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MONROE CITY COUNCIL MEETING
Tuesday, January 25, 2022, at 7:00 pm
MINUTES

7:00 p.m.

1. The regular meeting of the Monroe City Council was called to order by Mayor Parsons at 7:00 p.m.
2. The Pledge of Allegiance was led by Councilmember Serrine prayer was offered by Councilmember Payne.

3. Roll Call

Mayor Johnny Parsons
Councilmembers:
Dane Buchmiller
Janet Cartwright
Perry Payne
Erica Serrine
Michael Mathie
Planning Chairperson Bart Lee
Public Works Director Devin Magleby
City Recorder Allison Leavitt
Power Foreman Josey Parsons

4. Consider a motion to approve the minutes of the meeting held January 11, 2022

Councilmember Payne moved to approve the January 11, 2022, Regular City Council Meeting Minutes as submitted. The motion was seconded by Councilmember Serrine. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Mathie, Payne and Serrine. The vote was unanimous. The motion carried. 5-0

5. Citizen input – Limit of 3 minutes per comment –

37 Mike Ginsberg, Mystic Hot Springs, explained to the Council that he wants to install solar panels at
38 his main building for a commercial use. He would like to install a solar power generating system
39 with a ten (10) kilowatt capacity to provide power to his business, not to sell back to the City.
40 Josey Parsons, Power Foreman, explained that the current City policy will only allow a six (6)
41 kilowatt capacity system.

42
43 Power Foreman Josey Parsons explained that when the policy was drafted by Daniel Peterson,
44 Power Superintendent, he was advised to limit grid-tied wind and pv solar distribution generation
45 to less than two percent (2%) of our systems yearly peak KW load, because of the unreliability of
46 wind and pv solar systems, the City opted to only allow one percent (1%) of our systems yearly
47 peak KW load, meaning that each power customer shall be limited to one-grid tied system with a
48 rating of six(6) kilowatts or less.

49
50 Council discussed with Power Foreman Josey Parsons details of the City's Diversified Energy
51 (solar) policy. Power Foreman Josey Parsons stated that limiting the generation is a protection to
52 the City in case multiple customers opted for solar power.

53
54 The Council discussed that Mr. Ginsberg does have four power meters on his property, however
55 Mr. Ginsberg explained he only wants to use one of his meters. Mr. Ginsberg stated that the
56 policy states households and he understands he could have four households, but he would like
57 the policy to address commercial use verses residential use.

58
59 Power Foreman Josey Parsons explained that our policy does not address commercial uses, and
60 this is something to review. Public Works Director Devin Magleby clarified that the service Mr.
61 Ginsberg will be using is a 200amp service, which he now has in place.

62
63 Mr. Ginsberg asked that since Monroe City does not have any solar customers on their system at
64 this time could he be permitted to install a system of with ten (10) kilowatt rating.

65
66 Council stated that the policy will need to be reviewed and the proper steps taken to amend the
67 policy before he would be permitted to operate the larger service.

68
69 Councilmember Buchmiller thanked Mr. Ginsberg for his interest in installing solar power at his
70 place of business and would like to take the time to review the current policy with Utility Board
71 Members for clarification before the Council reviews and amends the policy.

72
73 City Recorder Allison Leavitt was asked to schedule a meeting with Monroe City's Utility Board.

74
75 Mr. Ginsberg thanked the Council and stated that he is excited to get started with this solar
76 project.

77 78 **6. Business**

79 80 a. Planning Commission Business

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- 1. Conditional use business license for "Katie N Kompany" located at 395 N 100 W submitted by Katie Owens.

Chairperson Bart Lee explained that Katie Owens has submitted a conditional use business license application for "Katie N Kompany" located at 395 N 100 W. This business is to make custom designs for apparel, hat, mugs and more with limited customer pick-up. Chair Lee stated that the Planning Commission recommends approval of the conditional use business license for Katie N Kompany with the following conditions: no more than two customer vehicles at one time and no large volume on site retail sales. If traffic increases to a point that it becomes an issue with neighbors, the Planning Commission will review the conditional business license.

Councilmember Buchmiller made a motion to approve a conditional use business license for "Katie N Kompany" located at 395 N 100 W submitted by Katie Owens with set conditions. The motion was seconded by Councilmember Payne. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Mathie, Payne, and Serrine. All were in favor. Motion passed 5-0

- 2. Conditional use business license for "Alvenation LLC" located at 401 W 370 S submitted by Josh Alvey.

Chairperson Bart Lee explained that Josh Alvey has submitted a conditional use business license application for "Alvenation LLC" located at 401 W 370 S. This business will be for fabrication of pre-hung doors. Work will be done in an existing insulated shop, to reduce noise. Material will be delivered to Alvey Lumber and Mr. Alvey will transport the material needed to his shop by his personal vehicle. Chair Lee stated that the Planning Commission recommends approval of the conditional use business license for Alvenation LLC with the following conditions: no new structures built for the business and limited size of equipment and traffic of supplier and delivery of goods.

Councilmember Payne made a motion to approve a conditional use business license for "Alvenation LLC" located at 401 W 370 S submitted by Josh Alvey with set conditions. The motion was seconded by Councilmember Buchmiller. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Mathie, Payne, and Serrine. All were in favor. Motion passed 5-0

- 3. Consider approval of "Cornerstone Subdivision" preliminary plat located at approximately 820 S Jones Road -submitted by Randy Draper.

Chairperson Bart Lee presented to the Council the preliminary plat map for the Cornerstone Subdivision submitted by Randy Draper. This subdivision is located at approximately 820 S Jones Road. The subdivision consists of six lots including the lot where a house is already located on the property. This subdivision is accessible by established roads and utilities. Council discussed that Mr. Draper has done a lot of work removing existing sheds and other items to clean-up the area

125 and has made it look very good. Councilmember Serrine asked about irrigation water on this
126 property. It was explained that this property has irrigation rights and with building houses on the
127 property the water usage will decrease because the houses will replace a pasture.
128

129 Chair Lee stated there is an abandoned ditch along the north side of the property (800 S) and with
130 the removal of the sheds, there is a possibility of 800 S being made wider in this area. Mr. Draper
131 has stated that he will be willing to work with the City to accomplish this.
132

133 Chair Lee stated that the Planning Commission is recommending approval of the preliminary plat
134 for Cornerstone Subdivision.

135 **Councilmember Mathie made a motion to accept the preliminary plat for “Cornerstone**
136 **Subdivision” submitted by Randy Draper. The motion was seconded by Councilmember**
137 **Cartwright. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright,**
138 **Mathie, Payne, and Serrine. All were in favor. Motion carried 5-0.**
139

- 140 4. Consider approval of "Tree Lane Subdivision" preliminary plat located at
141 approximately 350 N 300 W -submitted by Nathan Young.
142

143 Chairperson Bart Lee presented to the Council the preliminary plat map for the Tree Lane
144 Subdivision submitted by Nathan Young. This subdivision is located at approximately 350 N 300
145 W. The subdivision consists of three lots.
146

147 Chair Lee explained that this subdivision is accessible by established roads and utilities. Mr. Young
148 will need to provide power primary service line to each lot and has been in contact with Power
149 Foreman Josey Parsons on cost and location of this service. Chair Lee also stated that there is a
150 Monroe Canal irrigation ditch along 300 W and that Mr. Young has signed an agreement with the
151 City stating that the City will have no responsibility to provide access to property located on 300
152 W.
153

154 **Councilmember Payne made a motion to accept the preliminary plat for “Tree Lane**
155 **Subdivision” submitted by Nathan. The motion was seconded by Councilmember Cartwright. A**
156 **roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Mathie, Payne,**
157 **and Serrine. All were in favor. Motion carried 5-0.**
158

159 Chairperson Lee stated that good process is being made with the Land Use Development
160 Ordinance book update.
161

162 Council thanked Chair Lee and the Planning Commission for their efforts.
163

- 164 b. Consider request for Monroe City Irrigation Water- Jake and Kami Johnston
165

166 Councilmember Payne explained that Jake and Kami Johnston have requested an irrigation
167 connection on their property located at 582 S 100 W. This property is within the buildout

168 boundary so upon Council approval, turning in acceptable water shares, paying impact fee, and
169 hook-up fees this request may be granted. Their property is a 1.6-acre parcel, but our policy will
170 only allow one acre to be added to the system. Councilmember Payne stated that he is not sure
171 why this is the policy, but it has been in force since 1996 and this was the policy followed in past
172 requests.

173
174 Council discussed possible reasons for the one-acre policy but could not conclude why it was
175 written this way.

176
177 Mayor Parsons would like the Council to consider the Johnston's request for irrigation water for
178 one-acre at this time, and further research can be done to clarify the purpose of the current
179 policy.

180
181 **Councilmember Payne made a motion to grant the request for irrigation water to Jake and Kami**
182 **Johnstons property located at 582 S 100 W per Monroe City Irrigation System Policy at the rate**
183 **of one (1) share per acre with a limit of one (1) acre for each owner. The motion was seconded**
184 **by Councilmember Buchmiller. A roll call vote was called. Voting yes: Councilmembers**
185 **Buchmiller, Cartwright, Mathie, Payne, and Serrine. All were in favor. Motion carried 5-0.**

186
187 c. Consider amending Monroe City Field Rental Application and Fee Structure

188
189 Councilmember Serrine would like to amend the current field rental application and fee structure
190 to clarify with the Council when the fee should be charged or waived.

191
192 Last year the South Sevier Babe Ruth Baseball (SSBRB) held a regional tournament at Mtn.
193 View/Ekker Fields, and an invoice was sent to them for field rental as per the fee structure. It was
194 brought to Councilmember Serrine's attention that the SSBRB league had donated field dirt to the
195 baseball fields, and they felt that this should be used in lieu of rental fees.

196
197 Councilmember Serrine would like to amend the fee structure to state that materials donated to
198 the ballfields/park would be used in lieu of the rental fees per fiscal year.

199
200 Council discussed which programs the fees would be charged to. Councilmember Mathie stated
201 that the SSBRB league is open to the community, with all-stars players being selected from these
202 teams. He thinks that because the all-star teams come from the regular league participants that
203 they should not be charged to use the fields for all-star tournaments. Money made during the
204 tournaments is put into the general league account, which will benefit all participants not just the
205 all-stars.

206
207 Mayor Parsons clarified that local community teams will not be charged. It is when games are held
208 as a tournament, outside of the normal league season, or with teams outside the area is when the
209 fee may be charged.

210

211 Mayor Parsons stated that the parks department has limited funds to operate, and it needs to be
212 a shared effort between the City and organizations using the fields to keep them maintained, but
213 a tournament is an opportunity for the parks department to generate revenue.
214

215 Councilmember Mathie stated this is understandable, however if we are charging fees then the
216 services need to be rendered to justify the fees. Mayor Parsons understands that this past
217 summer tournaments were a learning experience for everyone, and we now know a little more
218 about what the needs are.
219

220 Councilmember Serrine explained that the fee structure will still include a non-profit and for-profit
221 rate. Councilmember Mathie clarified that the SSBRB is a non-profit organization, and Council
222 agreed.
223

224 **Councilmember Serrine made a motion to amend the Monroe City Field Rental Application and**
225 **Fee Structure. The motion was seconded by Councilmember Buchmiller. A roll call vote was**
226 **called. Voting yes: Councilmembers Buchmiller, Cartwright, Mathie, Payne, and Serrine. All were**
227 **in favor. Motion carried 5-0.**
228

229 7. Other Business

230 a. Staff Reports

231 City Recorder Allison Leavitt –
232

233 *Monthly budget reports were distributed to Councilmembers
234

235 Public Works Director Devin Magleby–
236

237 *Trees on the Lion Park need to have dead limbs trimmed out, and after talking with two tree
238 trimmers they stated that this can be done in the winter. Council agreed to move forward on
239 obtaining bids for the tree trimming on the Lion’s Park. Council does not think pine trees need to
240 be trimmed at this time.
241

242 *Thanked the Council for the thank you for card received after his surgery. Things are going good
243 with his recovery.
244

245 b. Department Business-Council

246 Councilmember Mathie –
247

248 No Further Business.
249

250 Councilmember Serrine –
251

255 *Eric Baker, South Sevier High School Baseball Coach, was trying to save money and have Barney
256 Trucking deliver the ballfield dirt when they had a truck coming this way with no load for \$200.00.
257 It would be \$1500.00 if the truck were sent from Salina to go load and deliver to Monroe,
258 however they have not had a truck to accommodate this. Cody Freeman informed Coach Baker
259 that his company would haul the ballfield dirt for \$2200.00. Mayor Parsons stated that Garrett
260 Ekker is willing to pay the costs associated with the ballfield dirt and with baseball season about a
261 month away it needs to be done now. Councilmember Serrine will contact Coach Baker and
262 instruct him to order the ballfield dirt and have it delivered.

263
264 *Visited with County Commissioner Ralph Brown about tire disposal at the County Landfill.
265 Commissioner Brown stated that the state will reimburse the County up to 60% of the cost for tire
266 disposal, however it takes more than a year to receive the funds. Because of the funding delay the
267 Commissioners are looking at a plan to offer tire disposal every other year at a reduced cost.
268 More details will need to be worked out on a tire disposal plan.

269
270 *Landfill has experienced some large expenses, and this is why the landfill fees have been
271 increased.

272
273 *UAMPS has nominated Monroe City for the APPA Community Service Award (Renamed the “Sue
274 Kelly Community Service Award”). The list of community projects submitted by Councilmember
275 Serrine for the APPA’s Small Town Revitalization article was very impressive and this is why UAMPS
276 selected Monroe to be their nomination. The information submitted focused a lot on the
277 paragliders (this is unique to Monroe) along with other activities happening in Monroe. If awarded
278 the award will be presented in Nashville, TN, and Councilmember Serrine would like to attend.

279
280 Councilmember Buchmiller –

281
282 No further business.

283
284 Councilmember Cartwright –

285
286 *Veteran’s Memorial dedication to be held July 23rd, 2022 at 3:00 p.m. 2 Star General Brian Tarbet
287 and Bruce Summers have agreed to speak at the dedication. Bruce Summers is trying to arrange a
288 helicopter fly-over, large flag display, and the army band. Councilmember Cartwright stated that
289 there are still details to work out, but she wants this dedication to be special so that it represents
290 the appreciation and gratitude due to the Veteran’s of Monroe.

291
292 *Monument stones are in Cedar City and Rick Lindsey, with Rick’s Monument, and he would like
293 to get them set at the monument area soon.

294
295 *Would like to apply to Eccles Foundation for a grant to help purchase a bronze statue for the
296 monument.

297

298 *Will be meeting with Veteran’s Memorial committee next week to make final decisions on
299 monument plans.

300
301 *Would like input from Council on new entrance signs for the cemetery. Council agreed to think
302 about some ideas. Need to have everything done by July 23rd 2022.

303
304 *Would like to review cemetery fees once expansion is completed and new spaces are ready to be
305 sold.

306
307 Councilmember Payne –

308
309 *Firemen attending Winter Fire School – Thanked the Council for the opportunity.

310
311 *Working on fire department by-laws and addressing current issues of firefighter’s attendance to
312 fires and meetings. Incentives for firefighters may need to be adjusted to keep current firefighters
313 and recruit new firefighters.

314
315 *Will attend RWAU water conference in March.

316
317 Mayor Parsons-

318
319 *Attended Council of Government (COG) meeting in Richfield with Mayors from surrounding
320 communities. They discussed the importance of each city having a transportation plan. Public
321 Works Director Devin Magleby started working on one many years ago and will research this and
322 begin working on this project. A transportation plan would help with future growth and where to
323 construct roads for best traffic flow.

324
325 **9. Adjournment**

326
327 **There being no further business to come before the Council for consideration, Councilmember**
328 **Payne moved the Regular Council Meeting adjourn at 8:14 p.m. The motion was seconded by**
329 **Councilmember Sirrine. The vote was unanimous. The motion carried. 5-0**

330
331 The next regular City Council meeting is scheduled to be held on Tuesday, February 8, 2022
332 starting at 7:00 p.m. at Monroe City Office.

333
334 Approved this 8th day of February 2022.

335 Allison Leavitt
336 Monroe City Recorder

337