Mona City Council Meeting and Public Hearing Minutes

March 14, 2023

MEMBERS PRESENT: Randy Christensen- Mayor

Amy Stanley **–** Councilmember

TJ Pace – Councilmember

Ron Warren - Councilmember

Jay Mecham- Councilmember

MEMBERS ABSENT: Jay Christensen - Councilmember

STAFF PRESENT: Alicia Hills – Mona City Recorder

Sara Samuelson – Finance Director

Michelle Dalton – City Secretary/Treasurer

Dennis Gardner – Planning and Zoning Chair

OTHERS PRESENT: Myrna Trauntvein-Nephi Times News Reporter; Bill Mills; Travis Jones; Amy Taylor; Ryan Peters; Tyson Kesler; Hollie Peters; Dan Johnson; Brittany Allan

Mayor Randy Christensen called the meeting to order at 7:04 pm.

**Opening Prayer/Pledge of Allegiance:**

Recorder Hills led the pledge of allegiance.

Councilmember Mecham led the prayer.

**Public Hearing**

Councilmember Pace made motion to open the public hearing for the approval of a $100,000 purchase of Burraston Hill gas system. Councilmember Warren seconded the motion to open the public hearing for the approval of a $100,000 purchase of the Burraston Hill gas system. The vote of the Council was unanimous to open the public hearing.

Mayor Christensen stated that Mona City has been approached by Nephi City to purchase the Burraston Hill gas system. Mona has done research and opted to purchase the system and will make payments that are interest free for 2 years and 11 months. The purchase amount will be $100,000, and the contract between Mona and Nephi will be drawn up by the Nephi City attorney, and if approved will also be approved by the Mona City attorney.

**Public Comment**:

Bill Mills asked what Mona City is getting out of this purchase? If we pay $100,000, what is Nephi City giving us? They are getting rid of their problem and giving it to Mona. He stated that it will require another operator as well as more problems for Mona to deal with. He asked if they are giving Mona an itemized list of what Nephi is going to give to Mona? He stated, “I am having a hard time as a Mona resident to pay for that. If they want us to take on this problem, they should drop their price down.”

Mayor Christensen stated that the approximate yearly income off the system will be $35,000 and then the possibility of more homes to come. He stated that with that income that it will be paying for itself plus more revenue for Mona City.

Councilmember Warren made motion to close the public hearing for the approval of a $100,000 purchase of Burraston Hill gas system. Councilmember Mecham seconded the motion to close the public hearing for the approval of a $100,000 purchase of the Burraston Hill gas system. The vote of the Council was unanimous to close the public hearing.

Mayor Christensen asked if there were any questions from the Council concerning the purchase of the Burraston Hill gas system. Councilmember Stanley stated, “we have discussed this and had a lot of debate and have done a lot of research and have had a lot of bargaining happening. It is a big risk, but we are getting an asset out of it that will eventually create some revenue for Mona, which we don’t have a lot of, and we need to take every opportunity we can to bring in revenue, and this is an open opportunity.”

Councilmember Warren made motion to approve $100,000 for the purchase of the Burraston Hill gas system. Councilmember Pace made motion to approve $100,000 for the purchase of the Burraston Hill gas system. The roll call vote of the Council was as follows:

Councilmember Stanley Aye

Councilmember Pace Aye

Councilmember Warren Aye

Councilmember Mecham Aye

**Approval of Minutes:**

Councilmember Warren motioned to accept the City Council minutes of February 28, 2023, as written. Councilmember Stanley seconded the motion to approve the work session minutes of February 28, 2023, as written. The vote of the council to approve the City Council minutes was unanimous.

Councilmember Pace motioned to accept the City Council minutes of March 7, 2023, as written. Councilmember Mecham seconded the motion to approve the work session minutes of March 7, 2023, as written. The vote to of the council to approve the City Council minutes was unanimous.

**Victim’s Advocate County Attorney – Amy Taylor, Ryan Peters**

Ryan Peters presented stating that the VOCA grant has been diminishing and requested further contribution toward the Victim’s Advocate Program.

**Action Items:**

* Highway Tax Ordinance (UCA 59-12-2215): This ordinance was discussed, and a public hearing was held at the last meeting to which there were no questions or comments. Jay Mecham stated, “that it is a good way to bring in a little more income for Mona City.”

Councilmember Mecham made motion to adopt the Highway Tax Ordinance. Councilmember Warren seconded the motion to adopt the Highway Tax Ordinance. The roll call vote of the Council was as follows:

Councilmember Stanley Aye

Councilmember Pace Aye

Councilmember Warren Aye

Councilmember Mecham Aye

* Transient Room Tax (TRT) Ordinance (UCA-59-12-3): Mayor Christensen stated that it does not necessarily affect Mona City at the present time, but after discussion it was decided to implement it for when it becomes relevant.

Councilmember Pace made motion to adopt the Transient Room Tax Ordinance. Councilmember Warren seconded the motion to adopt the Transient Room Tax Ordinance. The roll call vote of the Council to adopt the Transient Room Tax Ordinance was as follows:

Councilmember Stanley Aye

Councilmember Pace Aye

Councilmember Warren Aye

Councilmember Mecham Aye

* Appointment of City Employee Lead: Mayor Christensen stated that the city employees need a lead employee and Troy Painter has been asked to be the new city employee lead.

Councilmember Warren made motion to appoint Troy Painter as the City Employee Lead. Councilmember Pace seconded the motion to appoint Troy Painter as the City Employee Lead. The vote of council was unanimous in favor of appointing Troy Painter as the City Employee Lead.

**Secretary:**

* Secretary/Treasurer Michelle Dalton reported that the newly designed city bills are out and have been sent to the residents.
* Dalton requested that someone was needed to replace the light bulb that points to the community center wording. She was referred to the city lead Troy Painter to have it done.
* Dalton reported that Jeff Bell at 560 South Main reported that his driveway is settling again where the city sidewalk was installed, and he would like it filled in again. Councilmember Warren reported that city workers are making a priority list and will put his request on the list and continue working on it. It was suggested that the engineer who put in the sidewalk be notified as well as the city lead to fix it.

**Finance Report:**

* **Approval of Finances:**

Finance Director Sara Samuelson stated that there will now be two checking accounts. One for the recreation department and the other regular city account, so there will now be two monthly statements.

Finance Director Samuelson distributed the disbursement report for 03/01/2023 through 03/14/2023. There were no questions concerning the report.

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

Councilmember Pace: Aye

Councilmember Warren: Aye

Councilmember Mecham: Aye

* **Resolution 2023-3: Procurement Policy:**

Finance Director Samuelson presented a procurement policy for Mona City Council approval. She stated that it is what the state auditor had already written, with Mona’s numbers plugged into it. It has also been verified by Shay Morrison, the City Manager.

Councilmember Warren made motion to adopt resolution 2023-3, the Mona City Procurement policy. Councilmember Mecham seconded the motion to adopt resolution 2023-3, the Mona City Procurement Policy. The vote of the Council to adopt resolution 2023-3, the Mona City Procurement policy, was unanimous.

**Planning and Zoning:**

Planning and Zoning Chair Dennis Gardner reported concerning the recent Planning and Zoning meeting on March 1, 2023.

* Dan Johnson – 290 East 100 North – Garage addition attached to the home:

Councilmember Warren made motion to accept the garage addition for Dan Johnson at 290 East 100 North. Councilmember Stanley seconded the motion to accept the garage addition for Dan Johnson at 290 East 100 North.

* Kelly & Sophia Johnson (Allison Momi Contractor) – 657 South 300 West – swimming pool fence questions. Chair Gardner reported that this will be readdressed at the next Planning and Zoning meeting and will be brought back to the City Council at a later date. They are requesting a variance to the rule of having a 4-foot fence around the pool and the topic needs to be readdressed.
* Tim Grange – 497 South 300 East – Illegal Accessory Building

Chair Gardner reported that Mr. Grange brought plans in March 3, 2021, for a Cleary building. The plans were approved, but instead of the Cleary building he built a garage and now has someone living in it. He has connected to the City’s sewer as well as the other City utilities. He was approached about it on September 12, 2022, and was told stop work on it and vacate, but he has not vacated the building and has not met the requirements that were given to him that had to be met within 90 days. He then illegally split the land and created an illegal minor subdivision. Planning and Zoning secretary Lori Henrie has been discussing the concerns with the Mona’s attorney and whether the utilities can be shut off to both residences on the lot. Councilmember Stanley asked if there were any specific consequences in Mona City code for this, to which there are not currently any, but they are being worked on by Shay Morrison, City Manager.

**Sewer:**

* Sewer Plant Supervisor Brent Arns reported that the sewer plant has been running well since they installed the new pump. He stated that the reports that were not turned in have been resolved, as there was some confusion about them. He said that all his yearly and monthly reports are in and taken care of. Arns stated that when he received the cease-and-desist letter from the State he contacted them immediately, and he said it is something that the State did to make sure that both they and Mona City were in compliance. Arns said that the concentrations are coming back up and at the last check are at about 5,000, but the goal is to be at 10,000. He said, “we are good and things are going a lot better.”
* Approval for purchase of 3 mixers at $8,928.00 each:

Councilmember Mecham made a motion to approve the purchase of 3 mixers at $8,928.00 each. Councilmember Pace seconded the motion to approve the purchase of 3 mixers at $8,928.00 each. The roll call vote to approve the purchase of 3 mixers at $8,928.00 each was as follows:

Councilmember Stanley: Aye

Councilmember Pace: Aye

Councilmember Warren: Aye

Councilmember Mecham: Aye

* Approval for purchase of 5 motors (each $1,000 or less). This was for the Council’s information and a motion was not made because the mayor already approved the purchase of the motors.

**Streets:**

Councilmember Warren presented that the city employees would like to build a roof over the salt storage at the maintenance building. The cost of materials would be just under $3000.

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

Councilmember Stanley: Aye

Councilmember Pace: Aye

Councilmember Warren: Aye

Councilmember Mecham: Aye

**Recorder:**

Resolution 2023-4, the Mona City Personnel Policy update, was presented for approval. Two sections were added, adding an employee evaluation and reduction in force section. Councilmember Warren made motion to adopt resolution 2023-4, Updates to the Mona City Personnel Policy. Councilmember Stanley seconded the motion to adopt resolution 2023-4, Updates to the Mona City Personnel Policy. The vote to adopt resolution 2023-4, Updates to the Mona City Personnel Policy, was unanimous.

**Council Business:**

Councilmember Stanley reported that she is preparing for the Easter celebration. She is planning a game night on April 7, and the Easter egg hunt on the 8th. The Chalk the Walk activity is still planned for the weekend as well. Stanley reported that she has gift cards that will also be used as prizes.

Councilmember Pace reported that the cemetery building door is fixed.

Councilmember Warren reported that the due to the moisture that has been received this winter the roads in many places are sinking. Warren reported that the street department is making a list of priorities and will start working as soon as possible. Warren reported that the gas and water department feel like the budget for this year will be sufficient for next year.

He also reported the Sheriff’s office would like to be on the agenda for the next meeting.

Councilmember Mecham reported that he would like to see the green waste moved so that it would be easier to lock the sewer. Tony Openshaw, green waste operator, asked where they would move the green waste site. Mecham replied that he would like to see it in dumpsters or onto city property near 300 South. Openshaw replied that the green waste was there before, and it caused issues. Councilmember Stanley mentioned that Michelle Dalton is compiling a list of properties the city owns and perhaps they could look to see if there was another option.

Chad Phillips reported that he has finally received a blue stake for the power pole installation at the water tank. He reported that Rocky Mountain should be there any day. He also reported that he is in the middle of an inspection, and the inspector will be on site on Thursday.

**Public Comment:**

Tyson Kesler: Mr. Kesler addressed the Council and stated that he works at the power plant west of town and would like to be involved in the City. He stated that they would like to do a community project or help where they can.

Bill Mills: Mr. Mills addressed the council and stated that when the survey for the green waste was done, the majority of the citizens wanted the green waste. He stated that prior to the green waste people were dumping grass in any hole and it was causing problems. He also stated that it was a good program that the citizens enjoy.

Travis Jones: Mr. Jones addressed the council and asked if there were any questions regarding what he addressed in the last city council regarding housing at the tomato plant. He indicated that he did not have a date to talk to the county yet. He calculates that the savings would be about $500,000 per year to move the housing here. He told the Council that he wants to keep promises to Mona and make it a better place to live.

**Adjournment**

Councilmember Warren made a motion to adjourn the meeting at 8:40 pm. Councilmember Pace seconded the motion. The vote to adjourn the meeting at 8:40 pm was unanimous.

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Randy Christensen, Mayor Alicia Hills, Mona City Recorder