



Municipal Building Authority / City Council Meeting

Minutes

Tuesday, November 10, 2020 at 7:00 pm

Attendees: Mayor Tim Young, Councilmember Kim Henderson,
Councilmember Ron Skinner, Councilmember Nathan
Chamberlain, Councilmember Bayley Hedglin, Councilmember
George Rice, City Manager Evan Bolt, City Recorder Cindi
Holyoak, City Deputy Recorder Shalena Black

Meeting Location: Hideout Community Center 648 S Main

Monticello City Council Meeting

1. Call to Order

Minutes:

Mayor Young called to order the Monticello City Council meeting at 7:01 p.m. The following visitors were present: Tyler Hall, Doug Allen, and Doug Wright.

2. Invocation / Opening Remarks

Minutes:

Mayor Young invited anyone in the audience or governing body to offer invocation or opening remarks. An invocation was given by Councilman George Rice.

3. Consider Minutes Review / Approval (action)

Recommendation: Motion to approve the minutes, as presented, and seconded. Consensus

Minutes:

MOTION was made by Councilman Nathan Chamberlain to approve the minutes as presented. The motion was seconded by Councilwoman Kim Henderson and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

4. Consider Payment of Bills (action)

Recommendation: Motion to approve the bills as paid and seconded. Consensus

Minutes:

MOTION was made by Councilman Nathan Chamberlain to approve the bills as paid. The motion was seconded by Councilman George Rice and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

5. Public Comment (discussion)

Minutes:

There was no public comment.

6. Season End Golf Report - Tyler Ivins (information)

Minutes:

The season end golf report was moved to the December 8, 2020, City Council meeting.

7. Consider Amendments to the Zoning Map R-1 to A-1 Clayton Holt (action)

Recommendation: Motion to adopt amendments to the Zoning Map as presented. Roll Call

Minutes:

City Manager Bolt gave a summary of Clayton Holt's zone change request. MOTION was made by Councilwoman Kim Henderson to adopt amendments to the Zoning Map as presented for parcel number A33230363624. The motion was seconded by Councilman Nathan Chamberlain and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

8. Consider Amendments to the Zoning Map R-1 to A-1 John Black (action)

Recommendation: Motion to adopt amendments to the Zoning Map as presented. Roll Call

Minutes:

MOTION was made by Councilman Nathan Chamberlain to adopt amendments to the Zoning Map, as presented, for parcel number A33230363611. The motion was seconded by Councilman Ron Skinner and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

9. Consider Amendments to the Zoning Map R-1 to A-1 Paul Sonderegger (action)

Recommendation: Motion to adopt amendments to the Zoning Map as presented with the exclusion of parcels A00170000000 and A00170000000A. Roll Call

Minutes:

City Manager Bolt discussed the Planning Commission's recommendation to approve all but the two Northernmost parcels (A00170000000 and A00170000000A) and the City staff's recommendation to approve only the two Southernmost parcels (A33230364204 and A33230364815). He said two residents wrote letters in opposition to the zone change. Paul Sonderegger previously mentioned to City staff that he would like to apply for greenbelt designation if the zone change was approved. Councilman Chamberlain briefly explained to fellow councilmembers the

State's requirements for greenbelt classification. The Council invited Doug Wright, a resident in opposition to the zone change, to share with them his concerns. Mr. Wright said the parcels Paul Sonderegger is requesting a zone change for are in the middle of a residential zone for the purpose of residential development. He said he would prefer to not have animals in that area. Mr. Wright said he isn't in opposition to the Southernmost parcel A33230364815 but would be opposed to a zone change for parcel A33230364204. Councilwoman Henderson said Chad Sonderegger said they might pursue the subdivision again in a few years; however, it hasn't been confirmed by Paul Sonderegger. MOTION was made by Councilwoman Kim Henderson to adopt amendments to the Zoning Map for parcel number A33230364815. The motion was seconded by Councilman George Rice and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously

Vote results:

Ayes: 5 / Nays: 0

10. Consider Amendments to the Subdivision Regulations, Common Wall Subdivision (action)

Recommendation: Motion to adopt amendments to the Subdivision Regulations, Common Wall Subdivision as presented. Roll Call

Minutes:

City Manager Bolt discussed the need for an amendment to the Subdivision Regulations. MOTION was made by Councilman George Rice to adopt amendments to the Subdivision Regulations, Common Wall Subdivision, as presented. The motion was seconded by Councilman Ron Skinner and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

11. Consider Common Wall Subdivision Request W3 Holdings/Tyler Hall (action)

Recommendation: Motion to approve subdivision request as presented. Roll Call.

Minutes:

MOTION was made by Councilman George Rice to approve subdivision request, as presented. The motion was seconded by Councilman Ron Skinner and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

12. Consider Water Bond Refinance (action)

Recommendation: Motion to lock in interest rate and pursue closure of refinance for the water bond. Roll Call

Minutes:

City Manager Bolt discussed the potential savings of \$305,000 by refinancing the Water Revenue Bonds with a lower rate. He said the savings wouldn't be immediate but would be over the life of the loan. He presented two scenarios. One scenario was for a rate of 1.9% and the other was with an increase of 50 bps. He explained that the City could lock in the interest rate without any financial obligation to follow through with refinancing the bond. MOTION was made by Councilman Nathan Chamberlain to lock in interest rate and pursue closure of refinance for the water bond. The motion was seconded by Councilwoman Kim Henderson and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

13. Consider Cares Act Budget Amendments (action)

Recommendation: Motion to adopt amendments to the 2020-21 budget as presented. Roll Call.

Minutes:

City manager Bolt said the City received an additional installment from the Cares Act grant. The City now has \$174,000.00 to use. He said several Cares Act budgets were increased and money was put aside to provide assistance to customers as a relief for their City utility payments. MOTION was made by Councilwoman Bayley Hedglin to adopt amendments to the 2020-2021 budget as presented. The motion was seconded by Councilman Nathan Chamberlain and opened for discussion. Councilman Nathan Chamberlain - Aye Councilwoman Kim Henderson - Aye Councilwoman Bayley Hedglin - Aye Councilman George Rice - Aye Councilman Ron Skinner - Aye The motion passed unanimously

Vote results:

Ayes: 5 / Nays: 0

14. Follow Up Items**Minutes:**

The City Christmas party was cancelled due to Covid-19 restrictions. In place of the dinner, gift certificates to different businesses in town will be given to the employees. An invite will be sent out to let people choose which business they would like their gift certificate for. Mayor Young said the parking lot between the city shop and Main Street businesses will have the fill put there soon.

15. Governing Body / Administrative Communications**Minutes:**

City Manager Bolt said the City audit went well and Councilman Ron Skinner said he was in favor of having the auditors do a presentation. City Manager Bolt also said he would like the Council to consider using the money saved from the Police Department moving to the County to hire a Planning and Zoning professional. Councilman Ron

Skinner said he would like to speak with the auditors concerning the audit. City Manager Bolt said a warning was posted on social media reminding residents that citations will start being issued to people whose vehicles are parked along the streets during snowstorms. Councilman George Rice said Jared Randall is willing to look at the boiler in the City Offices, if hired, to help diagnose and repair the heating issues. City Manager Bolt said he would like Jared Randall to give the City a quote and open it up for bid before having the boiler worked on.

16. Upcoming Agenda Items

Minutes:

The second November and the second December City Council meetings are cancelled. Season end golf report. Water Bond Refinance.

17. Adjournment (action)

Minutes:

MOTION was made by Councilman George Rice to adjourn the meeting at 8:21 p.m. The motion was seconded by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

Municipal Building Authority Meeting

18. Call to Order

Mayor Young called to order, the Municipal Building Authority meeting at _____ p.m. The following visitors were present:

Minutes:

Mayor Young called to order, the Municipal Building Authority meeting at 8:21 p.m. No visitors were present.

19. Consider MBA Minutes Review / Approval

Recommendation: Motion to approve the MBA minutes, as presented, and seconded. Consensus

Minutes:

MOTION was made by Councilman George Rice to approve the MBA minutes, as presented. The motion was seconded by Councilman Nathan Chamberlain and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

20. Consider Payment of MBA Bills (action)

Recommendation: Motion to approve the MBA bills as paid and seconded. Consensus

Minutes:

MOTION was made by Councilman George Rice to approve the MBA bills as paid. The motion was seconded by Councilman Nathan Chamberlain and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

21. Adjourn (action)

Motion to adjourn the meeting at ____ p.m. and seconded. Consensus

Minutes:

MOTION was made by Councilman George Rice to adjourn the meeting at 8:22 p.m. The motion was seconded by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

Notice of Special Accommodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5.

Audio File

<https://soundcloud.com/user-250815044/2020-11-10-city-council-municipal-building-authority>

Contact: Cindi Holyoak, Recorder, CMC (cindi@monticelloutah.org 435-587-2271) | Minutes published on 11/17/2020, adopted on 12/08/2020