



MONROE CITY COUNCIL MEETING
Tuesday, September 8, 2026, at 7:00 pm
MINUTES

7:00 p.m.

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

2. The Pledge of Allegiance was led by Mayor Johnny Parsons. Councilmember Ryan Johnson offered a prayer.

3. Roll Call

Mayor Johnny Parsons

Councilmembers:

Candice Barney

Jason Bagley

Ryan Johnson

Michael Mathie -absent

Perry Payne -late

Public Works Director John Draper

City Recorder Allison Leavitt

Planning Commission Chair Talon Gadd

4. Consider a motion to approve the minutes of the meeting held August 11, 2026

Councilmember Candice Barney moved to approve the August 11, 2026, Regular City Council Meeting Minutes as submitted. Councilmember Ryan Johnson seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, and Johnson. The vote was unanimous. The motion carried. 3-0

5. Citizen input -Limit of 3 minutes per comment

6. Approval of August 2026 warrant register, cash disbursements, and adjustment journal.

Councilmembers reviewed and signed the August 2026 warrant register, cash, disbursements, adjustment journal.

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40 **7. Business**
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42 a. South Sevier Senior Center Board Report -President Mary Kay Outzen
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44 Mary Kay Outzen, Board President, reported that the Senior Center successfully received a
45 \$2,000 grant from Pilot, and has a lead on an additional grant opportunity.
46

47 Ms. Outzen reported that the Senior Center has upgraded its internet service with Centra Com.
48 New programmable telephone systems are being installed, which will allow for automated
49 menus to handle frequently asked questions and reduce staff time spent answering routine
50 calls.
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52 Ms. Outzen also made a request before the Council regarding a shortage of volunteer bus
53 drivers. The Senior Center currently has only three qualified drivers, and additional volunteers
54 are needed to rotate duties approximately four days per week for a window of roughly three to
55 four hours around the noon meal. It was suggested that an announcement be posted on the
56 City's website and Facebook page to solicit volunteers. Incentives such as a complimentary
57 lunch were briefly discussed. Qualification requirements include an application and background
58 check, but no medical card is required. The matter of coordination with R6 Regional Council was
59 briefly raised; it was clarified that transportation is managed independently by the Senior
60 Center.
61

62 Ms. Outzen confirmed that no equipment at the Senior Center is currently broken. Mayor
63 Johnny Parsons noted that the City's Water Foreman Darrell Payne will be replacing faucets at
64 the facility to facilitate more accurate water quality testing.
65

66 An inquiry was made regarding the status of plans for a new Community/Senior Center
67 building. It was reported that the architect, and engineer Trent Brown, has communicated that
68 the project is nearly ready to move into final design and will be following up soon.
69

70 b. Planning Commission - Chairperson Talon Gadd
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72 1. Discussion of affordable housing development. Submitted by Karl Pieper.
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74 Planning Commission Chairperson Talon Gadd presented a discussion item brought forward by
75 Karl Pieper regarding the potential development of a small-scale affordable housing project,
76 described as similar in concept to a "pocket neighborhood", featuring smaller homes intended
77 for newlyweds, single-income individuals, or those on fixed incomes. Mr. Pieper had indicated a
78 preference for units in the 900 square foot range, which would remain under single ownership
79 and not be subdivided or sold off individually.

Council members and staff engaged in a substantive discussion about the feasibility and concerns associated with such a development. Mayor Johnny Parsons expressed reservations about one-bedroom units in Monroe, noting they tend to convert to Airbnb use when not occupied by long-term tenants. Council members raised similar concerns based on experience, with one member noting that one-bedroom rentals are consistently difficult to fill and frequently revert to short-term rental use.

It was suggested that a two-bedroom configuration would be more viable and better serve the target population. Additional concerns were raised regarding septic requirements, noting that septic sizing is based on bedroom count, as well as parking, driveways, infrastructure, utility connections, and density limits. Reference was made to the similarity between this concept and existing ordinance frameworks for RV parks and mobile home parks.

City Recorder Allison Leavitt noted that she is working with consultant Kendall Welch, with Jones and DeMille Engineering, and she had advised that two separate, but related ordinances would be needed: one for RV parks and one for small-scale housing villages, and that these ordinances should be developed in concert.

The Council consensus was that the concept has merit and warrants further exploration, but that substantial research and policy groundwork must be completed before any commitment is made. It was suggested that the questions raised, including density, zone compatibility, utilities, HOA-style management requirements, and unit sizing, be taken back to Planning Commission to develop an ordinance to address this issue.

c. Consider annexation denial - Timothy and Stephanie Hughes approximately
1250 S Brooklyn Road

City Recorder Allison Leavitt clarified that this is a standard procedural matter required prior to the issuance of a building permit with Sevier County for property located outside the City limits. It was noted that the property will receive power service through Monroe City's power system, and that coordination with Rocky Mountain Power has been completed.

Councilmember Perry Payne moved to deny annexation request for Timothy and Stephanie Hughes at approximately 1250 S Brooklyn Road. Councilmember Jason Bagley seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, Johnson, and Payne. The vote was unanimous. The motion carried. 4-0

d. Review and Consider property nuisance complaints

Edward Nielson, property owner, came before the Council to address an ongoing nuisance situation involving a neighboring property located at 265 W 300 N (Parcel #1-M22-10). Concerns raised included the accumulation of junk and debris on the property, the impact on

neighboring property values and sale ability, verbal conflicts when attempting to maintain adjacent land, and the parking of junk vehicles on or near city right-of-way. The complainants noted that attempts to address the matter informally over several years have been unsuccessful, and that the situation has escalated to include harassment and potential legal action between parties.

Mayor Johnny Parsons acknowledged the long-standing nature of the issue and noted that the City has visited the property multiple times over the years with mixed results. Council discussed the scope of the City's authority under its nuisance ordinance, distinguishing between action on the City right-of-way and action on private property. It was agreed that the City's code enforcement officer, Trevor Peterson, should be asked to review the applicable nuisance ordinance and provide a recommendation on what enforcement action is available.

Councilmember Ryan Johnson moved to forward property nuisance complaint to Code Enforcement Officer Trevor Peterson. Councilmember Candice Barney seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, Johnson, and Payne. The vote was unanimous. The motion carried. 4-0

e. Consider imposing PCA (power surcharge)

Councilmember Perry Payne provided an explanation of the City's power purchasing situation. The City generates a portion of its power needs through its hydroelectric facilities but must purchase a significant share from UAMPS (Utah Association of Municipal Power Systems). During peak summer months, the City generates a much smaller fraction of its total power needs, and the cost of purchased power has increased substantially. The City's spreadsheet-based formula, prepared by Utility Financial Solutions, calculates the gap between the purchase cost of power and the rate at which it is billed to customers.

City Recorder Allison Leavitt reported that for the current billing cycle, the formula indicates the City is selling power at \$0.007 per kilowatt-hour less than the purchase cost, which would result in an average increase of approximately \$6.00 per customer for the month. It was noted this is significantly less than a previous surcharge cycle in which the City was working to recover a much larger deficit over a short period. The formula recalculates monthly based on actual billing data, so the surcharge may increase, decrease, or be eliminated in subsequent months.

Council members expressed support for reviewing and voting on this surcharge monthly so that the public record reflects the basis for any rate adjustments. The recent impact of floods on power generation capacity was discussed, including a reference to Beaver City's hydroelectric system, which sustained approximately \$67 million in damage from flooding. Mayor Johnny Parsons noted that the governor may be considering drawing from the state's rainy-day fund for flood-related infrastructure recovery, and that the City has been tracking employee hours related to the flood damage if state assistance becomes available.

Councilmember Perry Payne moved to impose PCA (power surcharge) on September 2026 billing at the recommended rate from Utility Financial Solutions of .007 per kWh. Councilmember Candice Barney seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, Johnson, and Payne. The vote was unanimous. The motion carried. 4-0

f. Resolution 8 01 2026 amending Monroe City Cemetery Policy

City Recorder Allison Leavitt reported that the Cemetery Foreman, Shad Lee, reviewed the current cemetery policy and identified one change: the required mow strip around headstones should be reduced from six inches to four inches on all four sides. Mr. Lee consulted with a representative from Rick's Monument, who confirmed that a four-inch mow strip is the appropriate standard. No other changes to the policy were identified.

Councilmember Jason Bagley moved to adopt Resolution 8 01 206 amending Monroe City Cemetery Policy Section 5 Monuments and Markers. Councilmember Ryan Johnson seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, Johnson, and Payne. The vote was unanimous. The motion carried. 4-0

8. Other Business

a. Staff Reports

City Recorder Allison Leavitt –

*Public Power Picnic- We served approximately 500 people, which was noted as near to the City's new attendance norm, down from a previous high of around 750. This was the first time the Picnic had to be rescheduled due to weather condition, but it worked out nicely holding it on Wednesday.

Public Works Director John Draper –

*Pickleball Court Project- construction of the new pickleball court has started, the concrete has been poured, the fence is underway and expected to be completed within a couple of days. The court surface is scheduled to be coated around October 5th. Four lights are included in the project. The Power Department is working to consolidate the court lighting to single switches for ease of use. A proposal to add a concrete pad between the pickleball court and the adjacent tennis court was discussed. Public Works Director John Draper noted that a proposal has been submitted to the school district for cost-sharing, with a response expected the following day. Provision of conduit for future utility runs was briefly discussed.

*Well Drilling Update- City's new well drilling project has successfully struck water at approximately 600 feet. An initial test pump was conducted and yielded strong results. A formal 24-hour test pump at 2,000 gallons per minute is still required. Engineers recommended sizing the pump at 1,600 to 1,800 gallons per minute, which is projected to meet the City's needs for approximately 40 to 50 years based on projected growth. Mr. Draper noted one concern: the well bore is approximately five feet out of plumb at 600 feet depth, which is at the engineering tolerance limit; a definitive answer on whether this is acceptable is still pending from the well contractor.

*Sidewalk Condition - Green Valley Subdivision- Concerns were raised regarding deteriorating sidewalk conditions in the Green Valley subdivision. It is the City's responsibility. It was agreed that the situation should be assessed, and that a recently identified grant program may potentially be used to fund repairs.

b. Department Business-Council

Councilmember Perry Payne –

*Thanked everyone for their help with our recent Public Power Picnic, and for the opportunity to attend the UAMPS annual conference.

Councilmember Jason Bagley –

No further business.

Councilmember Ryan Johnson –

No further business.

Councilmember Candice Barney –

No further business.

Mayor Johnny Parsons –

*Met with Joelle McCarthy, a representative associated with Magnify Monroe on a state grant program aimed at improving Main Street corridors. The total grant pool is approximately \$600,000 to be distributed across Utah, with a 20% local match required. Mayor Johnny Parsons indicated that he suggested the possibility of using the grant to extend sidewalk improvements beyond the current Main Street project boundary, potentially as far as the City yard or the future new community center site. Ms. McCarthy was receptive to the idea. It was noted that Jones and DeMille Engineering are scheduled to present design options for the road and

sidewalk improvement project at the next Council meeting, at which point further direction can be provided to align with any grant application.

9. Adjournment

There being no further business to come before the Council for consideration, Councilmember Perry Payne moved the Regular Council Meeting adjourn at 8:06 p.m. Councilmember Jason Bagley seconded the motion. The vote was unanimous. The motion carried. 4-0

The next regular City Council meeting is scheduled to be held on Tuesday, September 22, 2026 starting at 7:00 p.m. at Monroe City Office.

Approved this 22nd day of September 2026.



Allison Leavitt
Monroe City Recorder



Johnny C. Parsons
Mayor