Mona City Council Meeting and Public Hearing Minutes

February 28, 2023

MEMBERS PRESENT: Randy Christensen- Mayor

Jay Christensen **–** Councilmember

TJ Pace – Councilmember

Ron Warren - Councilmember

Jay Mecham- Councilmember

MEMBERS ABSENT: Amy Stanley – Councilmember

STAFF PRESENT: Alicia Hills – Mona City Recorder

Sara Samuelson – Finance Director

Ed Newton – Planning and Zoning Commissioner

Mike Stringer – Planning and Zoning Commissioner

Kevin Young - Planning and Zoning Commissioner

Steve Ewing - Planning and Zoning Commissioner

Dennis Gardner – Planning and Zoning Chair

Lori Henrie – Planning and Zoning Secretary

OTHERS PRESENT: Myrna Trauntvein-Nephi Times News Reporter; Shay Morrison, Six County Regional Planner; Travis Jones

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

**Opening Prayer/Pledge of Allegiance:**

Councilmember Pace led the pledge of allegiance.

Planning and Zoning Commissioner Ed Newton led the prayer.

**Public Hearing**

Councilmember Christensen made motion to open the public hearing for the Highway Tax and Transient Room Tax. Councilmember Warren seconded the motion to open the public hearing for the Highway Tax and Transient Room Tax. The vote of the Council was unanimous in favor of opening the meeting for the Highway Tax and Transient Room Tax.

Highway Tax: Six County Representative/City Manager Shay Morrison reported that Mona City could use the Highway Tax as a new source of revenue to keep up with City expenses. He stated that it is a common tax within the region and can help bring in revenue. It would take effect on July 1 and the City could begin collecting on it on that date.

**Public Comment**: None

Transient Room Tax: Morrison reported that this is a tax on short-term rentals, trailers, or anything else that will be resided in for fewer than thirty days. Although Mona City currently has very few to none of these and it does not apply yet, it will be in place when that type of growth takes place.

**Public Comment**: None

Councilmember Warren made motion to close public hearing on the Highway Tax and Transient Room Tax. Councilmember Mecham seconded the motion to close public hearing on the Highway Tax and the Transient Room Tax. The vote of the council was unanimous to close the meeting.

**Approval of Minutes:**

Councilmember Christensen motioned to accept the City Council minutes of February 14, 2023, as written. Councilmember Pace seconded the motion to approve the work session minutes of February 14, 2023, as written. The vote to of the council to approve the City Council minutes was unanimous.

**Secretary/Treasurer Report:**

None

**Travis Jones – Utah Greenhouse Company Update**

Travis Jones, owner of Utah Greenhouse Company reported that his expenses for housing his employees have significantly increased and he would like to have on-site housing for the Utah Greenhouse Company. He would like an apartment complex that would be located behind the greenhouse for his 91 H2A employees, and he would like support from Mona City. He reported that the employees sacrifice 10 months away from home, and because of the economy he would like to provide housing for them. This would also cut down on transportation as they would only need transportation to the grocery store. Currently the area is not zoned for housing and he will have to go to the county to petition for housing and would like Mona’s blessing as he moves forward with the process.

**Regional Planner Shay Morrison:**

RV ordinance review:

* + Regional Planner Shay Morrison asked the Council if they would like him to research and put together an RV ordinance. The Council acknowledged that they would like him to put it together along with consequences for not abiding by it.

Utah Outdoor Recreation Grant (UORG)

* + Morrison reported that this grant is for trails and other outdoor options, but clarified that this grant will not cover a pickleball court.

Morrison reported that there is a planning grant that just opened through May 1st, that may apply. Councilmember Christensen reported that Councilmember Stanley received a bid for the two tennis courts and two pickleball courts for $189,000.

CIB:

* + Councilmember Christensen reported that the county capital improvement list has not yet been distributed. The annual planning meeting will be on March 15th at noon.
  + Councilmember Christensen reported that at the last City Council meeting the Council voted to put in the application for the grant but have not yet voted to accept the grant. Mayor Christensen said that they are waiting until Thursday to see what the rate is and how much the grant will be for. He stated that there were some discrepancies concerning the grant and loan amount, and on Thursday at the meeting it will be decided what the actual grant and loan amounts will be and then the City will decide whether they will accept it.

Community Project Funding:

* + Morrison reported that at the upcoming meeting this will be laid out, but he reported that this will be mostly for large recreation. He reported that it is an “earmark” and the applicant is putting a request in to receive an allocation of funds. It is not technically a grant program, but it is “big money”, averaging at around 3 million dollars (can be between 1 and 7 million dollars). He reported that it will open in April, and he can help fill out the application. Morrison suggested using it for large infrastructure such as water and sewer.

**Finance Report:**

* Finance Director Samuelson reported that the Sheriff’s department contacted her, and they have a cyber grant that can be used for security. She reported that David, who does Mona’s technology, is getting her a quote for a firewall and virus protection on the internet. She asked if there was anything else that the Council would like submitted with it?
* Samuelson stated that “we will start in earnest next month for next year’s budget”. She stated that budgets need to be looked over and if there needs to be adjustments that she be notified. She requested that this needs to done by the next month.
* **Approval of Finances:**

Finance Director Samuelson distributed the disbursement report for 2/15/2023 through 2/28/2023. There were no questions concerning the report.

Councilmember Warren made a motion to approve the finances as presented. Councilmember Christensen 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 Pace: Aye

Councilmember Warren: Aye

Councilmember Mecham: Aye

**Planning and Zoning:**

Chair Gardner reported that he did not have anything to report but introduced his Commission to the Council as several of them are new.

**Council Business:**

Councilmember Warren

* Councilmember Warren requested the approval of $15,000 for the purchase of a roller.

Councilmember Christensen made a motion to approve the $15,000 for the purchase of a roller. Councilmember Pace seconded the motion to approve the $15,000 for the purchase of a roller.

The roll call vote of the Council to approve $15,000 for the purchase of a roller was as follows:

Councilmember Christensen: Aye

Councilmember Pace: Aye

Councilmember Warren: Aye

Councilmember Mecham: Aye

* 200 East Improvement Budget Approval:

Councilmember Warren stated that he needs clarification on the budget for the 200 East improvement budget. He would like to know if his workers are doing it or if it will be done by Jones and Demille. Mayor Christensen reported that on Thursday at the meeting they will find out what the final clarification is and what the cost and the grant will be. From that point they will decide who will be replacing the road.

Councilmember Pace reported that the cemetery building door is not fixed.

Councilmember Christensen reported that he applied for the T-Mobile grant for a city building generator and for the council desk remodel, but was turned down. Morrison suggested doing a CDBG grant for ADA improvements that can be applied for in October. He suggested that based on the size of Mona’s population that to get full points toward acceptance that 30 percent of the amount will need to be put in by Mona. But Morrison also said that the T-mobile grant can be reapplied for. He also suggested that there is a GoUtah grant that may be an option for a backup generator. It is a once-a-year program that will reopen in a few months.

Councilmember Mecham reported that Jeff and James have been putting in a lot of extra work at the plant and he would like to give them a “shout out”. Councilmember Mecham gave a report from the sewer operators. He said that they installed a new mixer in the annex basin, and it is working well. The membranes have been running better as of late but are still not at 100% but getting better. He said that there have been a few hiccups with the drum screens, but that things are generally better and trending in the right direction. He reported that the State came and did an inspection and that it seemed to go well. Councilmember Mecham reminded the Council that the plant is 11 years old and is getting dated so there will be issues. He said that Jeff wants to put a float in the system and when the water gets to a certain point it will set off an alarm and they will be able to go down and take care of it before it gets out of control. Brent agreed and they will look into getting that taken care of. Mayor Christensen asked if the pump has come in, to which Councilmember Mecham replied that the third pump is still being rebuilt but he will ask about what the status is. He also stated that he never heard back on the fence bid and will follow up on it.

Councilmember Mecham reported that spring cleanup will be April 21st through May1st. The dumpsters will be picked up on May 1st.

**Public Comment:**

None

**Adjournment**

Councilmember Warren made a motion to adjourn the meeting at 8:30 pm. Councilmember Christensen seconded the motion. The vote to adjourn the meeting at 8:30 pm was unanimous.

­­­\_\_\_\_ \_\_\_ \_\_\_\_\_\_

Randy Christensen, Mayor Alicia Hills, Mona City Recorder