



MONROE CITY COUNCIL MEETING
Tuesday, March 24, 2026, at 7:00 pm
MINUTES

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6 **1.** The regular meeting of the Monroe City Council was called to order by Mayor Parsons at 7:00
7 p.m.

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9 **2.** The Pledge of Allegiance was led by Councilmember Bagley. Mayor Parsons offered a prayer.

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11 **3. Roll Call**

12 Mayor Johnny Parsons

13 Councilmembers:

14 Jason Bagley

15 Ryan Johnson

16 Michael Mathie-absent

17 Perry Payne

18 Erica Serrine -late

19 Power Foreman Josey Parsons

20 Public Works Director John Draper

21 City Recorder Allison Leavitt

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23 **4. Consider a motion to approve the minutes of the meetings held March 10, 2026.**

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25 **Councilmember Johnson moved to approve the March 10, 2026 Regular City Council Meeting**
26 **Minutes with corrections. Councilmember Bagley seconded the motion. A roll call vote was**
27 **called. Voting yes: Councilmembers Bagley, Johnson, and Payne. The vote was unanimous.**
28 **The motion carried. 3-0**

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

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32 Kathleen Schoemig raised concerns about tree health following the loss of ditches and canal
33 coverage, suggesting the City newsletter include reminders about deep watering trees. She also
34 inquired about the transportation plan, which Mayor Parsons explained this future road
35 planning required to ensure orderly development and prevent conflicts with future
36 infrastructure needs.

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38 **6. Business**

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a. Planning Commission - Chairperson Candice Barney

1. Planning Commission updates

Chairperson Candice Barney introduced Commissioner Talon Gadd as her pro-tempore chair, explaining that he would be standing in during summer months when she might not be available.

Chair Barney reported that during a land use authority training attended by South Sevier area communities, it was learned that the Planning Commission now has authority to approve conditional use permits without bringing them to the City Council, per state code, though updates would still be provided to the Council.

Chair Barney reported that the Planning Commission approved Studio 17, Ashlyn Thalman's dance studio's conditional use permit located at approximately 409 E Monroe Canyon Road (Pete Weimer's parcel). The applicant provided a comprehensive business plan addressing traffic flow, safety, parking, and hours of operation, and the Planning Commission found it to be a much better fit than the previous north-of-town location. This conditional use permit was given pending purchase of property by Ashlyn Thalman.

The Planning Commission also discussed water pressure concerns in the red zone with Parker Vercimak from Jones and DeMille engineering. During their extended discussion, lasting until nearly 9:00 p.m., they identified several concerns about new subdivisions without irrigation systems that would increase culinary water usage. The Planning Commission developed three suggestions for City Council consideration:

First, requiring new subdivisions with three or more lots to update the City's hydraulic model at developer expense (approximately \$1,500), which would help identify potential pressure problems before approval and provide data for future water plan renewals.

Second, consider increasing the amount allotted per household ERC for properties without irrigation, though this would need to be addressed in the next water study.

Third, implement pressure zone restrictions, with Mr. Vercimak recommending no new subdivisions in the red zone until infrastructure improvements are completed. Chair Barney noted that Pete Weimer's Place (the dance studio location) is in the red zone, and they plan to have the applicant sign documentation acknowledging the pressure limitations.

Chair Barney explained that the Planning Commission would like Council guidance on implementing these recommendations, particularly creating ordinances to require hydraulic modeling and restrict building in pressure-deficient areas. Mayor Parsons indicated support for moving forward with these measures, noting they would need proper ordinance language specifying "shall" rather than "may" to ensure consistent enforcement.

82 Discussion ensued about existing lots in affected areas, with clarification that established lots would be
83 grandfathered but future development would be subject to new restrictions. The Council agreed to
84 place these items on future agendas for formal consideration.

85

86 2. Consider Building Permits for Agriculture Buildings within City Limits for Planning
87 Commission Business.

88

89 Mayor Parsons requested this agenda item after encountering difficulties with a recent agricultural
90 building permit that was rejected by the Sevier County Building Department despite being deemed
91 agricultural by the City. Mayor Parsons explained the situation where a property owner with farm
92 equipment storage was denied agricultural classification by the Sevier County inspector, who insisted
93 the building must contain animals or hay to qualify as agricultural.

94

95 Mayor Parsons expressed frustration with the County's narrow definition, arguing that farm equipment
96 storage should qualify as agricultural use. He proposed that the City handle agricultural building
97 determinations internally rather than sending them to the County, with the Planning Commission and
98 City staff evaluating whether applicants have legitimate agricultural operations.

99

100 Mayor Parsons explained that a building deemed non-agriculture by the County must follow the same
101 inspections as a building with living quarters. Councilmember Payne stated that installation of an
102 electrical panel could require a County inspection. Power Foreman Josey Parsons stated that he believes
103 our current power policy requires an inspection of electrical panel before an electrical connection can be
104 made.

105

106 Mayor Parsons asked Planning Commission Chair Barney to discuss this item during the next Planning
107 Commission meeting for when a City building permit would not be forwarded to the County and then
108 bring this item back to the Council with their recommendation.

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110 b. Consider Land Trade - Dustin Rooks

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112 Mayor Parsons explained that there is no proper access to the property that Mr. Rooks proposed to the
113 Council for the peach orchard and the lack of water this land trade is not feasible at this time.

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115 **Councilmember Payne moved to deny a land trade with Dustin Rooks due to lack of access**
116 **and water. Councilmember Bagley seconded the motion. A roll call vote was called. Voting**
117 **yes: Councilmembers Bagley, Johnson, Payne and Serrine. The vote was unanimous. The**
118 **motion carried. 4-0**

119

120 c. Consider Community Center 220 S 300 W Renovations

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122 City Recorder Allison Leavitt presented renovation costs for the community center as:

123 Carpet: Syddall Flooring \$10,243.97

124 Painting: Weight's: \$1,305

125 Blinds: Custom Shutters & Blinds \$719.89

126 If approved the renovation is scheduled for the week of Memorial Day (Tuesday through Friday) when
127 no events are booked. City Recorder Allison Leavitt will contact suppliers to see if this timeframe is
128 feasible for them.

129

130 **Councilmember Sirine moved to approve the Community Center (220 S 300 W) Renovations**
131 **in the amount of \$13,000.00. Councilmember Bagley seconded the motion. A roll call vote**
132 **was called. Voting yes: Councilmembers Bagley, Johnson, Payne and Sirrine. The vote was**
133 **unanimous. The motion carried. 4-0**

134

135 c. Consider Resolution 3 1 2026 Authorizing and approving the amended and restated power
136 pooling agreement with UAMPS

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138 Power Foreman Josey Parsons presented a comprehensive overview of the amended UAMPS power
139 pooling agreement, explaining that Pacific Corp's entry into the Extended Day Ahead Market (eDAM)
140 requires UAMPS participation and modernization of their 1980 pooling agreement.

141

142 The new agreement establishes a centralized market business model where utilities sell generation into
143 the market and purchase power to serve their loads, separating generation from load serving. Key
144 changes include mandatory annual purchase plans, load and resource forecasting requirements, and
145 resource sufficiency obligations.

146

147 Under the new framework, UAMPS will have authority to make market purchases on behalf of
148 participants under approved plans, though participants can opt out with five years' notice. The
149 agreement includes formal governance through a Project Management Committee (PMC) with one
150 representative per participant city, cost allocation based on load ratio shares, and requirements for
151 annual internal audits.

152

153 Power Foreman Josey Parsons explained that Monroe currently has diverse power resources including
154 coal (Hunter), hydro (Glen Canyon Dam), natural gas (Payson), and some renewable sources, with plans
155 for additional gas generation in Millard County. The new market structure aims to reduce power cost
156 volatility that cities experienced during market spikes a few years ago when we were paying \$2 per
157 kilowatt hour while selling it at 11 cents per kilowatt hour.

158

159 Councilmember Payne noted the opt-out provision while expressing confidence in UAMPS'
160 management, stating they have "taken very good care of us" with "lots of really sharp people in charge."
161 The Council discussed alternatives, with Power Foreman Josey Parsons mentioning Utah Municipality
162 Power Association (UMPA) as another option serving cities like Manti, Nephi, and Provo, though he
163 indicated UAMPS provides better service.

164

165 **Councilmember Payne moved to approve Resolution 3 1 2026 Authorizing and approving the**
166 **amended and restated pooling agreement with UAMPS. Councilmember Johnson seconded**
167 **the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Johnson, Payne**
168 **and Sirrine. The vote was unanimous. The motion carried. 4-0**

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170 **7. Other Business**

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172 a. Staff Reports

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174 City Recorder Allison Leavitt –

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176 *Distributed to Councilmembers monthly budget reports.

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178 *Informed the Council about an upcoming trash pickup rate increase of \$2 per household per
179 month due to high fuel costs. White’s Sanitation has been absorbing fuel cost increases but has
180 reached the point where adjustment was necessary according to their contract terms.

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182 Power Foreman Josey Parsons-

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184 No further business.

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186 Public Works Director John Draper –

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188 *Handicap ramp project at the library is nearly complete, waiting only for handrail parts that have been
189 ordered.

190

191 *Plan is to begin pressurizing the irrigation system on March 30th, earlier than usual since our water
192 rights begin April 1st rather than April 15. The early start would allow time to identify and repair leaks
193 before peak demand season.

194

195 City Recorder Allison Leavitt explained that she would send text notifications about irrigation system
196 startup since it would begin earlier than the April 6-13 timeframe previously published in the newsletter.

197

198 b. Department Business-Council

199

200 Councilmember Johnson-

201

202 *Entry door at the Senior Citizen Center - Public Works Director stated that the part to repair the door
203 has been ordered.

204

205 *The office received a notification that the drain in the basement restroom has backed up again and
206 Water Foreman DarRell Payne was notified.

207

208 *The Council discussed whether a new toilet from Peterson Plumbing had been installed at the Senior
209 Center. Public Works Director John Draper will follow up on this.

210

211 Councilmember Bagley –

212

213 No further business.

214 Councilmember Sirrine –

215

216 No further business.

217

218 Councilmember Payne –

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220 No further business.

221

222 Mayor Parsons –

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224 No further business.

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226 **8. Adjournment**

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228 **There being no further business to come before the Council for consideration,**

229 **Councilmember Sirrine moved the Regular Council Meeting adjourn at 7:57 p.m.**

230 **Councilmember Payne seconded the motion. The vote was unanimous. The motion**

231 **carried. 4-0**

232

233 The next regular City Council meeting is scheduled to be held on Tuesday, April 14, 2026
234 starting at 7:00 p.m. at Monroe City Office.

235

236 Approved this 14th day of April 2026.

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239

240 Allison Leavitt

241 Monroe City Recorder

242



Johnny C. Parsons

Mayor