

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

39

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

43

44 **6. Business**

45

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

47

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

50

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

57

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

62

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

66

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

70

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

72

73 **b. Consider Resolution 8 3 2025 Authorizing the Fremont Solar PPA 74 Project Transaction Schedule Under the Master Firm Power Supply 75 Agreement With Utah Associated Municipal Power Systems; and 76 Related Matters**

77

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

85
86 Councilmember Payne explained to Mr. Sutherland that Monroe City does not generate
87 enough power to cover the City's needs, so we are part of Utah Associated Municipal Power
88 Systems (UAMPS), an interlocal agency that provides comprehensive wholesale electric
89 energy services on a non-profit basis to community-owned power systems throughout the
90 Intermountain West. This Fremont Solar PPA project is just a small part of the City's power
91 portfolio.

92
93 The Council discussed what Monroe City's participation should be. Power Foreman Josey
94 Parsons explained that currently we have tentatively subscribed for 400 KW, and that we can
95 increase this amount. It was explained that this Fremont Solar PPA Project is in the beginning
96 stages of development and UAMPS needs to acquire a certain number of participants to agree
97 to purchase enough KWs to move forward with the project.

98
99 The Council discussed the importance of having a good source of solar energy in the City's
100 energy resource portfolio and decided to increase the 400 KW to 600 KW in the resolution
101 authorizing participation in the Fremont Solar PPA Project.

102
103 **Councilmember Payne moved to adopt Resolution 8 3 2025 Authorizing the Fremont Solar
104 PPA Project Transaction Schedule Under the Master Firm Power Supply Agreement for 600
105 KW With Utah Associated Municipal Power Systems. Councilmember Sirrine seconded the
106 motion. A roll call vote was called. Voting yes: Councilmembers Johnson, Mathie, Payne, and
107 Sirrine. The vote was unanimous. The motion carried. 4-0**

108
109 c. Public hearing to discuss applying to the Permanent Community Impact Board (CIB) for
110 funding of Monroe City Emergency Water Project. The Council will solicit comments
111 concerning the size, scope, and nature of the funding request. All interested persons shall be
112 given an opportunity to be heard.

113
114 Mayor Parsons opened the public hearing at 7:26 p.m. to hear public comments on Monroe
115 City applying to the Permanent Community Impact Board (CIB) for the Monroe City Emergency
116 Water Project.

117

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

122
123 Parker Vercimak, Jones and DeMille Engineering, explained that Cold Spring is our primary
124 drinking water source and is supplemented by the well. The main concern right now is the
125 vulnerability this poses to the City of relying solely on the well for our drinking water. If there
126 were issues with the well the water tanks, even with reduced water consumption, would
127 provide about two days of water for the City. This is where the City has determined that our
128 water situation is at an emergency stage.

129
130 The project would be approximately \$1,745,000 which would cover drilling a new well,
131 purchasing a well pump as back up for our existing well, purchase a backup generator for the
132 water system, and redevelopment of Cold Spring.

133
134 Mr. Vercimak explained that because of limited time since we discovered the problem with the
135 spring, a site for a new well has not been determined, but a study will be conducted to
136 determine the best location. According to our preliminary analysis it looks like a good possibility
137 for the new well could be in the Mtn. View Park area.

138
139 The City has been proactively working on solutions to this water emergency situation and
140 currently has a backup motor for our current well, but a backup pump needs to be purchased. A
141 backup pump could take as long as four weeks to get. So, if the well pump was to go out the
142 City could be relying on 50gpm from the spring for nearly a month.

143
144 Kelly Sutherland, citizen, asked for clarification on whether the City would continue to use the
145 current well if a new well was drilled, Mr. Vercimak stated yes and that the new well would be
146 the backup for our current well.

147
148 The plan also includes the redevelopment of Cold Spring. Last week Monroe City Water
149 Foreman DarRell Payne and a technician with Rural Water videoed the spring collection lines
150 and overall, they looked clean. They did notice some black substances, which could be black
151 mud, organic type material, or ash. It's kind of hard to say, but the intent will be to redevelop
152 the spring and try to clear out whatever has caused the reduced water flows.

153
154 The project plan includes three areas:
155

156 1- Redeveloping Cold Spring the best we can, the damage may not be reversible.
157 2- Get the new well pump so we have it on standby for our existing well if needed.
158 3- Drill a new well.

159
160 Another important factor is to purchase a portable generator large enough to run either well or
161 the water treatment plant if needed. A portable generator is typically more expensive than a
162 stationary generator, but a portable generator will give us the necessary flexibility needed to
163 keep the water system running.

164
165 Right now, we are exploring two funding options, one is the USDA Rural Development,
166 Emergency Community Water Assistance Grant (ECWAG) for \$1,000,000. We could qualify for
167 this grant because the loss of water is directly tied to the fire. Second is the Community Impact
168 Board (CIB) for \$745,000 as an emergency request. Their funding comes from state oil and gas
169 mineral leases.

170
171 Mr. Vercimak and the Council explained that Monroe City will pledge up front about \$10,000 of
172 in-kind service to install the new power service line to the new well, and we need to discuss in
173 this public hearing the possibility of the CIB board requiring Monroe City to accept some
174 percentage of loan to help pay for the project.

175
176 It was discussed that CIB loans include an interest rate from 0.5% up to 2.5%, this is what terms
177 Monroe City has received in the past.

178
179 Ashley Heaps, citizen, asked what the chances of cleaning out the Cold Spring are. Mr. Vercimak
180 stated that there is chance we could increase the flow, but there is no guarantee until we get in
181 there and see what we find. Ash is a very fine grain material, and the spring is in a fractured
182 bedrock which may have no way of cleaning out the ash and debris.

183
184 Kelly Sutherland, citizen, asked if Jones and DeMille Engineering are working with a hydrologist.
185 Mr. Vercimak stated that yes, they have been working with a hydrologist, and this is how they
186 have determined some preliminary sites for a new well.

187
188 Councilmember Sirrine asked if we would need a new water tank at this time and Mr. Vercimak
189 stated no, this would be a future development and not needed now for this water emergency
190 situation.

191
192 Mayor Parsons explained that the CIB has been good to Monroe City over the years, and
193 hopefully we can get some emergency funding at this time.

194
195 Councilmember Mathie asked if the Council needed to determine a set amount of loan that the
196 City would be able to accept. Mr. Vercimak stated that if a loan was required it would need to
197 come back to the Council for a vote.

198
199 The Council entertained a motion; however, it was determined that at this time no vote was
200 necessary that this public hearing was to inform community members of the water emergency
201 situation and give them the opportunity to voice their concerns and comments about entering
202 into a loan agreement with CIB.

203
204 Mayor Parsons closed the public hearing at 7:45 p.m.
205

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

208
209 Mayor Parsons opened the public hearing at 7:45 p.m. to arguments for or against Proposition
210 #7 Recreation, Arts & Parks (RAP) tax ballot question.

211
212 This is a sales and use tax in the amount of one tenth of one percent (.01¢ per \$10). This is a tax
213 that is paid more by those traveling through Monroe than the local residents. Many
214 communities have implemented this tax to help with recreational facilities, and Monroe City
215 will use these monies collected through the tax to help fund maintenance and improvements to
216 our existing parks.

217
218 Ashley Heaps asked if the City would provide information about this tax to the residents of
219 Monroe.

220
221 City Recorder Allison Leavitt explained that a notice has been posted to receive arguments for
222 and against the tax and these comments would be included in the Voter Information Pamphlet
223 that will be mailed to each resident in Monroe. Councilmember Mathie stated that he would
224 like as much information concerning the RAP tax be forwarded to our citizens, so they know
225 what they are voting for or against.

226
227 Mayor Parsons closed the public hearing at 7:50 p.m.
228

229
230
231

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

233

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**

260

261 **7. Other Business**

262

263 **a. Staff Reports**

264

265 City Recorder Allison Leavitt –

266

267 No further business.

268

269 Power Foreman Josey Parsons –

270

271 No further business.

272

273 **b. Department Business-Council**

274

275 Councilmember Mathie –

276

277 No further business.

278

279 Councilmember Sirrine –

280

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.

284

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.

287

288 Councilmember Johnson –

289

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.

293

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.

297

298 Councilmember Payne –

299

300 No further business.

301

302 Mayor Parsons –

303

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

305

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

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

311

312 **8. Adjournment**

313

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

317

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

320

321 Approved this 9th day of December 2025.

Allison Leavitt

322
323 Allison Leavitt
324 Monroe City Recorder

Johnny C. Parsons

325 Johnny C. Parsons
326 Mayor

327

328

329