



MONROE CITY COUNCIL MEETING
Tuesday, September 23, 2025, 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 Ryan Johnson. Councilmember Sirrine offered a prayer.

3. Roll Call

Mayor Johnny Parsons
Councilmembers:
Janet Cartwright - absent
Ryan Johnson
Michael Mathie
Perry Payne
Erica Sirrine
Power Foreman Josey Parsons
City Recorder Allison Leavitt

4. Consider a motion to approve the minutes of the meeting that was held September 9, 2025

Councilmember Sirrine moved to approve September 9, 2025, Regular City Council Meeting Minutes as corrected. Councilmember Johnson seconded the motion. A roll call vote was called. Voting yes: Councilmembers Johnson, Mathie, Payne, and Sirrine. The vote was unanimous. The motion carried. 4-0

5. Citizen input – Limit of 3 minutes per comment

Citizen Kelly Sutherland questioned if the RAP tax was an additional property tax to be charged to Monroe City property owners. Mayor Parsons explained that the RAP tax is not a property tax and that this is a .01% tax which is not applied to food or gasoline sales, and the funds earned

would help to cover maintenance and improvement costs of our parks. No new parks will be built with these funds.

Mr. Sutherland questioned what Business item 6-a authorizing a resolution for a solar PPA project was about. The Mayor explained that this would not be an on-site power source, just an energy source added to our portfolio.

6. Business

a. Power Impact Fee Presentation - Utility Financial Solutions, LLC (UFS)

Jillian Jurczyk, UFS, presented to the Council explanation of a power impact fee, and what the purpose is and the process of implementing one.

Ms. Jurczyk explained that Impact fees are one-time payment charged on new development to help recover capital spending and infrastructure costs for growth. The purpose of them is to ensure new growth doesn't burden existing rate payers, and cover capital projects needed to accommodate new development. New customers do bring value to the system, because once they come part of the system they start paying the base rate schedule, so they are contributing toward fixed costs, so this is a benefit to the system.

Part of the process is identifying the cost, and the other part of the process is identifying what is called contribution margin, or the value that the new customer is going to bring to the system. By looking at the cost and the value, we can determine what the impact fee needs to be.

In the State of Utah, the City must have an impact fee facility plan which is prepared by an engineering firm, track the impact fees, and spend funds on the new infrastructure within six years of the money being paid to the City.

Ms. Jurczyk showed the Council of how impact fees relate to projects and stated that she hoped this presentation helped the Council understand impact fees as a potential funding source for infrastructure growth.

The Council had no further questions for Ms. Jurczyk and they thanked her for her time.

b. Consider Resolution 8 3 2025 Authorizing the Fremont Solar PPA Project Transaction Schedule Under the Master Firm Power Supply Agreement With Utah Associated Municipal Power Systems; and Related Matters

Power Foreman Josey Parsons explained to the Council that the Fremont Solar PPA Project is a solar plant that includes batteries which will provide storage for energy to be used when solar panels are not generating power. UAMPS will have complete control of when the energy stored in the batteries may be distributed to the grid. This will allow UAMPS to provide power to their customers during peak hours to help offset the high cost of power during the peak hours, which is when we have to purchase power on the open market, which is usually very expensive.

Councilmember Payne explained to Mr. Sutherland that Monroe City does not generate enough power to cover the City's needs, so we are part of Utah Associated Municipal Power Systems (UAMPS), an interlocal agency that provides comprehensive wholesale electric energy services on a non-profit basis to community-owned power systems throughout the Intermountain West. This Fremont Solar PPA project is just a small part of the City's power portfolio.

The Council discussed what Monroe City's participation should be. Power Foreman Josey Parsons explained that currently we have tentatively subscribed for 400 KW, and that we can increase this amount. It was explained that this Fremont Solar PPA Project is in the beginning stages of development and UAMPS needs to acquire a certain number of participants to agree to purchase enough KWs to move forward with the project.

The Council discussed the importance of having a good source of solar energy in the City's energy resource portfolio and decided to increase the 400 KW to 600 KW in the resolution authorizing participation in the Fremont Solar PPA Project.

Councilmember Payne moved to adopt Resolution 8 3 2025 Authorizing the Fremont Solar PPA Project Transaction Schedule Under the Master Firm Power Supply Agreement for 600 KW With Utah Associated Municipal Power Systems. Councilmember Sirrine seconded the motion. A roll call vote was called. Voting yes: Councilmembers Johnson, Mathie, Payne, and Sirrine. The vote was unanimous. The motion carried. 4-0

c. Public hearing to discuss applying to the Permanent Community Impact Board (CIB) for funding of Monroe City Emergency Water Project. The Council will solicit comments concerning the size, scope, and nature of the funding request. All interested persons shall be given an opportunity to be heard.

Mayor Parsons opened the public hearing at 7:26 p.m. to hear public comments on Monroe City applying to the Permanent Community Impact Board (CIB) for the Monroe City Emergency Water Project.

Mayor Parsons explained to those in attendance that the Monroe Canyon Fire has seriously damaged our Cold Spring Water source. Cold Spring was producing approximately 240gpm and after the rainstorm on August 16, 2025, it has dropped to approximately 50gpm, meaning that we are now depending mostly on our well to cover the City's water needs.

Parker Vercimak, Jones and DeMille Engineering, explained that Cold Spring is our primary drinking water source and is supplemented by the well. The main concern right now is the vulnerability this poses to the City of relying solely on the well for our drinking water. If there were issues with the well the water tanks, even with reduced water consumption, would provide about two days of water for the City. This is where the City has determined that our water situation is at an emergency stage.

The project would be approximately \$1,745,000 which would cover drilling a new well, purchasing a well pump as back up for our existing well, purchase a backup generator for the water system, and redevelopment of Cold Spring.

Mr. Vercimak explained that because of limited time since we discovered the problem with the spring, a site for a new well has not been determined, but a study will be conducted to determine the best location. According to our preliminary analysis it looks like a good possibility for the new well could be in the Mtn. View Park area.

The City has been proactively working on solutions to this water emergency situation and currently has a backup motor for our current well, but a backup pump needs to be purchased. A backup pump could take as long as four weeks to get. So, if the well pump was to go out the City could be relying on 50gpm from the spring for nearly a month.

Kelly Sutherland, citizen, asked for clarification on whether the City would continue to use the current well if a new well was drilled, Mr. Vercimak stated yes and that the new well would be the backup for our current well.

The plan also includes the redevelopment of Cold Spring. Last week Monroe City Water Foreman Darrell Payne and a technician with Rural Water videoed the spring collection lines and overall, they looked clean. They did notice some black substances, which could be black mud, organic type material, or ash. It's kind of hard to say, but the intent will be to redevelop the spring and try to clear out whatever has caused the reduced water flows.

The project plan includes three areas:

- 1- Redeveloping Cold Spring the best we can, the damage may not be reversible.
- 2- Get the new well pump so we have it on standby for our existing well if needed.
- 3- Drill a new well.

Another important factor is to purchase a portable generator large enough to run either well or the water treatment plant if needed. A portable generator is typically more expensive than a stationary generator, but a portable generator will give us the necessary flexibility needed to keep the water system running.

Right now, we are exploring two funding options, one is the USDA Rural Development, Emergency Community Water Assistance Grant (ECWAG) for \$1,000,000. We could qualify for this grant because the loss of water is directly tied to the fire. Second is the Community Impact Board (CIB) for \$745,000 as an emergency request. Their funding comes from state oil and gas mineral leases.

Mr. Vercimak and the Council explained that Monroe City will pledge up front about \$10,000 of in-kind service to install the new power service line to the new well, and we need to discuss in this public hearing the possibility of the CIB board requiring Monroe City to accept some percentage of loan to help pay for the project.

It was discussed that CIB loans include an interest rate from 0.5% up to 2.5%, this is what terms Monroe City has received in the past.

Ashley Heaps, citizen, asked what the chances of cleaning out the Cold Spring are. Mr. Vercimak stated that there is chance we could increase the flow, but there is no guarantee until we get in there and see what we find. Ash is a very fine grain material, and the spring is in a fractured bedrock which may have no way of cleaning out the ash and debris.

Kelly Sutherland, citizen, asked if Jones and DeMille Engineering are working with a hydrologist. Mr. Vercimak stated that yes, they have been working with a hydrologist, and this is how they have determined some preliminary sites for a new well.

Councilmember Sirrine asked if we would need a new water tank at this time and Mr. Vercimak stated no, this would be a future development and not needed now for this water emergency situation.

Mayor Parsons explained that the CIB has been good to Monroe City over the years, and hopefully we can get some emergency funding at this time.

Councilmember Mathie asked if the Council needed to determine a set amount of loan that the City would be able to accept. Mr. Vercimak stated that if a loan was required it would need to come back to the Council for a vote.

The Council entertained a motion; however, it was determined that at this time no vote was necessary that this public hearing was to inform community members of the water emergency situation and give them the opportunity to voice their concerns and comments about entering into a loan agreement with CIB.

Mayor Parsons closed the public hearing at 7:45 p.m.

d. Public Hearing to hear arguments for or against Proposition #7 Recreation, Arts & Parks (RAP) tax ballot question.

Mayor Parsons opened the public hearing at 7:45 p.m. to arguments for or against Proposition #7 Recreation, Arts & Parks (RAP) tax ballot question.

This is a sales and use tax in the amount of one tenth of one percent (.01¢ per \$10). This is a tax that is paid more by those traveling through Monroe than the local residents. Many communities have implemented this tax to help with recreational facilities, and Monroe City will use these monies collected through the tax to help fund maintenance and improvements to our existing parks.

Ashley Heaps asked if the City would provide information about this tax to the residents of Monroe.

City Recorder Allison Leavitt explained that a notice has been posted to receive arguments for and against the tax and these comments would be included in the Voter Information Pamphlet that will be mailed to each resident in Monroe. Councilmember Mathie stated that he would like as much information concerning the RAP tax be forwarded to our citizens, so they know what they are voting for or against.

Mayor Parsons closed the public hearing at 7:50 p.m.

232 **e. Consider drainage options for 420 E**

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234 Mayor Parsons explained to the Council that he had asked Parker Vercimak, Jones and DeMille
235 Engineering, to look at the drainage issues in the area of 420 E and Mr. Vercimak is here tonight
236 to share his findings and suggestions to mitigate the flooding in this area during rainstorms.

237
238 Mr. Vercimak discussed with the Council options from installing pipe, storm drain, drainage
239 swell, and curb and gutter to move the water to 300 N. The Council is thinking that a
240 preliminary plan may be needed to keep the water on the east side of 420 E, since this is the
241 natural way, the water runs before crossing the street and causing flooding of houses located
242 on the west side of the street.

243
244 Residents complained that since the development of above 420 E there has been increased
245 flooding. This subdivision was approved over 50 years ago when drainage plans were not
246 required. Clint Wirick explained that he has always experienced some flooding on his property
247 over the last 15 years, but with the development the flooding is more of threat to his property.

248
249 Councilmember Mathie asked where the water went before the development and Jenny
250 Christensen explained that in the past the empty lots and dirt road absorbed much of the water.

251
252 The Council determined that with information presented tonight it seems to be necessary to
253 hire Jones and DeMille Engineering to design a drainage plan for this area to help mitigate
254 flooding of property owners' property.

255
256 **Councilmember Johnson moved to approve Jones and DeMille Engineering to design a drainage**
257 **plan for 420 E. Councilmember Payne seconded the motion. A roll call vote was called. Voting**
258 **yes: Councilmembers Johnson, Mathie, Payne, and Sirrine. The vote was unanimous. The**
259 **motion carried. 4-0**

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261 **7. Other Business**

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263 **a. Staff Reports**

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265 City Recorder Allison Leavitt –

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267 No further business.

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269 Power Foreman Josey Parsons –

271 No further business.

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273 **b. Department Business-Council**

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275 Councilmember Mathie –

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277 No further business.

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279 Councilmember Sirrine –

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281 *Received complaints of paragliders walking through residents back yards. This has been done
282 mostly by participants in the hike and fly race competition. The event organizer was contacted,
283 and they have instructed the flyers to use 800 S as their route.

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285 *Asked to have a text sent out notifying our residents that the paragliders were sponsoring a
286 free ice cream September 25, 2025, 2 pm – 8 pm at the Monroe Canyon RV Park.

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288 Councilmember Johnson –

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290 *Jones and DeMille Engineering have started gathering data to create the City a transportation
291 plan. This is why there are traffic counters on some of the streets. This transportation plan will
292 be a tool the City can use to plan for roads for future growth.

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294 *Mayor Parsons reminded the Council that the City was awarded a grant from UDOT to upgrade
295 Main Street from 100 S to 500 S. This area will include a new surface to the existing street,
296 sidewalks, curb, and gutter, to match the rest of Main Street.

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298 Councilmember Payne –

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300 No further business.

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302 Mayor Parsons –

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304 *The track hoe has been purchased and is ready for use when needed.

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306 *Lights have been installed at the pavilion at the Canyon View Park. Councilmember Sirrine
307 stated that the lights at the pavilion help the flyers see where the landing zone is when it is
308 dark. They have said that the City does more for them than any other community and they

really appreciate it. Councilmember Sirrine would like to budget funds to purchase some picnic tables for the pavilion next year.

8. Adjournment

There being no further business to come before the Council for consideration, Councilmember Sirrine moved the Regular Council Meeting adjourn at 8:14 p.m. The motion was seconded by Councilmember Mathie . The vote was unanimous. The motion carried. 4-0

The next regular City Council meeting is scheduled to be held on Tuesday, October 14, 2025 starting at 7:00 p.m. at Monroe City Office.

Approved this 9th day of December 2025.



Allison Leavitt
Monroe City Recorder



Johnny C. Parsons
Mayor