
ALVEY LUMBER CO.	B136149			DRILL BITS	12/10/2020	11.37
ALVEY LUMBER CO.	B136168			WASHERS	12/10/2020	4.99
O'REILLY	3001-472998			BULB	11/06/2020	5.58
						\$45.40
10.6827 - GASOLINE AND OIL						
SEVIER VALLEY OIL	207112C			CEM FUEL	12/03/2020	81.38
SEVIER VALLEY OIL	207112C			CEM GAS	12/03/2020	223.73
						\$305.11
10.6829 - UTILITIES						
MONROE CITY	12032020 CEM			CEM BUILDING	11/18/2020	0.43
MONROE CITY	12 2020 CEM BL			CEM BLDG POWER	12/10/2020	0.43
						\$0.86
51.4024 - SUPPLIES						
ALVEY LUMBER CO.	B136243			FLAP WHEEL	11/09/2020	6.99
PETERSON PLUMBING	2502370			INFLAT TEST BALL	11/06/2020	341.20
PETERSON PLUMBING	2498117			WATER METER WRENCH	11/09/2020	17.99
PETERSON PLUMBING	2512592			WIDE BODY SERV SADDLE, STOP	11/23/2020	300.68
PETERSON PLUMBING	2513880			WAT MET RING, KNOCK OUT LID	11/24/2020	94.90
SCHOLZEN PRODUCTS COM	3030028-00			MONTHLY RENTAL	11/25/2020	31.20
						\$792.96
51.4027 - GASOLINE AND OIL						
SEVIER VALLEY OIL	207112C			WAT FUEL	12/03/2020	68.86
SEVIER VALLEY OIL	207112C			WAT GAS	12/03/2020	223.73
						\$292.59
51.4028 - TELEPHONE						
CENTURY LINK	WAT 122020			WATER DEPT	11/25/2020	109.22
51.4029 - UTILITES						
MONROE CITY	12032020 CUL			CUL WELL POWER	11/18/2020	165.12
MONROE CITY	12032020 WTR			CITY WATER TREATMENT	11/18/2020	295.84
MONROE CITY	122020 WLLHS			CITY WELLHOUSE	11/18/2020	30.79
MONROE CITY	12 2020 CUL WE			CUL WELL POWER	12/10/2020	165.12
MONROE CITY	12 2020 WATER			WATER TREAT PLANT	12/10/2020	295.84
MONROE CITY	12 2020 WELLH			WELLHOUSE	12/10/2020	30.79
						\$983.50
51.4037 - PROFESSIONAL AND TECHNICAL						
CENTRAL UTAH HEALTH DEP	12 2020			PUBLIC WATER SAMPLE	11/30/2020	40.00

**Monroe City
Payment Approval**

Vendor	Invoice No.	PO Number	Activity No.	Description	Date	Amount
51.4050 - WATER ASSESSMENTS						
PIUTE RESERVOIR & IRRIGAT	12032020			CAPITOL STOCK	11/10/2020	35.00
53.4024 - SUPPLIES						
ALVEY LUMBER CO.	B135991			BOLTS, ANCHOR SHACKLE	11/04/2020	28.37
CENTRAL ELECTRIC SUPPLY	259189			TITE FLEX, COMP CONNECTOR, COU	11/04/2020	28.73
CENTRAL ELECTRIC SUPPLY	259868			COUPLING, ADAPTER	11/12/2020	64.10
CENTRAL ELECTRIC SUPPLY	260708			BELL ENDS, CEMENT	11/24/2020	106.66
IRBY	S012069669.002			POWER SUPPLY	11/09/2020	348.96
IRBY	S012177513.001			MARKING PAINT	11/16/2020	38.40
IRBY	S012177513.002			GLOVES, TESTING CHARGE	11/20/2020	261.05
IRBY	S012179654.001			TRANSFORMERS	11/24/2020	1,790.00
						\$2,666.27
53.4026 - VEHICLE MAINTENANCE						
BIPS AUTO PARTS	772247			BATTERY, HINGE PIN, WIPER BLADES	11/24/2020	333.95
53.4027 - GASOLINE AND OIL						
SEVIER VALLEY OIL	207112C			EL GAS	12/03/2020	400.35
SEVIER VALLEY OIL	207112C			EL FUEL	12/03/2020	43.82
						\$444.17
53.4029 - UTILITIES						
MONROE CITY	122020 SEN CIT			SEN CIT CENTER POWER	11/18/2020	103.54
MONROE CITY	12 2020 SEN CIT			SEN CIT CENTER POWER	12/10/2020	103.54
						\$207.08
53.4031 - DATA PROCESSING						
PELORUS METHODS	210101			SOFTWARE & SUPPORT	12/01/2020	1,650.00
57.4035 - ADMINISTRATIVE SERVICES						
CENTURY LINK	FD 122020			FIRE DEPARTMENT PHONE	11/25/2020	82.40
SEVIER COUNTY	106640			LANDFILL BILLINGS DECEMBER 2020	11/30/2020	4,968.75
						\$5,051.15
58.4024 - SUPPLIES						
ALVEY LUMBER CO.	B136343			SAWZALL BLADE, CAP, SEWER PIPE	11/10/2020	33.56
ALVEY LUMBER CO.	B136346			COUPLING, BISHING	11/10/2020	10.99
						\$44.55
72.4080 - EQUIPMENT & SUPPLIES - WRESTLING						
THE SHIRT STOP	122020			WRESTLING SHIRTS	11/06/2020	840.59
						\$39,339.81

**Monroe City
Payment Approval**

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

STAKER & PARSON COMPANIES	11/17/2020	\$ 1,031.25	CARES BUIDLING CON	104419 - CARES Expenses	
PAYNE'S PLUMBING	11/17/2020	\$ 615.00	CARES HOT WATER HE	104419 - CARES Expenses	
HOME DEPOT CREDIT SERVICES	11/17/2020	\$ 328.00	CARES - ROD TOOLS	104419 - CARES Expenses	
Frank Dimick	11/17/2020	\$ 1,022.12	CARES BUILDING FOR	104419 - CARES Expenses	
PETERSON PLUMBING	11/17/2020	\$ 797.95	CARES PICK UP TOOL	104419 - CARES Expenses	
STAKER & PARSON COMPANIES	11/17/2020	\$ 825.00	CARES CONCRETE BEN	104419 - CARES Expenses	
UTAH BARRICADE	11/17/2020	\$ 1,830.00	CARES LIGHTS FOR PIC	104419 - CARES Expenses	
Public Employees Health Program	11/20/2020	\$ 9.25		106413 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 9.25		106713 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 9.25		106813 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 148.00		105313 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 384.19		584013 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 920.31		514013 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 960.96		102240 - GROUP INSURANCE PAYABLE	
Public Employees Health Program	11/20/2020	\$ 1,380.79		106013 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 1,617.63	health insurance	104413 - EMPLOYEES BENEFITS	
Public Employees Health Program	11/20/2020	\$ 6,077.33		534013 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 2.36	EMPLOYEE BENEFITS	584013 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 7.60		106013 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 8.65	EMPLOYEE BENEFITS	106413 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 8.65	EMPLOYEE BENEFITS	106713 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 8.65	EMPLOYEE BENEFITS	106813 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 22.00		514013 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 24.10		534013 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 56.61		104413 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 160.75		105313 - EMPLOYEES BENEFITS	
Utah Local Government Trust	11/20/2020	\$ 695.92		102240 - GROUP INSURANCE PAYABLE	
MORGAN ROLLING FLAGS	11/20/2020	\$ 5,860.44	ROLLING FLAG FOR SS	724055 - SUNDRY - SSHS STADIUM	
ROBERTS, KAYCEE	11/24/2020	\$ 400.00	EMPLOYEE SAVINGS	102232 - EMPLOYEE SAVINGS	
US POSTMASTER	11/24/2020	\$ 255.20	NOVEMBER NEWSLET	534024 - SUPPLIES	
RODNEY WANLASS	11/24/2020	\$ 400.00	EMPLOYEE SAVINGS V	102232 - EMPLOYEE SAVINGS	
MONROE CITY	11/25/2020	\$ 6,787.81	PAYROLL TRANSFER	101580 - SUSPENSE	
MONROE CITY	11/25/2020	\$ 28,510.49	PAYROLL TRANSFER	101580 - SUSPENSE	
UAMPS	11/25/2020	\$ 37,964.56	MONTHLY BILLING	534039 - POWER PURCHASED-UAMPS	

US POSTMASTER	11/25/2020	\$	387.80	SEPT BILLING	534024 - SUPPLIES		
THE SHIRT STOP	11/25/2020	\$	214.40	FOOTBALL HATS	724081 - EQUIPMENT & SUPPLIES - FOOTBALL		
THE SHIRT STOP	11/25/2020	\$	654.00	SPONSOR PLAQUE	724055 - SUNDRY - SSHS STADIUM		
CENTRAL ELECTRIC SUPPLY	11/27/2020	\$	947.47	CARES PARK LIGHTS	104419 - CARES Expenses		
CENTRAL ELECTRIC SUPPLY	11/27/2020	\$	65.25	CARES PARK LIGHTS	104419 - CARES Expenses		
CENTRAL ELECTRIC SUPPLY	11/27/2020	\$	332.12	SENIOR CITIZEN-CARE	104419 - CARES Expenses		
PLAYGROUND BOSS	11/27/2020	\$	2,487.00	CARES PLAYGROUND	104419 - CARES Expenses		
SPLASH PAD USA	11/27/2020	\$	8,640.00	CARES SPLASH PAD FE	104419 - CARES Expenses		
ALVEY LUMBER CO.	11/27/2020	\$	3,170.25	CARES SIDE BY SIDE BU	104419 - CARES Expenses		
PETERSON PLUMBING	11/27/2020	\$	349.98	CARES SANITIZER STA	104419 - CARES Expenses		
PETERSON PLUMBING	11/27/2020	\$	245.58	CARES PICK UP TOOLS	104419 - CARES Expenses		
OUTSIDERS EXTERIOR SPECIALIS	11/27/2020	\$	3,752.17	CARES SIDE BY SIDE BU	104419 - CARES Expenses		
Full Draw Designs	11/27/2020	\$	5,950.00	CARES WEBSITE DESIG	104419 - CARES Expenses		
		\$	249,997.24				

Thereupon, after the conduct of other business not pertinent to the following, the following Resolution was introduced, in written form by the President and, pursuant to motion duly made by _____, and seconded by _____, was adopted by the following vote:

AYE: Dane Buckmiller
Janet Cartwright
Michael Mathie
Perry Payne
Erica Serrine

Nay: None.

This Resolution was thereupon signed by the President, was attested and countersigned by the Secretary and was ordered recorded in the official record of the Authority.

The Resolution is as follows:

RESOLUTION NO. 12 1 2020

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE MUNICIPAL BUILDING AUTHORITY OF MONROE CITY, SEVIER COUNTY, UTAH AUTHORIZING AND APPROVING THE EXECUTION BY THE AUTHORITY OF AN ANNUALLY RENEWABLE LEASE AGREEMENT, BY AND BETWEEN THE AUTHORITY AND MONROE CITY, SEVIER COUNTY, UTAH (THE "CITY"); AUTHORIZING THE ISSUANCE AND SALE OF ITS LEASE REVENUE BOND, SERIES 2021 (THE "BOND"); AUTHORIZING THE EXECUTION BY THE AUTHORITY OF A MASTER RESOLUTION, SECURITY DOCUMENTS AND OTHER RELATED DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE FINANCING OF THE COST OF CONSTRUCTION OF CEMETERY IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, Monroe City, Sevier County, Utah (the "City") has previously authorized and directed the creation of the Municipal Building Authority of Monroe City (the "Authority") pursuant to the provisions of a Resolution adopted on September 9, 2003 (the "Creating Resolution"); and

WHEREAS, pursuant to the direction of the Mayor and City Council contained in the Creating Resolution, the Authority has been duly and regularly created, established, and is organized and existing as a nonprofit corporation under and by virtue of the provisions of the Constitution and laws of the State of Utah, including, in particular, the provisions of the Utah Revised Nonprofit

Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively, the “Act”); and

WHEREAS, under the Articles of Incorporation of the Authority (the “Articles”), the objects and purposes for which the Authority has been founded and incorporated are to acquire, improve or extend one or more projects and to finance their costs on behalf of the City in accordance with the procedures and subject to the limitations of the Act in order to accomplish the public purpose for which the City exists; and

WHEREAS, the Authority intends to construct cemetery improvements, including the expansion of the existing cemetery, roads, parking area, directory kiosk, Veterans memorial, restroom, and related improvements; and

WHEREAS, the City desires to lease, as lessee on an annually renewable basis, the cemetery improvements (the “Project”) to be used by the city in the performance of its public purposes; and

WHEREAS, the Authority desires to lease the Project, as lessor, on an annually renewable basis, to the City as lessee; and

WHEREAS, the Project is to be leased to the City, as lessee, on an annually renewable basis by the Authority, as lessor, pursuant to the terms and provisions of that certain Lease Agreement, in substantially the form presented to this meeting and attached hereto as Exhibit “A” (the “Lease”) and herein authorized and approved; and

WHEREAS, to finance the costs of acquiring and constructing the Project, the Authority proposes to issue its Lease Revenue Bond, Series 2021 in the principal amount not to exceed \$150,000 (the “Series 2021 Bond”) pursuant to this Resolution and a Master Resolution (the “Master Resolution”), in substantially the form presented to this meeting and attached hereto as Exhibit “B”, the Authority proposes to secure its payment obligations under the Series 2021 Bond by executing a Deed of Trust, Assignment of Rents and Security Agreement and financing statements with respect to the Project in substantially the forms presented to this meeting and attached hereto as Exhibit “C” (collectively the “Security Documents”) for the benefit of the holders of the Series 2021 Bond; and

WHEREAS, the Series 2021 Bond shall be payable solely from the rents, revenues and other income derived by the Authority from the leasing of the Project to the City on an annually renewable basis, and shall not constitute or give rise to an obligation or liability of the City or constitute a charge against its general credit or taxing power; and

WHEREAS, the City desires to improve and promote the local health and general welfare of the citizens of the City by entering into the Lease; and

WHEREAS, the State of Utah Permanent Community Impact Fund Board (the “Purchaser”) has offered to purchase the Series 2021 Bond and the Authority desires to sell the Series 2021 Bond; and

WHEREAS, the Mayor and City Council, by its Resolution dated December 8, 2020 (the "City Resolution") shall authorize, approve and direct the execution of the Lease and shall authorized the issuance of the Series 2021 Bond and acquisition of the Project, and shall further authorize the execution of the Lease, the Master Resolution and the Security Documents, and certain other acts to be taken by the Authority in connection therewith; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (i) give notice of its intent to issue such Bonds and (ii) hold a public hearing to receive input from the public with respect to the issuance of the Bonds and the potential economic impact on the private sector from the construction of the facility to be funded by the Bonds; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, in order to allow for flexibility in setting the financial terms of the Series 2021 Bonds once costs of the Project are finally determined and to optimize debt service costs to the Issuer, the Authority desires to grant to the President, in accordance with state law, the authority to approve the interest rates, principal amounts, terms maturities, redemption features and purchase price at which the Series 2021 Bonds shall be sold and any changes with this Resolution, provided that such terms do not exceed the parameters set forth for such terms in Sections 6 and 17 of this Resolution (the "Parameters");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MUNICIPAL BUILDING AUTHORITY OF MONROE CITY AS FOLLOWS:

Section 1. All action heretofore taken (not inconsistent with the provisions of this Resolution, the City Resolution or the Creating Resolution) by the Governing Board and by the officers of the Authority directed toward the issuance of the Series 2021 Bond are hereby ratified, approved and confirmed.

Section 2. The Governing Board hereby authorizes, approves and directs the leasing of the Project to the City by the Authority in the manner provided in the Lease.

Section 3. The Lease, in the form presented to this meeting and attached hereto as Exhibit "A", is in all respects approved, authorized and confirmed and the President of the Authority is authorized to approve the final terms thereof and to execute and deliver the Lease in the form and with substantially the same content as set forth in Exhibit "A" for and on behalf of the Authority.

Section 4. The Master Resolution in substantially the form presented to this meeting and attached hereby as Exhibit "B" is in all respects authorized, approved and confirmed. The President of the Authority is hereby authorized to execute and deliver the Master Resolution in the form and with substantially the same content as set forth in Exhibit "B" for and on behalf of the Authority.

Section 5. For purposes of providing funds (1) to acquire and construct the Project; and (2) to pay certain costs of issuance of the Series 2021 Bond, and for such other purposes as may be

authorized under the Master Resolution, the Authority shall issue the Series 2021 Bond which shall be designated the "Municipal Building Authority of Monroe City Lease Revenue Bond, Series 2021."

Section 6. The Authority hereby authorizes the issuance of the Series 2021 Bond in an amount not to exceed \$150,000 at interest rates not to exceed 2.0% per annum, to mature in not more than twenty-five (25) years from its date or dates and the sale of the Series 2021 Bond to the State of Utah Permanent Community Impact Fund Board (the "Purchaser"). The Series 2021 Bond shall be dated, shall be issued as a fully registered bond, and shall mature as provided in the Master Resolution.

The forms, terms and provisions of the Series 2021 Bond and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Master Resolution in the form to be executed by the Authority. The Series 2021 Bond shall mature prior to the expiration of the estimated useful life of the Project. The President of the Authority is hereby authorized to execute the Series 2021 Bond, to place thereon the seal of the Authority and to deliver the Series 2021 Bond to the Purchaser. The Secretary of the Governing Board of the Authority is authorized to attest to the signature of the President and affix the seal of the Authority to the Series 2021 Bond and to authenticate the Series 2021 Bond. The signatures of the President and the Secretary of the Governing Board of the Authority may be by facsimile or manual execution.

Section 7. The appropriate officials of the Authority are hereby authorized to execute and deliver the Security Documents in substantially the forms and with substantially the same content as set forth in Exhibit "C" attached hereto for and on behalf of the Authority.

Section 8. The appropriate officers of the Authority are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the transaction as contemplated thereby and are authorized to take all action necessary in conformity with the Acts and the Articles to lease the Project to the City pursuant to the Lease, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the sale and delivery of the Series 2021 Bond.

Section 9. Upon the issuance, the Series 2021 Bond will constitute regular limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2021 Bond and the Master Resolution. No provision of this resolution or of the Lease, the Master Resolution, the Security Documents, the Series 2021 Bond, or any other instrument, shall be construed as creating a general obligation of the City, or as incurring or creating a charge upon the general credit of the City or its taxing powers. As specified by the City in the City Resolution, the City shall have no power to pay out of its funds, revenues, or accounts, or otherwise contribute any part of the cost of making any payment in respect of the Series 2021 Bond, except in connection with the payment of the Base Rentals, Additional Rentals, and Purchase Option Price, pursuant to the Lease (as those terms are defined in the Lease), which may be terminated by the City on any annual renewal date thereof in accordance with the provisions of such Lease.

Section 10. The appropriate officials of the Authority are authorized to make any alterations,

changes or additions in the Lease, the Master Resolution and the Security Documents herein authorized and approved which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to conform the same to other provisions of said instruments, to the provisions of this Resolution, the City Resolution, the Creating Resolution or any resolution adopted by the City or the Authority, or the provisions of the laws of the State of Utah or the United States.

Section 11. If any provisions of this Resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this Resolution or the exhibits.

Section 12. The Secretary of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and to place the seal of the Authority on the Lease, the Master Resolution, the Security Documents, the Series 2021 Bond, and any other documents authorized, necessary or proper pursuant to this Resolution or any resolution of the City or the Authority. The appropriate officials of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any and all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and any resolution of the Authority.

Section 13. The form, terms and provisions of the Series 2021 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be set forth in the Master Resolution. The President and the Secretary of the Issuer are hereby authorized and directed to execute and seal the Series 2021 Bonds.

Section 14. The appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Master Resolution and the Series 2021 Bonds or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2021 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States.

Section 15. In consideration of the purchase of the Series 2021 Bond by the holders thereof from time to time, the obligations and undertakings of the City under the Lease, and in accordance with the provisions of the Act and the Articles, the Authority does hereby pledge to and agree with the holders of the Series 2021 Bond and the City that the Authority, to the extent of its powers under the Articles and under the Constitution and laws of the State of Utah, including the Act, will not alter, impair or limit the rights vested in the holders of the Series 2021 Bond or the City until the Series 2021 Bond is deemed to have been discharged in accordance with the terms and provisions of the Master Resolution, the Lease, and the Security Documents.

Section 16. After any of the Series 2021 Bond is delivered to the Purchaser and upon receipt of payment therefore, this Resolution shall be and remain irrevocable until the Series 2021 Bond is deemed to have been fully discharged in accordance with the terms and provisions of the Master

Resolution.

Section 17. The Issuer shall hold a public hearing on January 11, 2021, to receive input from the public with respect to the issuance of the Bonds and any potential economic impact to the private sector from the construction of the Facility to be funded by the Bonds, which hearing date shall be not less than fourteen (14) days after notice of the public hearing is (A) first published once a week for two consecutive weeks in the Richfield Reaper, a newspaper of general circulation in the Issuer and (B) published on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended. The Issuer directs its officers and staff to publish a Notice of Public Hearing in substantially the following form:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on December 8, 2020, the Board of Trustees of the Municipal Building Authority of Monroe City, Sevier County, Utah (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Lease Revenue Bonds (the "Bonds") pursuant to the provisions of the Utah Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively, the "Act") and to call a public hearing to receive input from the public with respect to the issuance of the Bonds.

The Issuer shall hold a public hearing on January 11, 2021, at the hour of 7:30 p.m. The location of the public hearing is the City Office, 10 North Main, Monroe, Utah. The purpose of the meeting is to receive input from the public with respect to the issuance of the Bonds and any potential economic impact that the cemetery Project financed in whole or in part with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate.

DATED this 8th day of December, 2020.

/s/ Allison Leavitt
City Recorder

[Publish once each week for two consecutive weeks.]

Section 18. The Issuer shall also cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Issuer's principal offices for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of publication thereof. The Issuer directs its officers and staff to publish a Notice of Bonds to be Issued in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

PUBLIC NOTICE IS HEREBY GIVEN that on December 8, 2020, the Board of Trustees of the Municipal Building Authority of Monroe City, Sevier County, Utah (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Lease Revenue Bonds (the

“Bonds”) pursuant to the provisions of the Utah Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively, the “Act”).

The Issuer intends to issue the Bonds in the principal amount of not to exceed \$150,000 to bear interest at a rate not to exceed 2.0% per annum, to mature in not to more than 25 years from their date or dates, and to be sold at a price not less than 100% of the total principal amount thereof, plus accrued interest, if any, to the date of delivery. The Bonds will specify that any installment of principal on the Bonds which shall not be paid when due shall bear interest at the rate of 18% per annum from the due date thereof until paid.

The Issuer intends to issue the Bonds for the purpose of (i) financing a portion of the cost of constructing cemetery improvements, including the expansion of the existing cemetery, roads, parking area, directory kiosk, Veterans memorial, restroom, and related improvements; and (ii) paying costs of issuing the Bonds.

OUTSTANDING BONDS SECURED BY THE SAME REVENUE

The Issuer currently has no outstanding bonds secured by the pledge of lease revenues from the cemetery.

ESTIMATED TOTAL COST OF THE BONDS

Although the Issuer has authorized the issuance of Bonds in the total amount of not to exceed \$150,000, the Issuer anticipates the Bonds will actually be issued in the principal amount of \$100,000. If that were the case, the estimated total cost to the Issuer for the proposed Bonds is \$105,250, including an estimated cost of interest of \$5,250.

NOTICE IS FURTHER GIVEN that pursuant to law for a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the above-described Resolution of the Board of Trustees of the Authority adopted on December 8, 2020, the Master Resolution (only as it relates to the Bonds), or the Bonds or any provision made for the security and payment of the Bonds, and that after such time no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever.

A copy of the Resolution is on file in the office of the City Recorder in Monroe, Utah, where it may be examined during regular business hours of the City Recorder from 9:00 a.m. to 5:00 p.m., Monday through Friday, for a period of at least 30 days from and after date of the last date of publication of this Notice.

DATED this 8th day of December, 2020.

/s/ Allison Leavitt
City Recorder

[Publish one time only.]

Section 19. All bylaws, orders and resolutions of the Authority or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution, or ordinance or part thereof.

Section 20. This Resolution shall become effective immediately upon adoption by the Governing Board of the Authority.

ADOPTED AND APPROVED by the Board of Trustees of the Municipal Building Authority of Monroe City, Sevier County, Utah, this 8th day of December, 2020.

MUNICIPAL BUILDING AUTHORITY
OF MONROE CITY

By _____
President

ATTEST:

Secretary

[SEAL]

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business of the Agenda, the meeting was adjourned.

MUNICIPAL BUILDING AUTHORITY
OF MONROE CITY

By _____
President

ATTEST:

Secretary

[SEAL]

After the conduct of other business, the following resolution was introduced in written form by the Mayor, was read in full and, pursuant to motion made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE: Dane Buckmiller
Janet Cartwright
Michael Mathie
Perry Payne
Erica Sirrine

Nay: None.

This Resolution was thereupon signed by the Mayor, was attested and countersigned by the City Recorder and was ordered recorded in the official record of the City.

The Resolution is as follows:

RESOLUTION NO. 12 2 2020

A RESOLUTION OF THE CITY COUNCIL OF MONROE CITY, SEVIER COUNTY, UTAH AUTHORIZING AND APPROVING THE EXECUTION OF AN ANNUALLY RENEWABLE LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF MONROE CITY, SEVIER COUNTY, UTAH (THE “AUTHORITY”); AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE BONDS, SERIES 2021; AUTHORIZING THE EXECUTION OF A MASTER RESOLUTION, SECURITY DOCUMENTS, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE FINANCING OF THE COST OF CONSTRUCTING CEMETERY IMPROVEMENTS; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, Monroe City, Sevier County, Utah (the “City”) is a political subdivision and politic duly and regularly created, established, organized and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the City has previously authorized and directed the creation of the Municipal Building Authority of Monroe City (the “Authority”) pursuant to the provisions of a Resolution adopted on September 9, 2003 (the “Creating Resolution”); and

WHEREAS, pursuant to the direction of the Mayor and City Council contained in the Creating Resolution, the Authority has been duly and regularly created, established, and is organized and existing as a nonprofit corporation under and by virtue of the provisions of the

Constitution and laws of the State of Utah, including, in particular, the provisions of the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and the Utah Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (collectively, the “Act”); and

WHEREAS, under the Articles of Incorporation of the Authority (the “Articles”), the objects and purposes for which the Authority has been founded and incorporated are to acquire, improve or extend one or more projects and to finance their costs on behalf of the City in accordance with the procedures and subject to the limitations of the Act in order to accomplish the public purpose for which the City exists; and

WHEREAS, the City desires to lease, as lessee on an annually renewable basis, the cemetery improvements, including the expansion of the existing cemetery, roads, parking area, directory kiosk, Veterans memorial, restroom, and related improvements sports park and related improvements (the “Project”) to be used by the city in the performance of its public purposes; and

WHEREAS, the Authority desires to lease the Project, as lessor, on an annually renewable basis, to the City as lessee; and

WHEREAS, the Project is to be leased to the City, as lessee, on an annually renewable basis by the Authority, as lessor, pursuant to the terms and provisions of that certain Lease Agreement, in substantially the form presented to this meeting and attached hereto as Exhibit “A” (the “Lease”) and herein authorized and approved; and

WHEREAS, the Authority proposes to finance the costs of acquiring and constructing the Project, by means of the issuance of its Lease Revenue Bonds, Series 2021 in the principal amount of not to exceed \$150,000 (the “Series 2021 Bonds”) to be issued pursuant to the terms and provisions of a Master Resolution (the “Master Resolution”), in substantially the form presented to this meeting and attached hereto as Exhibit “B” and herein authorized and approved; and

WHEREAS, the Authority proposes to issue the Series 2021 Bonds pursuant to the Master Resolution, and to secure its payment obligations under the Series 2021 Bonds by executing a Deed of Trust, Assignment of Rents and Security Agreement and financing statements with respect to the Project in substantially the forms presented to this meeting and attached hereto as Exhibit “C” (the “Security Documents”) for the benefit of the holders of the Series 2021 Bonds; and

WHEREAS, the Series 2021 Bonds shall be payable solely from the rents, revenues and other income derived by the Authority from the leasing of the Project to the City on an annually renewable basis, and shall not constitute or give rise to an obligation or liability of the City or constitute a charge against its general credit or taxing power; and

WHEREAS, the City desires to improve and promote the local health and general welfare of the citizens of the City by entering into the Lease; and

WHEREAS, the State of Utah Permanent Community Impact Fund Board (the "Purchaser") has offered to purchase the Series 2021 Bonds and the Authority desires to sell the Series 2021 Bonds; and

WHEREAS, under the Articles, the Authority may not exercise any of its powers without prior authorization by the governing body of the City and, therefore, it is necessary that the City authorize certain actions by the Authority in connection with the transactions contemplated by the Lease, the Master Resolution, the Series 2021 Bonds and the Security Documents; and

WHEREAS, the Mayor and other officials of the City have presented the Lease, the Master Resolution, and Security Documents to the City Council for the purpose of obtaining the approval of the City Council of the terms and provisions thereof and for the purpose of confirming the execution thereof as the official act of the City Council; and

WHEREAS, in order to allow for flexibility in setting the financial terms of the Series 2021 Bonds once costs of the Project are finally determined and to optimize debt service costs to the Authority, the City Council desires to grant to the President of the Authority, in accordance with state law, the authority to approve the interest rates, principal amounts, terms maturities, redemption features and purchase price at which the Series 2021 Bonds shall be sold and any changes with this Resolution, provided that such terms do not exceed the parameters set forth for such terms in Section 5 of this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF MONROE CITY, SEVIER COUNTY, UTAH AS FOLLOWS:

Section 1. All action heretofore taken (not inconsistent with the provisions of this Resolution or the Creating Resolution) by the City Council and by the officers of the City directed toward the creation and establishment of the Authority and the leasing of the Project by the City are hereby ratified, approved and confirmed.

Section 2. The City Council finds and determines, pursuant to the Constitution and laws of the State of Utah, that the leasing of the Project under the terms and provisions and for the purposes set forth in the Lease and other documents, instruments and conveyances hereinafter approved and authorized, is necessary, convenient and in furtherance of the governmental and proprietary purposes of the City and is in the best interest of the citizens of the City, the leasing of the Project to the City by the Authority in the manner provided in the Lease, and the delivery of the Security Documents.

Section 3. The Lease, in the form presented to this meeting and attached hereto as Exhibit "A", is in all respects approved, authorized and confirmed and the Mayor is authorized to approve the final terms thereof and to execute and deliver the Lease in the form and with substantially the same content as set forth in Exhibit "A" for and on behalf of the City. The appropriate officials of the Authority are authorized to approve the final terms and to execute the Lease on behalf of the Authority in the form and with substantially the same content as set forth in Exhibit "A" for and on behalf of the Authority.

Section 4. The appropriate officials of the Authority are authorized to execute and deliver the Master Resolution in the form and with substantially the same content as set forth in Exhibit "B", for and on behalf of the Authority.

Section 5. The Authority is authorized to issue the Series 2021 Bonds in the aggregate principal amount of not to exceed \$150,000. The Bonds shall be dated, shall bear interest, shall be issued as fully registered bonds, and shall mature as provided in the Master Resolution.

The President and Mayor of the Authority is hereby authorized on behalf of the Authority, to award the sale of the Series 2021 Bonds to the Purchaser.

The form, terms and provisions of the Series 2021 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Master Resolution in the form to be executed by the Authority. The Series 2021 Bonds shall mature prior to the expiration of the estimated useful life of the Project. The President of the Authority is hereby authorized to execute the Series 2021 Bonds, to place thereon the seal of the Authority and to deliver the Series 2021 Bonds to the Purchaser. The Secretary of the Governing Board of the Authority is authorized to attest to the signature of the President and affix the seal of the Authority to the Series 2021 Bonds and to authenticate the Series 2021 Bonds. The signatures of the President and the Secretary of the Governing Board of the Authority may be by facsimile or manual execution.

Section 6. The appropriate officers of the Authority are authorized to take all action necessary or reasonably required to carry out, give effect to and consummate the transaction as contemplated hereby, including, without limitation, the execution and delivery of any closing documents required to be delivered in connection with the sale and delivery of the Series 2021 Bonds.

Section 7. Upon their issuance, the Series 2021 Bonds will constitute regular limited obligations of the Authority payable solely from and to the extent of the sources set forth in the Series 2021 Bonds and the Master Resolution. No provision of this resolution, the Lease, the Master Resolution, the Security Documents, the Series 2021 Bonds, or any other instrument, shall be construed as creating a general obligation of the City, or as incurring or creating a charge upon the general credit of the Authority or of creating a general obligation of the City or against its taxing powers. The City shall have no power to pay out of its funds, revenues, or accounts, or otherwise contribute any part of the cost of making any payment in respect of the Series 2021 Bonds, except in connection with the payment of the Base Rentals, Additional Rentals, and Purchase Option Price, pursuant to the Lease (as those terms are defined in the Lease), which may be terminated by the City on any annual renewal date thereof in accordance with the provisions of such Lease.

Section 8. The Mayor is hereby authorized to make any alterations, changes or additions in the Lease herein approved and authorized necessary to correct errors or omissions therein, to remove ambiguities therefrom, or to conform the same to other provisions of such instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

Section 9. The appropriate officials of the Authority are authorized to make any alterations, changes or additions in the Lease, the Master Resolution and the Security Documents herein authorized and approved which may be necessary which may be necessary to correct errors or omissions therein, to remove ambiguities therefrom, to conform the same to other provisions of said instruments, to the provisions of this Resolution, the City Resolution, the Creating Resolution or any resolution adopted by the City or the Authority, or the provisions of the laws of the State of Utah or the United States.

Section 10. If any provisions of this Resolution (including the exhibits attached hereto) should be held invalid, the invalidity of such provisions shall not affect any of the other provisions of this Resolution or the exhibits.

Section 11. The City Recorder of the City is hereby authorized to attest to all signatures and acts of any proper official of the City, and to place the seal of the City Recorder on the Lease. The Mayor and other proper officials of the City and each of them, are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized.

Section 12. The Secretary of the Authority is hereby authorized to attest to all signatures and acts of any proper official of the Authority, and to place the seal of the Authority on the Lease, the Master Resolution, the Security Documents, the Series 2021 Bonds, and any other documents authorized, necessary or proper pursuant to this Resolution or any resolution of the Authority. The appropriate officials of the Authority, and each of them, are hereby authorized to execute and deliver for and on behalf of the Authority any and all additional certificates, documents and other papers to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and any resolution of the Authority.

Section 13. All regulations, orders and resolutions of the City or parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any regulation, order, resolution or ordinance or part thereof.

Section 14. This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND APPROVED this 8th day of December, 2020.

MONROE CITY

By _____
Mayor

ATTEST AND COUNTERSIGN:

By _____
City Recorder

[SEAL]

After the conduct of other business not pertinent to the foregoing, it was moved and carried that the City Council adjourn.

MONROE CITY

By _____
Mayor

ATTEST:

By _____
City Recorder

[SEAL]

**MONROE CITY
RESOLUTION 12 4 2020
AMENDING MONROE CITY'S
PERSONNEL POLICY**

We, the governing body of the City of Monroe, a Municipality of the State of Utah, hereby order the following resolution to be adopted and passed this 8th day of December 2020:

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

WHEREAS, the Monroe City Council is authorized to determine policies governing Monroe City employees, and

WHEREAS, the Monroe City Council desires to update the Monroe City Personnel Policy for where an employee is discharged or transferred to a position with lesser remuneration from the one position to another he shall have the right to appeal such discharge or transfer.

WHEREAS, the Monroe City Council designates the City Council as the appointed appeal authority.

WHEREAS, the Monroe City Council desires to update and revise the Monroe City Personnel Policy Section 24 to specify right to appeal procedures, and

WHEREAS, The Monroe City Council has determined that this revised policy will more clearly state city employee rules, procedures, etc. within all city departments.

NOW THEREFORE, it is hereby resolved by the City of Monroe, Sevier County, State of Utah that Monroe city desires to adopt an amended Monroe City Personnel Policy as set forth in the attached document.

ADOPTED BY THE MONROE CITY COUNCIL THIS 8TH DAY OF DECEMBER 2020.

MONROE CITY

By: _____
Johnny C. Parsons, Mayor

ATTEST:

Allison H. Leavitt, City Recorder