



City Council Meeting/Work Session

Tuesday, January 24, 2023 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson
(Excused), Councilmember Ron Skinner, Councilmember Nathan
Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice,
City Manager Kaeden Kulow, City Recorder Melissa Gill (Excused),
Assistant City Manager/Deputy Recorder Megan Gallegos

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Main

1. **Call to Order/Invocation - Opening Remarks**
2. **Public Comment**
3. **Jamy Bailey Day of Hope Presentation (discussion/action)**

Attachments:

- **Day of Hope proclamation.docx (1)** (Day_of_Hope_proclamation.docx__1_.pdf)
- **Signed Day of Hope proclamation** (Signed_Day_of_Hope_proclamation.pdf)

- a. **Consider Adoption of Resolution 2023-1: Official Acknowledgement for City of Monticello Day of HOPE (action)**

Roll Call Vote

4. **Jared Barrett Hideout Hotel Presentation (discussion/action)**

Attachments:

- **Monticello Hotel** (Monticello_Hotel.pdf)

5. **Consider Adoption of Ordinance No. 2023-1: Year 2023 Meeting Schedule for Monticello City Council, Monticello Planning Commission and City Committees (action)**

Roll Call Vote

Attachments:

- **Ordinance #2023-1** (Ordinance__2023-1.docx)

6. **Airport Discussion and FBO Review (discussion/action)**

Attachments:

- **2023 CIP Meeting summary - Monticello** (2023_CIP_Meeting_summary_-_Monticello.pdf)
- **Monticello Airport Master Plan Draft** (Monticello_Airport_Master_Plan_Draft.pdf)

7. **Strategic Plan Review (discussion)**
8. **Administrative Communications**
9. **Consider Upcoming Agenda Items (action)**

Recommendation: Motion to add _____ to the next agenda. Consensus

10. Adjournment

AUDIO FILE

https://soundcloud.com/user-250815044/2023-01-24-city-council?si=ef987a4341fc4b17a750a5fe8d584d3d&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

NOTICE OF SPECIAL ACCOMMODATIONS

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

Contact: Melissa Gill, Recorder (melissa@monticelloutah.org 435-587-2271) | Agenda published on 01/20/2023 at 11:31 AM

PROCLAMATION

WHEREAS, In 2017 suicide was the 10th leading cause of death in the United States; and

WHEREAS, In 2017 47,173 Americans died by suicide, with 1,400,000 suicide attempts nationwide; and

WHEREAS, In 2017, Utah ranked 6th in the nation in suicide. The national rate of suicide in Utah is 22.74 per 100,000 population, a rate of 8.74 higher than the national average; and

WHEREAS, In 2017 suicide ranked the 7th leading cause of death in Utah, the lead cause of death for Utahns ages 15 to 24, and the second lead cause of death for ages 25 to 44.

NOW, THEREFORE, I, Bayley Hedglin , Mayor of the City of Monticello, do hereby proclaim
February 8th, 2023 as

Day of Hope

in the City of Monticello, and encourage all citizens to join together in the community in any way
that is personally meaningful.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of
the City of Monticello, Utah, to be affixed this 8th day of February 2023



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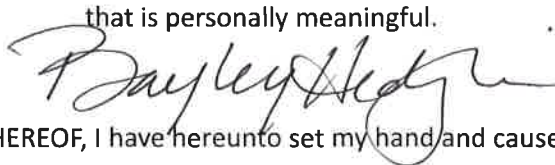
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HOPE
S Q U A D

Monticello Hotel

Spring 2025

Monticello Utah
Upper Midscale Property
~ 90 Rooms



Bluff Dwellings Resort and Spa



We've Learned

- We can provide economic opportunity
- We can create an upscale experience
- We can attract new people here
- We need Upper - Midscale lodging



Best Place In Town!

This is the BEST place to stay while exploring the wonderful landscapes of Utah. Nate, as well as the rest of the staff was very welcoming and extremely friendly, the facility is fantastic!

- Trip Advisor

What's Missing?

“Upper - Midscale”

IHG – Holiday Inn

Hilton – Hampton Inn

Marriott – Fairfield Inn

Wyndam – LaQuinta

Independent / Boutique

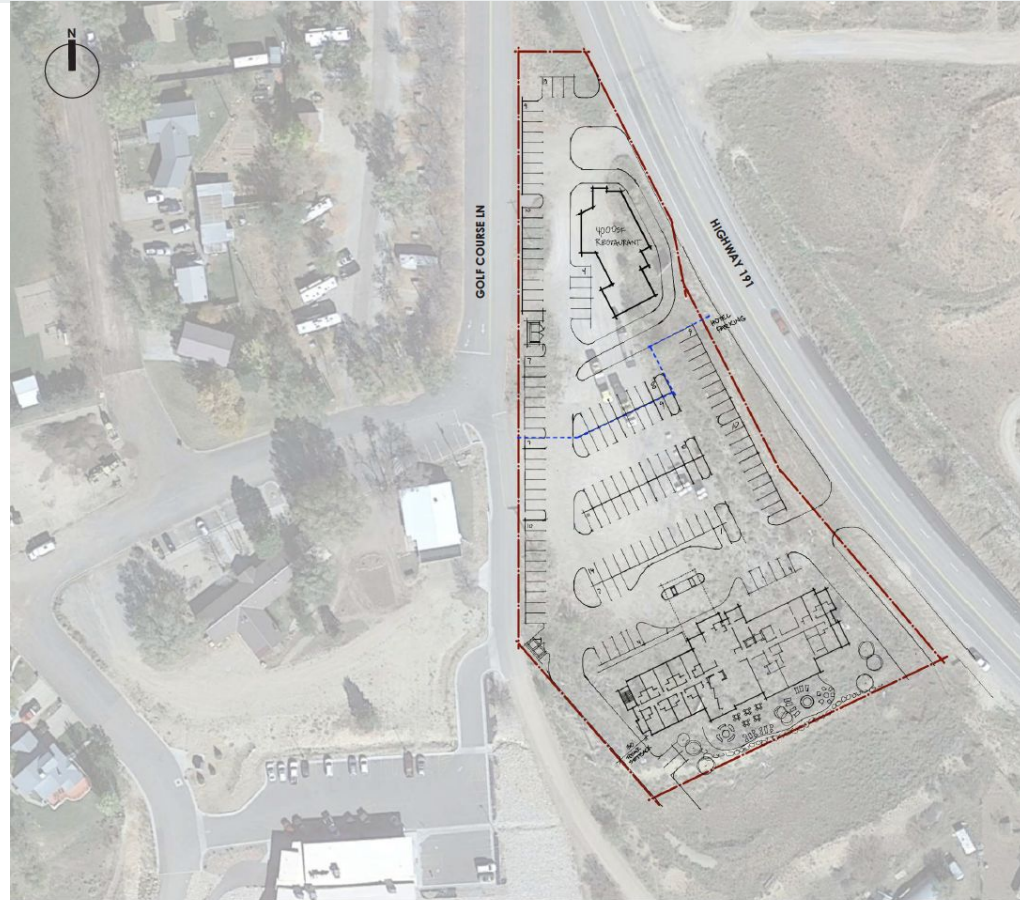


Leaning towards Marriott



Concept Site Plan

- ~ 90 rooms
- 4 story
- Restaurant
- Pool & Patios
- Focus on Views
- Integrated w/ golf course
- Connecting Golf Cart paths



FAIRFIELD INN & SUITES, MONTICELLO, UTAH

CONCEPTUAL SITE PLAN - OPTION 3

Benefits new Hotel in Monticello

1

TRT Taxes – Monticello rooms = 165

Monticello generated \$350k in 2022

New 90 room Hotel will generate ~ \$200k

<50% \$ Towards: Solid waste, recreation facilities, visitor centers, EMS, Law Enforcement, etc.

Sales Tax is in addition to that...

2

Employment Opportunities

Construction: ~\$10m in contracts w/Regional sub-contractors

Payroll: ~\$750k in Monticello.

This \$ is spent in the community rent, homes, food, etc.



Benefits new Hotel in Monticello

3

Connection to Existing Recreational Assets

Hide Out Golf Course – Jeff Simon

- Estimated \$100k +additional revenue at the course

Needles, Bears Ears, Hovenweep, Arches, Bridges, etc.

4

Reduce Leakage to Neighboring Communities

Total San Juan County Sales Tax leakage = \$94m

UDOT Data show many customers passing through

Want to capture some of their \$

Opportunity for Additional businesses



Negative Impacts?



1

Become like Moab?

Moab has over 5,000 rooms
With new hotel Monticello will only have 255 rooms (5%)
Focus Purposeful growth

2

Hurt existing Lodging Properties?

Additional mid-upscale clientele

3

Employee Shortage?

Bringing career opportunities.

4

Visual Distraction?

Architecture that complements the surroundings



Hospitality & Hotels In Business



San Juan County (15k pop) = \$8m in taxes & 770 jobs

Garfield (5k pop) = \$15 m in taxes & 1,100 jobs

Uinta (35k pop)= \$85m in taxes & 2,800 jobs



“hotel jobs provide the most opportunity, good benefits and wages within the tourism industry.”

US Conference of Mayors
American Hotel and Lodging Assoc



Progress

“There are many ways of going forward, but only one way of standing still.”

Franklin D. Roosevelt





Moving Forward

Monticello's Support

Permit

Agree to work with us on
utilities and 3-4 stories

Alcohol

Agree to allow us a liquor
licence for food and beverage
on property / restaurant

CRA

Blighted Property
Uranium Tailings

“HideOut”

Allow us to use name if we
choose and connect with golf
cart paths to the Hideout



Thank you

Discussion

CITY OF MONTICELLO

Ordinance No. 2023-1

TITLE: Year 2023 Meeting Schedule for Monticello City Council, Monticello Planning Commission and City Committees

PURPOSE: To publish an annual schedule of City meetings, as required by Utah State Code §52-4-202.

WHEREAS, Monticello City Council meetings are normally held on the second and fourth Tuesday of each month beginning at 7:00 p.m.; and

WHEREAS, Monticello Planning Commission normally meets on the first Tuesday of each month, at 6:30 p.m.; and City Committees meet at various times, unless otherwise published:

1. Monticello City Council – 2nd and 4th Tuesday at 7:00 p.m.
2. Monticello Planning Commission – 1st Tuesday at 6:30 p.m.
3. All City Meetings shall be conducted at the Hideout Community Center, 648 Hideout Way, Monticello, Utah, unless otherwise stated on the agenda, and shall be open to the public unless closed pursuant to Utah State Code §52-4-202 and §52-4-205.
4. The agenda for each scheduled meeting shall be posted at the Monticello City Office not less than 24 hours preceding the meeting. (*Regular meeting dates that fall on a holiday may be rescheduled at the discretion of the members).
5. In the event that an emergency meeting, rescheduling or cancellation of any meeting is necessary due to unforeseen circumstances, the best notice practicable shall be given.

PASSED and ADOPTED by the Monticello City Council this 24th day of January 2023.

IN WITNESS THEREOF

Bayley Hedglin, Mayor

Signature Witnessing

State of Utah)

County of San Juan)

ATTEST:_____

Melissa Gill, Recorder

On this 24th day of January, in the year 2023, before me, Megan Gallegos, personally appeared Bayley Hedglin, proved to me through satisfactory evidence of identification, which was _____ to be the person whose name is signed on the document in my presence.



ARMSTRONG

A. PRE-PRE-CONSTRUCTION MEETING NOTES

CIP Summary

FY 2023 Monticello Airport – Monticello, UT

UPDATE and Distribution:

This meeting is held for the update to the Airport CIP which is required to be Submitted by Monday November 14, 2022.

- Sponsor Representative(s): Kaeden Kulow
- FAA Representative(s): Christy Yaffa, Eric Trinklein, Jesse Lyman, John Michener
- UDOT Representative(s): Matt Maass, Craig Ide

- Armstrong Representative(s): David Hartmann, Judd Hill
- Subject: 2023 CIP Meeting
- Notes by: Armstrong Consultants

CIP SPECIFIC CONVERSATION

-Introductions and outline with FAA.

-FAA-listed CIP

- 2023 – Pavement Preservation
- 2026 – Rehab RWY 16/34, and replace airfield lighting (Design)
- 2027 – Rehab RWY 16/34, and replace lighting (Construction)

-Funding discussion.

-Some of the 2023 entitlement funding needs to be paid back to Price. The remaining balance is \$74,061.

-Covid-related funding

- AIP 12 – CARES Act: \$0 available; project needs to be closed out.
- AIP 14 – CRRSSA: \$9,000 available (all funds awarded).
- AIP 15 – ARPA: \$22,000 available (all funds awarded).

-Kaeden explained several issues that have been problematic at the airport.

-The beacon is in need of replacement.

- The beacon is older than the airport, having been in place and used at the previous airport.
- Replacement of the beacon is not on the current Professional Services Agreement between Monticello and Armstrong; the city/airport would have to perform a single-project selection.
- Beacon should be replaced, and surrounded by fencing.

-The POS for fuel has been continuously problematic.

- The POS is not eligible for FAA funding.
- UDOT may be able to assist with the POS system.
- Matt Maass was able to address a similar issue in OR for approximately \$13k.
- UDOT requested the beacon be added to the UT FY 2024 project list.

- The 2023 project for entitlement funding is a pavement preservation project. Due to the need to utilize entitlements to payback another airport for previous work, the pavement preservation will shift to BIL funding.
- General notes/clarification.
 - General discussion about entitlement, state apportionment, discretionary, and UDOT funding.
 - Projects in near years (1-3) should remain consistent. Projects have more flexibility to change in outer years.
 - The airport is actively working with a private entity to establish an FBO on the airport (Elliot Arthur).

UDOT PROJECTS

2024: POS for fuel system.

2027: Pavement preservation – Taxiway/Apron.

2031: Pavement preservation.

ACTION ITEMS

- 1) Send revised 10-year CIP to FAA, UDOT, Sponsor.
- 2) Develop in-depth details of projects for years 2023-2027 utilizing FAA-provided forms.
- 3) Submit final CIP project list to FAA & UDOT by Monday November 14, 2022.



Monticello Municipal (U64)

Project Description & Cost Estimate											
Scheduled/ Requested Federal Fiscal Year	Project Description	Project Identification in ALP/MP	Comments	Sponsor Priority Number	Estimated Total Cost of Project	Cost Allocation \$					
						Federal Entitlement	Federal BIL	Federal State Apportionment	Federal Discretionary	State Participation	Sponsor Participation
Federally Funded Projects						90.63%				4.685%	4.685%
2022	AWOS finishing				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	BIL - Bank (\$110k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	Ent. Payback Price; Bank \$74,061 remaining				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	BIL - Pavement Preservation				\$ 242,745	\$ -	\$ 220,000	\$ -	\$ -	\$ 11,373	\$ 11,373
2024	Ent. Beacon and surrounding fence				\$ 110,339	\$ 100,000	\$ -	\$ -	\$ -	\$ 5,169	\$ 5,169
2024	BIL - Bank (\$110k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	Bank Ent. (\$150k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	BIL - Bank (\$110k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	Rehab RWY 16/34 and Recon RWY Lighting and Beacon, Design				\$ 331,016	\$ 300,000	\$ -	\$ -	\$ -	\$ 15,508	\$ 15,508
2026	BIL - Bank (\$110k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Rehab RWY 16/34 and Recon RWY Lighting and Beacon				\$ 2,813,638	\$ 300,000	\$ -	\$ 2,250,000	\$ -	\$ 131,819	\$ 131,819
2027	State - Pavement Preservation (TW/Apron)										
2028	Bank Ent. (\$150k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	Bank Ent. (\$150k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	Hardstand				\$ 662,032	\$ 600,000	\$ -	\$ -	\$ -	\$ 31,016	\$ 31,016
2031	Repay Ent.				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	State - Pavement Preservation RWY 16/34										
2032	Bank Ent. (\$150k)				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Participation Totals					\$ 4,159,770	\$ 1,300,000	\$ 220,000	\$ 2,250,000	\$ -	\$ 194,885	\$ 194,885
State Funded Projects											
										90.00%	10.00%
UT FY '24	State-funded POS for Fuel				\$ -					\$ -	\$ -
2027	Pavement Preservation (TWY/Apron)				\$ 177,778					\$ 160,000	\$ 17,778
2031	Pavement Preservation				\$ 200,000					\$ 180,000	\$ 20,000
					\$ -					\$ -	\$ -
					\$ -					\$ -	\$ -
					\$ -					\$ -	\$ -
Participation Totals					\$ 377,778					\$ 340,000	\$ 37,778
Note: Attach additional sheets as necessary to fully describe projects or to add information needed for a full understanding of project scope, location and costs.											

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For Planning Purposes Only

CIP DATA SHEET

Directions: Please complete a CIP Data Sheet for each project requested in the first five years of the CIP (FY 23-27).

Part 1: Applicant Information

Airport Name: Monticello Airport	Date: 11/14/2022
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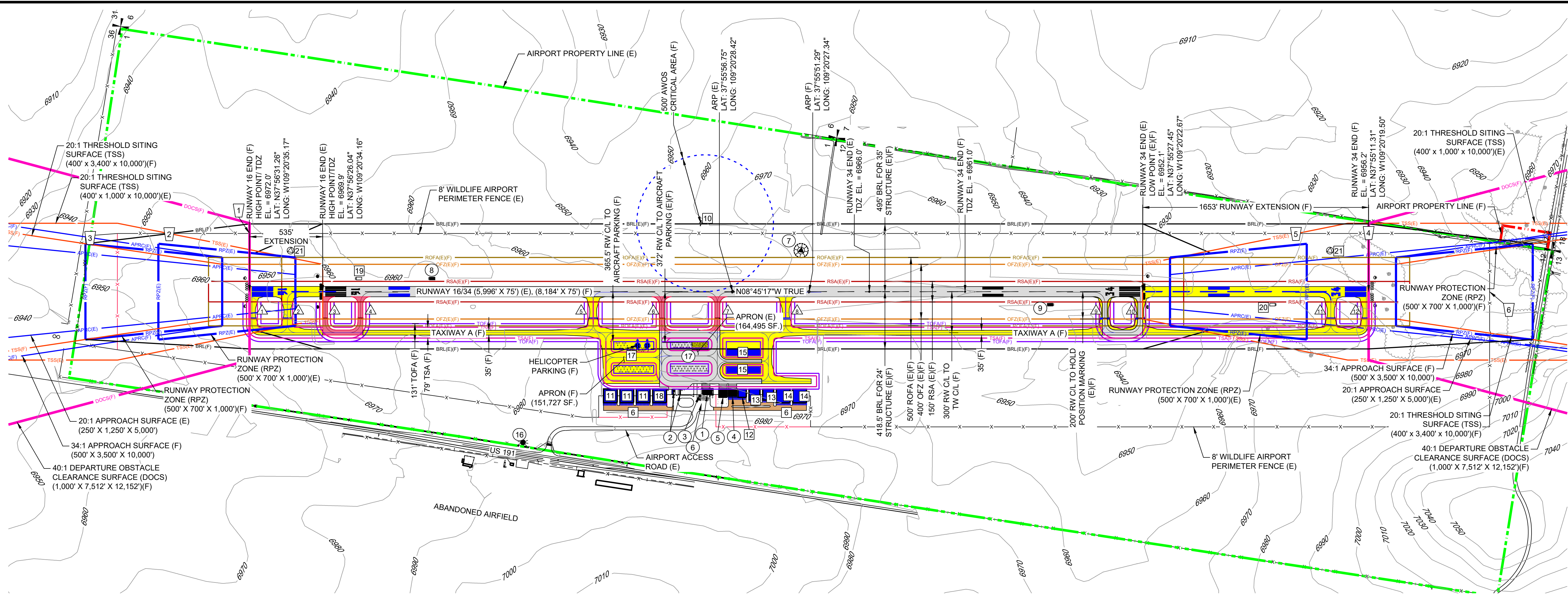
Part 2: Project Information

Project Description: Pavement Preservation	Requested Federal Fiscal Year: 2023	Local Priority: High
Scope of Work: This project will be a pavement preservation project of the runway, connector taxiways, and apron. This consists of approximately 82,000 square yards of asphalt between the runway, taxiways, and apron. There is also approximately 31,000 square feet of remarking. This project will utilize BIL funding from 2022 and 2023.		
Is this a phased project? No	If yes, Phase #:	Is this a new project? Yes
Justification: Airport pavement requires routine and consistent maintenance and preservation to maximize the useful life of the pavement. It is important to maintain existing pavement throughout an airport. The last time that pavement maintenance was performed at the airport was in 2018. This project will apply pavement preservation five years after the last process.		

Part 3: Proposed Project Cost Estimate

Major Work Item:	Estimated Cost
Pavement Preservation	\$220,000
Click here to enter text.	
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Click here to enter text.	
Administration	\$1,000
Consultant Fees (Engineering/Planning)	\$20,000
Total Estimated Project Cost	\$241,000

S:\Utah\Monticello\Project Files\Active Projects\206635 Monticello - Airport Master Plan\CAD\dwg\6635502.dwg 5/4/2022 10:57:16 AM GKEHLER



AIRPORT FACILITIES LIST					
NO.	FACILITY DESCRIPTION	TOP ELEV. (MSL-EST.)	NO.	FACILITY DESCRIPTION	TOP ELEV. (MSL-EST.)
1	**SRE BUILDING / PILOT LOUNGE	6996'	10	*AWOS	6995'
2	**FUEL FARM	6983'	11	*BOX HANGAR	6988'
3	**ELECTRICAL VAULT	6983'	12	*BOX HANGAR	6986'
4	**BOX HANGAR	6997'	13	*BOX HANGAR	6988'
5	**BOX HANGAR	6997'	14	*BOX HANGAR	6992'
6	AIRPORT VEHICLE PARKING	-	15	*T-HANGAR	6951'
7	**LIGHTED WIND CONE W/ SEGMENTED CIRCLE	6992'	16	**BEACON	7043'
8	**PAPI (2-BOX)	6968'	17	AIRCRAFT APRON	-
9	**PAPI (2-BOX)	6957'	18	*FBO / TERMINAL	6988'
			19	*PAPI (2-BOX)	6963'
			20	*PAPI (2-BOX)	6947'
			21	SUPPLEMENTAL WIND CONE	-

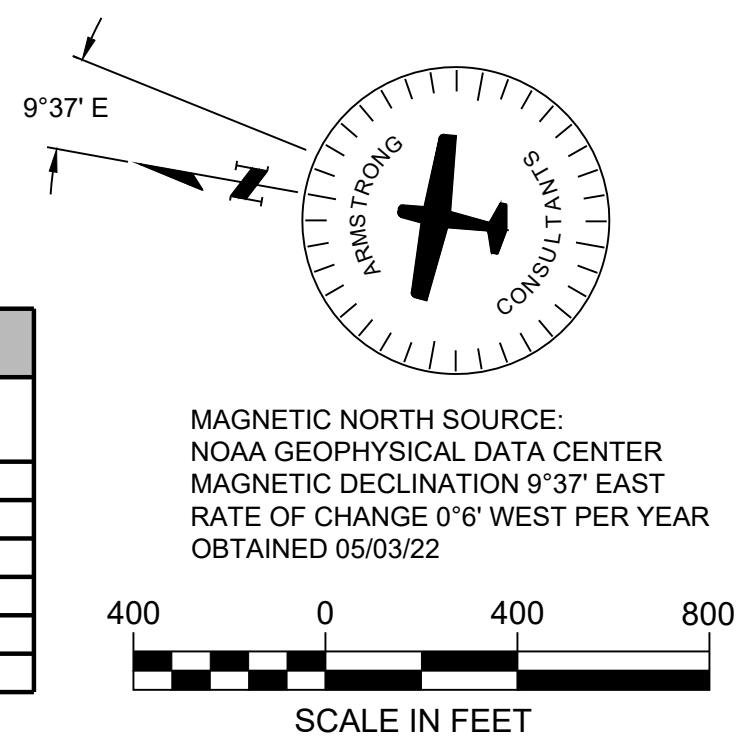
- ☐ EXISTING
☐ FUTURE
- * TOP ELEVATION ESTIMATED.
** TOP ELEVATION FROM SURVEY WOOLPERT Inc. DATED 9-10-2020.

△ TAXIWAY TABLE		
NO.	NAME	WIDTH
1	A1 (F)	35'
2	A2 (F)	35'
3	A1 (E)	35'
4	A2 (E)	35'
5	A3 (F)	35'
6	A3 (E)	35'
7	A4 (E)	35'
8	A4 (F)	35'
9	A5 (E)(F)	35'
10	A6 (E)(F)	35'
11	A7 (F)	35'
12	A8 (F)	35'

LEGEND					
EXISTING	FUTURE	DESCRIPTION	EXISTING	FUTURE	DESCRIPTION
		AIRFIELD DEVELOPMENT ASPHALT/CONCRETE			STRUCTURE/FACILITIES (BUILDING)
		AIRPORT PROPERTY LINE (APL)			RAIL
		RUNWAY SAFETY AREA (RSA)			VASI/PAPI
		OBSTACLE FREE ZONE (OFZ)			AIRPORT BEACON
		RUNWAY OBJECT FREE AREA (ROFA)			WIND CONE & SEGMENTED CIRCLE
		RUNWAY PROTECTION ZONE (RPZ)			SUPPLEMENTAL WIND CONE
		BUILDING RESTRICTION LINE (BRL)			AWOS
		APPROACH SURFACE (APRC)			SECTION CORNER
		THRESHOLD SITING SURFACE (TSS)			CONTOURS
		DEPARTURE OBSTACLE CLEARANCE SURFACE (DOCS)			ROADS
		TAXIWAY SAFETY AREA (TSA)			MARKINGS
		TAXIWAY OBJECT FREE AREA (TOFA)			FENCING
		AIRPORT REFERENCE POINT (ARP)			TO BE REMOVED
					HELICOPTER PARKING

CRITICAL POINTS						
NO.	OBJECT	GROUND ELEV.	OBJECT HEIGHT	TOP ELEV.	SURFACE	SURF. ELEV.
1	FENCE *	6950'	8'	6958'	DOCS	6972.0'
2	FENCE *	6952'	8'	6960'	TSS	6985'
3	FENCE *	6942'	8'	6950'	APRC	7004'
4	FENCE*	6937'	8'	6945'	DOCS	6993'
5	FENCE*	6936'	8'	6944'	TSS	6980'
6	FENCE *	6971'	8'	6979'	APRC (E)(F)	7078' / 6982'

- * TOP ELEVATION ESTIMATED.
** TOP ELEVATION FROM SURVEY WOOLPERT Inc. DATED 9-10-2020.



MONTICELLO MUNICIPAL AIRPORT
MONTICELLO, UTAH

AIP No. 3-49-0061-011-2020
AIRPORT LAYOUT PLAN

No.	ACI No.	Date	Revision / Description	File	Drwn.	Chkd.	Apprvd.
0	206635	06/2022	ORIGINAL ISSUE	6635502	GWK	JPH	JZP

AIRPORT
LAYOUT
PLAN

Sheet 2 of 17