



MONROE CITY COUNCIL MEETING
Tuesday, February 8, 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 Payne . A prayer was offered by Councilmember Cartwright .

3. Roll Call

Mayor Johnny Parsons

Councilmembers:

Dane Buchmiller

Janet Cartwright

Perry Payne

Erica Serrine

Michael Mathie

Public Works Director Devin Magleby

City Recorder Allison Leavitt

Power Foreman Josey Parsons

Dave Coe

4. Consider a motion to approve the minutes of the meeting held January 25, 2022

Councilmember Payne moved to approve the January 25, 2022, Regular City Council Meeting Minutes as corrected. The motion was seconded by Councilmember Mathie. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, Mathie and Serrine. The vote was unanimous. The motion carried. 5-0

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

6. Approval of February 2022 warrant register, January 2022 cash disbursements, adjustment journal, and aging report.

Councilmembers reviewed and signed the February 2022 warrant register, January

39 **2022 cash disbursements, adjustment journal, and aging report.**

40

41 **7. Business**

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43 a. Monroe Hot Springs Estates Development - Dave Coe

44 Dave Coe introduced Joseph Cefalia and Jared Cefalia, developers who are wanting to purchase
45 and develop the south lots in Monroe Hot Springs Estates. This portion of the subdivision is not
46 developed, and all infrastructure will need to be constructed.

47

48 Mr. Coe presented a colored map of the subdivision to distinguish ownership of the current lots.
49 Mr. Grow owns the majority of the lots, which Cefalia's are in the process of purchasing, two
50 belong to Kelly Alvey, one to Mike Ginsburg, and the remaining four belong to individuals that
51 have mailing addresses in Hawaii.

52

53 Developers are concerned about recouping the cost of developing the subdivision from current lot
54 owners and asked if the City has ordinances or a process to protect their interests.

55

56 Council discussed that the City had no ordinances pertaining to this but asked City Recorder Allison
57 Leavitt to contact City Attorney Eric Johnson for viable options.

58

59 Mr. Coe explained that they would like to move forward with this development soon due to
60 increasing material costs. Power Foreman Josey Parsons explained that the power department is
61 having difficulty in obtaining transformers in a timely manner for these new developments. Right
62 now we can purchase transformers from a supplier who pre-bought transformers, but once these
63 are gone it could take more than a year to get transformers.

64

65 Mr. Coe asked if the Council would allow developers to only improve South Bend Drive and leave
66 Indian Creek Drive undeveloped until a cost-share project with other property owners can be
67 secured. Mayor Parsons and Councilmember Mathie stated this has been discussed before and
68 again it would not be permitted. Council agreed that all improvements must be completed before
69 the City would allow building permits to be issued in the south side of Monroe Hot Springs Estates
70 Subdivision.

71

72 Mr. Coe stated he has not received a response from multiple letters he has sent to the property
73 owners with Hawaii addresses. Mr. Coe asked the Council if a letter from the City could be sent to
74 property owners in Hawaii asking to contact the City, hoping this would help get a response from
75 them.

76

77 Mayor Parsons told Mr. Coe to provide the City with the addresses and he would have letters sent
78 to them, but only asking them to contact the City not to participate in the project.

79

80 b. Consider "Cornerstone Subdivision" final plat map - Submitted by Randy
81 Draper.

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83 Council reviewed final plat map for “Cornerstone Subdivision” submitted by Randy Draper.

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85 **Councilmember Mathie made a motion to accept Cornerstone Subdivision final plat map,**
86 **submitted by Randy Draper. The motion was seconded by Councilmember Cartwright. A roll call**
87 **vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, Mathie, and Serrine.**
88 **All were in favor. Motion carried 5-0.**

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90 c. Consider "Tree Lane Subdivision" final plat map - Submitted by Nathan &
91 Kris Young

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93 Council reviewed final plat map for “Tree Lane Subdivision” submitted by Nathan & Kris Young.

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95 **Councilmember Mathie made a motion to accept Tree Lane Subdivision final plat map submitted**
96 **by Nathan and Kris Young. The motion was seconded by Councilmember Payne. A roll call vote**
97 **was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, Mathie, and Serrine. All**
98 **were in favor. Motion carried 5-0.**

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100 To not interrupt the meeting, Councilmembers signed the mylar plat maps after Council meeting.

101
102 d. Consider bid for tree trimming at Monroe City's Lion's Park

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104 After reviewing the bids submitted, the bidders may not have understood what the City wanted
105 done. The Council decided that a bid spec sheet should be prepared and sent out for new bids, so
106 that the bidders have a clear scope of work for the project.

107
108 **Councilmember Payne made a motion to table accepting a bid for tree trimming at Monroe City**
109 **Lion’s Park until a clear spec sheet is prepared and new bids are received. The motion was**
110 **seconded by Councilmember Cartwright. A roll call vote was called. Voting yes: Councilmembers**
111 **Buchmiller, Cartwright, Payne, Mathie, and Serrine. All were in favor. Motion carried 5-0.**

112
113 e. Consider items to be placed on Monroe City Surplus Property List

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115 Public Works Director Devin Magleby requested two removed wood window frames from the old
116 hydro building, which are being stored in the hydro building, be added to Monroe City Surplus
117 Property List.

118
119 **Councilmember Payne made a motion to place listed items on the Monroe City Surplus Property**
120 **List. The motion was seconded by Councilmember Serrine. A roll call vote was called. Voting yes:**
121 **Councilmembers Buchmiller, Cartwright, Payne, Mathie, and Serrine. All were in favor. Motion**
122 **carried 5-0.**

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124 f. Review Capital Improvement List

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Council reviewed the current list and made the following additions/changes:

- Added Culinary Water Capital Facility Plan – High priority.
- Changed Debris Basin Rehabilitation from medium priority to high priority.
- Changed Irrigation Expansion from low priority to medium priority.
- Changed Future Road Improvement from low priority to medium priority
- Added Senior Citizen Center with low priority. Councilmember Cartwright stated that the current center is in rough shape and needs major remodeling or demolition and build a new building.

City Recorder Allison Leavitt explained that capital improvements must be submitted to the Six County Association to be considered for Community Impact Board (CIB) funding.

Councilmember Sirrine made a motion to accept the 2022 Capital Improvement list. The motion was seconded by Councilmember Payne. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, Mathie, and Sirrine. All were in favor. Motion carried 5-0.

g. Consider Resolution 2 1 2022 amendment to Monroe City Water Policy Connection Fees

Public Works Director Devin Magleby commented that with increasing prices for water service connections supplies the connection fee needs to be increased for a ¾ inch service from \$1500 to \$2000, 1- inch service from \$1800 to \$2300, and irrigation connections will increase from \$900.40 to \$1500.00 beginning March 1, 2022.

Councilmember Payne stated that with material prices constantly changing he would like to review the water policy and change the policy to be actual cost of material and labor of water service connections. He is in favor of adopting resolution 2 1 2022 for now and will look at the policy to make additional changes if needed.

Councilmember Payne made a motion to adopt resolution 2 1 2022 amending Monroe City Water Policy connection fees. The motion was seconded by Councilmember Cartwright. A roll call vote was called. Voting yes: Councilmembers Buchmiller, Cartwright, Payne, Mathie, and Sirrine. All were in favor. Motion carried 5-0.

8. Other Business

a. Staff Reports

City Recorder Allison Leavitt-

*Would like to have Attorney Eric Johnson conduct open meeting training for the Council and Planning Commissioners. Richfield City Recorder Michele Jolley had Mr. Johnson conduct Richfield City's open meeting training last year. Mr. Johnson could do the training for both Monroe and

168 Richfield on the same night. Council instructed City Recorder Allison Leavitt to contact Mr. Johnson
169 and Richfield City Recorder Michele Jolley to work out the details.

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171 *Reminder Audit Report next Council Meeting February 22, 2022 @ 6:00 p.m.

172
173 Councilmembers will provide food for work session.

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175 Public Works Director Devin Magleby –

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177 No further business.

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179 b. Department Business-Council

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181 Councilmember Cartwright –

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183 *Update on Veteran’s Monument:

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185 The cut out for the pavers and rifle monument appears to not be centered in the concrete slab.
186 This is because the sidewalk is not separate from the slab but was taken into consideration when
187 placing the paver section. Public Works Director Devin Magleby stated that the sidewalk line could
188 be cut or painted to define where the sidewalk is. Councilmember Cartwright is not happy with the
189 situation but thinks once we get the monuments and everything completed it will not be noticed.

190
191 Met With Rick Lindsey, Rick’s Monuments, and the monument stones are in Richfield. He will be
192 setting them soon and will need help from the City crew to set them and verify that they are set in
193 the reinforced areas.

194
195 Military members participating with the dedication will be staying at the armory in Richfield, to
196 save the City the costs of lodging for them. Full Draw Design will print programs and posters to
197 advertise the dedication ceremony and let the community know that it will be included in our 24th
198 of July celebration.

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200 *Senior Citizens building needs to have lights installed on the corner of the building to provide
201 lighting for the area. These lights could be solar if no power is available and motion lights would
202 also work. Councilmember Cartwright stated she would have someone from the Senior Citizen
203 Center contact Public Works Director Devin Magleby to confirm what they want and then the cost
204 can be determined.

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206 Parking lot needs to have crack sealing done. Public Works Director Devin Magleby stated that
207 Staker Parsons can do this, but he is unsure of the cost and who would be responsible to pay for it.
208 Mayor Parsons instructed Councilmember Cartwright to have them get an estimate of the costs
209 and then we will have to look at the City’s general fund budget to see if the City can participate in
210 covering some of the costs. They also asked about the roto-mill that was going to be put down

211 behind the building. Public Works Director Devin Magleby will also discuss this when he meets
212 with them about the lights.

213

214 *Senior Citizen's Center is donating \$250.00 to the Veteran's Memorial.

215

216 *CERT would like to have a message in our next newsletter soliciting new members.

217

218 Councilmember Mathie –

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220 *We are approving subdivision's that will impact our infrastructure with no financial obligations
221 from the developers. Council discussed that when a subdivision is developed that borders current
222 roads and utilities, they are not required to pay for infrastructure verses a subdivision that creates
223 interior lots does pay for infrastructure. Councilmember Mathie explained that when a subdivision
224 is created it brings additional impact to our streets and City services and these developers are not
225 participating in these costs. He wonders if developers should be doing something to help improve
226 our infrastructure. City Recorder Allison Leavitt explained that when the Planning Commission is
227 done updating the City's land use ordinance they will begin reviewing and updating the subdivision
228 ordinance and this issue can be addressed then.

229

230 Councilmember Serrine –

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232 *Advertising for full-time seasonal employee to help with park maintenance will be posted.

233 Councilmember Cartwright stated that with the expansion at the cemetery a part-time employee
234 will be needed at the cemetery. Applications for both positions will be accepted.

235

236 *Mike Miles and Darci Wagner will be working on ballfield maintenance again this year. Mr. Miles
237 is hoping to have the high school baseball team help with cutting the grass edges on the ballfields.

238

239 *Field dirt was delivered and moved to the ballfield. There is a lot of dirt on the road that needs to
240 be removed. Public Works Director Devin Magleby stated that the City does have a sweeper for
241 the skid steer that the volunteers can use to help clean up the road if needed.

242

243 *Property at 390 S Main is not in compliance with our nuisance ordinance. They were given time
244 to clean things up, but no progress has been made in some time and Councilmember Serrine would
245 like Code Enforcement Officer Billingsley to contact them. City Recorder Allison Leavitt will contact
246 Mr. Billingsley.

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248 Councilmember Buchmiller –

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250 *Utility Board met to discuss Mike Ginsberg request for an exception to our solar policy to allow
251 him a larger service than our policy allows.

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253 The board met and listened to Mr. Ginsberg's argument for needing a larger service, and after
254 some discussion the board decided to have another meeting to discuss our current solar policy
255 before giving the Council a recommendation on Mr. Ginsberg's request and our policy.

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257 Councilmember Payne-

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259 *Thanks for the lights at the community center being fixed.

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261 Mayor Parsons-

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263 *Rock pile needs pushing again, asked Public Works Director Devin Magley to contact Mathew
264 Mills and have him push the pile. Discussed the possibility of charging those dumping in the rock
265 pile to help cover the cost of pushing the pile. No decision was made.

266

267 *City employees need to decide if they want to trade-in the 2013 Ford 3/4-ton pick-up or keep it.
268 Once they decide then a decision can be made on purchasing a new pick-up to replace the 2000
269 Chevrolet pick-up.

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271 **9. Adjournment**

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273 **There being no further business to come before the Council for consideration, Councilmember**
274 **Sirrine moved the Regular Council Meeting adjourn at 8:27p.m. The motion was seconded by**
275 **Councilmember Buchmiller. The vote was unanimous. The motion carried. 5-0**

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277 The next regular City Council meeting is scheduled to be held on Tuesday, February 22, 2022
278 starting at 7:00 p.m. at Monroe City Office.

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281 Approved this 22nd day of February 2022.

282 Allison Leavitt

283 Monroe City Recorder

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