City Council Meeting & Public Hearing Minutes

April 25, 2023

MEMBERS PRESENT: Randy Christensen- Mayor

Jay Christensen **–** Councilmember

TJ Pace – Councilmember

Amy Stanley – Councilmember

Ron Warren - Councilmember

MEMBERS ABSENT: Jay Mecham – Councilmember

STAFF PRESENT: Alicia Hills – Mona City Recorder

Michelle Dalton- Mona City Secretary

Sara Samuelson- Director of Finance

Dennis Gardner – Planning and Zoning Chair

Chad Phillips – Gas and Water Operator

Tony Openshaw – Water, Gas, Street, Park, & Cemetery Operator

Shay Morrison – City Manager

OTHERS PRESENT: Myrna Trauntvein-Times News Reporter, Tiffinie McAfee, Rob McAfee, Chris McAfee, Brent McAfee, Arlene Bassett, Shauna Weaver, J. Weaver, Debbie Johnson, Kendall Johnson, Jonathan Jones, Kylene Jones, Brandi Cieslak, Katrina Long, Spencer Long, Jana Crawford, Alisha Peacock, Brent Blackwell, Brenda Blackwell, Jaime Nielson, Joe Nielson, Kert Stevens, Paul Robinson, Kim Perry, David Perry, Bill Mills

Mayor Randy Christensen called the meeting to order at 7:00 pm.

**Opening prayer/Pledge of Allegiance:**

Councilmember Pace led the pledge of allegiance.

Councilmember Warren led the prayer.

**Public Hearing:**

Councilmember Stanley made the motion to open the public hearing at 7:04 pm. Councilmember Pace seconded the motion to open the public hearing at 7:04 pm. The vote of the Council to open the public hearing was unanimous.

Mayor Christensen stated that the public hearing was called to discuss the adjustment of the water system update that was presented as a water tier system. He stated that the Council has been discussing it at length and is finding that the tier system may not be what the Council is looking for to meet the City’s needs.

Councilmember Warren stated that he doesn’t think that the tier system won’t work, but that he has been doing some research on other cities and found that the proposed tier system for Mona City is not ready for rollout and needs more discussion. He said that when looking at the base rate that was given at the work session, he didn’t think that the tier system won’t work because that is what the State is recommending, but after looking at other cities, he feels that there needs to be more discussion from the Council on the actual dollars per gallon. He also said that there were other options that can be considered. He said that 3 years ago it was approved that every year there is a $3 base rate increase. Based off the water master plan and what the State is recommending for conservation, there is an option to keep in place the yearly $3 increase and then lowering the base from 15,000 gallons to 11,000 gallons. He also said that because the cost of maintenance and upgrading the system is going up and Mona doesn’t have the revenue of a larger town to offset these costs, an increase in charge will need to happen. He said that the Council is trying to find the best way to make this happen and would like to have public input on the process.

Shay Morrison, City Manager, reported that he looked at Mona City’s current rates as well as the proposed tier rates and the other proposed option. He then explained the costs and what the increase would be for each option (see handout). He said that generally the reason that people jump over to a tier system is to promote water conservation. It is being pushed by the state, the grant programs, etc., but it is also a way to help citizens to have an incentive to use less water. He said that Utah is a very dry state, but our water is overall very inexpensive and this should be considered as well. He said that his final points were that if the City goes to the Division of Environmental Quality or CIB for funding, they will put together a maximum affordable bill based on the City’s medium adjusted grossed income. The maximum affordable bill according to DEQ is $80.79. Mona also went to CIB in 2021 for a water project, and put in just over $100,000 and asked for $235,000. When the City went to CIB, DEQ’s response was that they recommended a rate of $56.03. If Mona City were to receive a 50/50 grant, they recommended a rate of $65.73, and if the City were to receive a 100% loan, they recommended a rate of $67. He stated that all of these rates are still below the maximum affordable bill. He said that lastly, he looked at Mona’s water master plan and upcoming capital projects. He said that the City is not only looking at current increases but is also looking forward and is trying to be proactive for future projects. There are several that will cost millions of dollars, so it would be a good idea to implement an increase now to be able to put up more money for funding sources and have lower interest rates. Morrison said that his recommendations are to move to a tier system but at the present there was a need for further justification and research into what the appropriate rates and amounts in the tier system would be. He said it may be helpful to have a study by an engineering firm or an agency that specializes in rate recommendation. Mayor Christensen asked if any of the rates on the proposed system would work? Morrison replied that he didn’t think that the rates are too high, but in fact he thought that they were low according to what the DEQ recommended. He said that the part that he was unsure on was what the specific amount on the tiers should be. He said that there would need to be further justification as to what the actual numbers should be. He said that figuring out those numbers is not a simple process and he would recommend some type of study to look into what needs to be made. He said that he can get with Seth in Nephi to help him figure out those numbers if the Council would like. Mayor Christensen asked him to get some figures together and the city will have a work session to discuss the issue further.

Councilmember Stanley stated that in her opinion the first tier was set up to benefit those who are using well under 5,000 gallons. They would be paying less. The second tier is set up to promote water conservation. Morrison replied to her response that you can approach it from that perspective or you can actually crunch the numbers and find very specific numbers. He said that it is not wrong, you can just be more specific in the amounts and tiers.

Jonathan Jones said that he would like to represent those without secondary irrigation water. He said he thought that a water tier system is a good way to encourage conservation and a good way to go, but the proposed system is going to hurt those who do not have irrigation water. He said that he has 1 ½ acres of land and even though he has done several things to conserve water, his wife uses a lot of water in her garden, and so these rates would really hurt him. He said that when his subdivision was put in, the City Council made a bad decision in not requiring irrigation. Since then, he has been doing everything that he can possibly do to get irrigation to the entire community. He said that Mona City needs an irrigation system that all the citizens can be a part of and that can be managed by the City and can be used for many years in the future. He said that he would like to be a part of the process of getting a city-wide irrigation system as well as helping with the rate structure. Jones looked at studies from Orem to Nephi and presented his proposal for what the tier system should look like. Councilmember Stanley asked if he thought that the 5,000 is fair? He said that most people fit under the $7500 so it won’t make a huge difference. Councilmember Christensen asked how many do not have irrigation in Mona? Jones replied that he was told that it was about 30%, but he doesn’t know exactly and it would be good information to have. Finance Director Samuelson said that she can make a report on that. Chad Phillips said that most cities include a base rate on their sewer plus around $1-$2 per thousand of culinary water that is put toward the sewer. That would be in addition to the water rates. He said that the proposed water tier system and rates includes the sewer as well.

Brent McAfee asked if the acreage of land is taken into consideration of the tier system? Jones replied that no they are not. McAfee said that it should be considered.

Justin Weaver said that he is one of the heaviest users of water because he has a football field and a lot of grass. He said that he is good with a tiered system but he felt that it devalued his home. He suggested looking into grants to provide ways for citizens to lower their water usage. It may include zero scaping, meters, low water toilets, etc.

Kylene Jones said that she thought that because she doesn’t have irrigation, the tiered system is unduly shifting the balance to those who do not have irrigation. She said that if they had the opportunity to have irrigation water, they would absolutely do it, but at the present they don’t. She also said that the proposed tier system would potentially raise her bill $400 per month and that shifts the balance to her to pay for the water unfairly.

Katrina Long said that she also lives in the subdivision and there was a giant sign that said that there would be irrigation water provided and it is a continued frustration that the home buyers were taken advantage of. She also said that her bill goes from about $300 to around $500 in the summertime and this would raise her bill a couple hundred dollars.

Brandi Cieslak reported that she lives in the subdivision as well and bought the home assuming that there was irrigation. In the summer my home would go up 200 or 300 dollars. She said that she would like options and ways to get irrigation to those who don’t have it, but would also like it to be done at a fair cost. Her concern was “how can we get there” at a cost that is affordable since irrigation water shares are so expensive?

Bill Mills said that when he was mayor that he didn’t look at getting grants into putting in irrigation lines. He suggested finding a way to get a grant to bring over the irrigation water. He said that for the sewer the bill was $52 per month, but Mona’s rates are pretty high. He also said that Mona needs to get the Mona irrigation system metered. There are houses over-watering on the irrigation system as well as farmers who are wasting water and the citizens need to be accountable for it.

Councilmember Jay Christensen said that it is hard to get a grant for a private company, so it may be difficult to get a grant for the Irrigation Company. Bill Mills argued that the irrigation is public because most of the town is paying for it and using the water. Councilmember Christensen stated that it may be a good idea to get with the irrigation company to discuss this, to which Mills said that he has been trying to talk to them for years and gets nowhere.

Shay Morrison said that state code does allow you to implement for different rates for different classifications of customers. But the code states there must be a reasonable basis for the different rates and gives a few reasons that may be included in the rate difference, most of which are income based. But if this is done, it brings up a whole different discussion and may cause conflicts. Chad Phillips stated that in some cities there are rates based on whether they have pressurized irrigation. So their bill may say “with PI or without PI”. Morrison said that he didn’t know what the past situation was, but if it is just a specific area and the people did just by the lots, the conflict that may come up is that they did have an opportunity to do their due diligence when they purchased the lot. The opposing side may say that it is unfair to give them a rate because they didn’t do their due diligence. He also agreed with Councilmember Christensen that if your irrigation company is not owned by Mona City it will be very difficult to get grant money for it.

**Public Hearing Adjournment:**

Councilmember Warren made motion to close the public hearing at 8:07 pm. Councilmember Pace seconded the motion to close the public hearing at 8:07 pm. The vote of the council was unanimous to close the public hearing.

**Approval of Minutes:**

Councilmember Warren motioned to accept the work session minutes of April 11, 2023, as written. Councilmember Christensen seconded the motion to approve the work session minutes of April 11, 2023, as written. The Mona City Council vote to approve the April 11, 2023, minutes as written was unanimous.

Councilmember Pace motioned to accept the city council minutes of April 11, 2023, as written. Councilmember Warren seconded the motion to approve the city council minutes of April 11, 2023, as written. The Mona City Council vote to approve the April 11, 2023, minutes as written was unanimous.

**Action Items:**

* Resolution 2023-5: Updates to the Mona City Personnel Policy

Councilmember Warren made motion to approve Resolution 2023-5: Updates to the Mona City Personnel Policy. Councilmember Christensen seconded the motion to approve Resolution 2023-5: Updates to the Mona City Personnel Policy. The vote of the Council was as follows:

Councilmember Christensen Aye

Councilmember Mecham Absent

Councilmember Pace Aye Councilmember Stanley Aye

Councilmember Warren Aye

* Resolution 2023-6: Updates to Mona City Fee Schedule

Councilmember Christensen made motion to approve Resolution 2023-6: Updates to the Mona City Fee Schedule. Councilmember Pace seconded the motion to approve Resolution 2023-6: Updates to the Mona City Fee Schedule. The vote of the Council was as follows:

Councilmember Christensen Aye

Councilmember Mecham Absent

Councilmember Pace Aye Councilmember Stanley Aye

Councilmember Warren Aye

* Adoption of Ordinance 2023-6; Mona City Code 8-6: Utility Service Billing

Councilmember Warren asked if it could be charged extra for turning services back on during the weekend, since the city employee is paid overtime to come turn the service back on. Recorder Hills said that she will ask Rob the City’s attorney about this and let the Council know.

Councilmember Stanley made motion to approve Ordinance 2023-6; Updates to Mona City Code 8-6: Utility Service Billing. Councilmember Warren seconded the motion to approve Ordinance 2023-6; Updates to Mona City Code 8-6: Utility Service Billing. The vote of the Council was as follows:

Councilmember Christensen Aye

Councilmember Mecham Absent

Councilmember Pace Aye Councilmember Stanley Aye

Councilmember Warren Aye

* Adoption of Ordinance 2023-7; Mona City Code 9-3-5 Permitted Signs

Councilmember Christensen made motion to approve Ordinance 2023-7; Updates to Mona City Code 9-3-5: Permitted Signs. Councilmember Stanley seconded the motion to approve Ordinance 2023-7; Updates to Mona City Code 9-3-5: Permitted Signs. The vote of the Council was as follows:

Councilmember Christensen Aye

Councilmember Mecham Absent

Councilmember Pace Aye Councilmember Stanley Aye

Councilmember Warren Aye

* Adoption of Ordinance 2023-9; Mona City Code 9-5 Residential Swimming Pools

Councilmember Pace made motion to approve Ordinance 2023-9; Updates to Mona City Code 9-5 Residential Swimming Pools. Councilmember Warren seconded the motion to approve Ordinance 2023-9; Updates to Mona City Code 9-5 Residential Swimming Pools. The vote of the Council was as follows:

Councilmember Christensen Aye

Councilmember Mecham Absent

Councilmember Pace Aye Councilmember Stanley Aye

Councilmember Warren Aye

* Approval of Water Tier System

Due to the need for more information, Mayor Christensen recommended that the water tier system implementation be tabled and a work session be held to further discuss this.

Councilmember Warren made motion to table the implementation of the water tier system for further study. Christensen seconded the motion to table the implementation of the water tier system for further study. The vote of the Council was unanimous.

**City Manager Shay Morrison:**

* Municipal Energy Sales and Use Tax Draft

City Manager Morrison stated that this is a tax on gas and power companies, but since the city owns one of them (gas), it would be taxing itself. He said that essentially you are taxing the utility company up to 6% on that delivered energy, but they usually pass it on to the citizens. Mayor Christensen stated that they would have a work session concerning this bill.

* Funding Source plan update

City Manager Morrison said that previously he and the Council had discussed putting together a list of funding sources and match it up for when they can be applied for. He asked what format the Council would like it put into? Mayor Christensen stated that they would like it in a spreadsheet format.

* Charging and Fueling Infrastructure (CFI) Discretionary Grant Program Application

City Manager Morrison stated that this is a high money grant program that is split into two separate grants. One grant is tied to corridors (interstate) and the other half is more flexible and could be tied to City property or public roads. It is funding for renewable energy on electric vehicle and would go toward implementing it on the freeway exits. The grant covers 80 percent of the cost and the developer would cover the other 20 percent. The catch is that the developer owns whatever the application is good for. Six County or Mona City or both can be the applicant. He stated that if Mona doesn’t move on it, they could lose out on the revenue from it. Morrison stated that he has conflicting opinions on it as he doesn’t love the idea of the developer owning the land and only paying 20 percent for it. They would only be allowed to purchase the land and use it for EV charging and fueling infrastructure, but it is still their land. Morrison also said that the developer who is looking into this asked to remain anonymous until the contract happens. Morrison said that the other half of the grant allows for only the City to apply for the grant, and the EV infrastructure could be placed at a park or city building. Councilmember Pace asked what the benefit would be for Mona City, to which Morrison stated that it would be the potential economic development. He said that Six County would most likely be the applicant, and the application has to be in by May 30.

* Recreational Vehicle and Mobile Home Ordinance Discussion; Mona City Code 10-7-1 Recreational Vehicles

Morrison stated that he met with the Planning and Zoning Commission concerning this and they have received his recommendations and will finish the process. He said that he is open to sending the ordinance for attorney review prior to adoption.

Morrison alerted the Council that there is a federal Safe Sidewalks Grant that is available through July 10. There are two phases: planning phase, and implementation phase. It is a 20-80 grant in which Mona will be required to cover 20 percent. It is through the US Department of Transportation.

**Secretary/Treasurer Report:**

Secretary/Treasurer Dalton stated that this time of year Mona usually holds an ATV training class that is run by the Sheriff’s Department. Councilmember Stanley said that what was formerly required by the State is now done at home with the new card program, so it will not be necessary to hold the class.

**Planning and Zoning:**

Planning and Zoning Chair Dennis Gardner presented the following permits and stated that the Planning and Zoning Commission discussed the RV ordinance and had some changes that need to be made. They will make the changes and hold a public hearing before bringing it back to the Council to be approved.

* Jeff Kay – Ridgeview Minor Subdivision – 540 N. Old Highway 91

Chair Gardner stated that Jeff Kay met all the requirements and will be putting one home on the lot on the Main Street. Gardner stated that since Mr. Kay created a minor subdivision, the lot cannot be divided again for 10 years unless it is for a major subdivision. He purchased all three parcels of the land.

Councilmember Warren made motion to approve the Ridgeview Minor Subdivision located at 540 North Old Highway 91. Councilmember Christensen seconded the motion to approve the Ridgeview Minor Subdivision located at 540 North Old Highway 91. The vote of the Council in favor was unanimous.

* + - Donald & Pauline Smith – Building Permit – 87 East 700 South Cemetery Lane

Councilmember Christensen made motion to approve the building permit for Donald and Pauline Smith at 87 East 700 South Cemetery Lane. Councilmember Pace seconded the motion to approve the building permit for Donald and Pauline Smith at 87 East 700 South Cemetery Lane. The vote of the Council to approve was unanimous.

* + - Justin Weaver – Accessory Building Permit – 129 South 650 East

Chair Gardner stated that the Weavers finally came in to make an application for their shed that is already built. The shed is 35’X50’ and is 1700 square feet. It has been approved by the Planning and Zoning Commission and is ready for approval by the City Council.

Councilmember Pace made motion to approve the Justin Weaver accessory building permit for 129 South 650 East. Councilmember Warren seconded the motion to approve the Justin Weaver accessory building permit for 129 South 650 East. The vote of the Council in favor was unanimous.

* + - Rex & Linda Orgill – Building Permit – 288 East 200 North

Chair Gardner reported that the Orgill’s basement is already dug and it is approved by the Planning and Zoning Commission.

Councilmember Stanley made motion to approve the Orgill building permit at 288 East 200 North. Councilmember Pace seconded the motion to approve the Orgill building permit at 288 East 200 North. The vote of the Council in favor was unanimous.

* + - Travis Renzillo – Accessory Building Permit – 28 West 900 South

Councilmember Warren made motion to approve the Renzillo building permit at 28 West 900 South. Councilmember Pace seconded the motion to approve the Renzillo building permit at 28 West 900 South. The vote of the Council in favor was unanimous.

Chair Gardner stated that some individuals approached the Planning and Zoning concerning property and utility questions about annexing at the interchange on both the East and West sides of the road. Chair Gardner said that they will be coming in to the city office to get the annexation process started. The proposal was for a hotel, a gas station, and an eatery.

**Director of Finance:**

The Mona City Disbursement Listing for Mona City and Mona Recreation for 4/12/2023 to 4/25/2023 was presented. The Council did not have any further questions concerning it.

Councilmember Christensen made a motion to approve the finances as presented. Councilmember Warren seconded the motion to approve the finances as presented. The roll call vote of the Council to approve the finances as presented was as follows:

Councilmember Christensen: Aye

Councilmember Mecham Absent

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

Finance Quarterly Report:

Finance Director Samuelson presented the 2024 Preliminary Budget. She requested that the Council accept the tentative budget, to which it will then be a public document and will be posted on the City’s website for the public to view. Samuelson also stated that a date needed to be set for a public hearing to approve the budget. She suggested June 13th.

Councilmember Warren made a motion to adopt the Preliminary Budget and the date set for the public hearing for June 13, 2023. Councilmember Christensen seconded the motion to adopt the Preliminary Budget and the date set for the public hearing for June 13, 2023. The roll call vote of the Council to approve the finances as presented was as follows:

Councilmember Christensen: Aye

Councilmember Mecham Absent

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

**Gas and Water Report:**

Chad Phillips, Gas and Water operator, reported that gas and water department has been doing regular maintenance, and Troy has been doing preliminary work on the road at 200 East as well as putting culverts in to redirect water away from homes. Phillips stated that there will be a walk through for the chlorinator on Wednesday April 26 at 10 am. He also reported that he is waiting for the chlorination equipment to be put in. He said that the Skeda is being worked on as well and the project is “coming along”.

**Sewer:**

Nothing to report

**Recorder:**

* Resolution 2023-7: Contract with Juab County for elections

Recorder Hills reported that Juab County has offered to do the printing and assist with the upcoming elections. She presented Resolution 2023-7 for a contract to be approved by the Council.

Councilmember Pace made motion to approve Resolution 2023-7, Contract with Juab County for Elections. Councilmember Christensen seconded the motion to approve Resolution 2023-7, Contract with Juab County for Elections. The roll call vote of the Council to approve Resolution 2023-7, Contract with Juab County for Elections was as follows:

Councilmember Christensen: Aye

Councilmember Mecham Absent

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* AirBNB Discussion

Recorder Hills reported that within the last week two people have called the City with questions about whether they can have an AirBNB in Mona. Hills reported that there is currently no code on short-term rentals and asked the Council for direction concerning it. Mayor Christensen asked Hills to research ordinances and bring it back to the Council.

Recorder Hills reported that currently Mona City has code stating that the Mona Council will appoint a Pioneer Days Celebration committee. Hills reported that Mona has not held a Pioneer Days Celebration and would like to delete it from Mona’s code. Mayor Christensen advised her to create an ordinance deleting it and the Council will vote on it at the next meeting.

**Council Business:**

Councilmember Stanley stated that she had nothing to report.

Councilmember Pace stated that it is working to have the spring cleanup dumpster at the green waste site. Mayor Christensen stated that he was down at the green waste earlier that day and it “looks great”. He asked about a screen for the compost to which Councilmember Pace said that he will find some screen to work with and come up with a way to put legs on it.

Councilmember Christensen said that he has asked Recorder Hills to put on the next agenda concerning the Technical Planning Assistance Grant (TPA), which Mona City was rewarded, at the next city council meeting. It is for technical assistance to make a transportation plan. It is a 6% grant at $54,000, and Mona City will be required to pay $4,000.

Councilmember Mecham was absent.

Councilmember Warren stated that public hearings should have 3 minutes per speaker and it needs to be enforced in the future. Councilmember Stanley stated that it needs to be announced at the beginning of the meeting so that the public is aware. He also requested a work session for the water tier system.

**Due to the Six County Regional Growth Summit is on May 23rd, the Mona City Council Meeting will be moved to May 30th at 7 pm.**

**Public Comment:**

**Adjournment**

Councilmember Warren made a motion to adjourn the meeting at 9:22 pm. Councilmember Pace seconded the motion to adjourn the meeting at 9:22 pm. The council vote to adjourn the meeting at 9:22 pm was unanimous.

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Randy Christensen, Mayor Alicia Hills, Mona City Recorder