

MONROE CITY COUNCIL MEETING
Tuesday, October 27, 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 Councilmember Candice Barney. Councilmember Michael Mathie offered a prayer.

**3. Roll Call**
Mayor Johnny Parsons
Councilmembers:
Candice Barney
Jason Bagley
Ryan Johnson - Absent
Michael Mathie
Perry Payne -Absent
Public Works Director John Draper
City Recorder Allison Leavitt
City Treasurer Jacee Barney

**4. Consider a motion to approve the minutes of the meeting held October 13, 2026.**

**Councilmember Candice Barney moved to approve the October 13, 2026, Regular City Council Meeting Minutes as corrected. Councilmember Jason Bagley seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, and Mathie. The vote was unanimous. The motion carried. 3-0**

**5. Citizen input -Limit of 3 minutes per comment**

**6. Business**

a. Planning Commission – City Treasurer Jacee Barney

1. **Consider Ordinance 10 01 2026 amending Title 12 Subdivision Establishing Required Development Improvements**

Ordinance 10 01 2026 (Title 12, Subdivision, Required Development Improvements). City Treasurer Jacee Barney explained that the Planning Commission wanted to end the option for developers to pay a fee in lieu of installing improvements. The Commission's concern was that the City would later have to build curb, gutter, and sidewalk at a much higher cost, which would burden the City. Under the proposal, improvements would be required at the time of development. Single lot splits would remain exempt, as they currently are. Residentially zoned subdivisions with lots of two acres or larger would also remain exempt. Commercial development would be required to install all improvements regardless of size. A development could be zoned for only one district use, and dual-zoned parcels would be treated as commercial.

Councilmembers discussed how this would affect properties with dual zoning. They also discussed the possibility of isolated commercial "islands" in residential areas. City Recorder Allison Leavitt noted that the earlier two-acre language had not taken commercial uses into account. Councilmember Michael Mathie asked why any subdivision should be exempt from improvements. Councilmember Candice Barney replied that the exemption reflected the prior Planning Commission's policy. City Treasurer Jacee Barney added that the Commission was still studying frontage-based requirements and consistency with neighboring properties for this exemption. Councilmember Michael Mathie stated that the City has been "a cheap spot for developers" long enough and that the burden should shift to developers.

**Councilmember Michael Mathie moved to adopt Ordinance 10 01 2026 amending Title 12 Subdivision Establishing Required Development Improvements. Councilmember Jason Bagley seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, and Mathie. The vote was unanimous. The motion carried. 3-0**

2. **Consider Ordinance 10 02 2026 amending Title 13 Zoning Districts Uses.**

Ordinance 10 02 2026 (Title 13, Zoning Districts Uses). City Treasurer Jacee Barney reported that the Planning Commission proposed removing tiny villages as a conditional use in the recreation commercial zone. The Commission felt this is not a good fit for Monroe City's future. A single tiny house on a qualifying lot would still be allowed. In the recreation commercial zone, uses currently not allowed would remain not allowed, and uses currently permitted would become conditional. City Treasurer Jacee Barney added that the Commission was continuing to discuss permanent structures and limits on density in RV parks.

**Councilmember Michael Mathie moved to adopt Ordinance 10 02 2026 amending Title 13 Zoning Districts Uses. Councilmember Jason Bagley seconded the motion. A roll call vote was called. Voting yes: Councilmembers Bagley, Barney, and Mathie. The vote was unanimous. The motion carried. 3-0**

b. **Consider request for a Transportation Plan Amendment, with Engineering fees paid by the City- Prescott McCarthy**

Prescott McCarthy explained that he had purchased land near the Red Hill hot springs and is planning to subdivide into three parcels. The transportation master plan line drawn through the area by Jones and DeMille Engineering crosses his property. He proposed realigning the road lower so that it connects back to the existing dirt road. He argued that the planned route runs up a steep hillside that would be very difficult to build, and that it does not reflect engineered feasibility. He also stated that the current alignment would prevent him from creating three two-acre parcels. He asked whether the City, rather than the developer (him), would pay for the engineering revision to the master plan. Mayor Johnny Parsons stated that Micklane Farmer, Engineer, estimated the cost would be about $1,000.

Mayor Johnny Parsons stated that he had no objection to the change in concept. He said the plan had been developed through public hearings and that the developer should bear the cost of any change. He added that paying for the first request would mean paying for every request. Councilmember Candice Barney agreed that the developer should bear the cost. City Recorder Allison Leavitt clarified that the transportation plan must be formally amended. That process requires a Planning Commission public hearing, with the recommendation then returning to the Council. She said the only question before the Council was whether the City or the applicant would pay the engineering fee. She added that the applicant could complete the public hearing process before involving our engineers.

Councilmember Michael Mathie said that a public hearing might surface alternatives that benefit the City, in which case a City contribution could be considered. Mr. McCarthy discussed possible alternative routes below the hot springs and the ownership of adjacent parcels. Councilmember Jason Bagley asked Mr. McCarthy to clearly show the Council where his property was and clarify that he was wanting to create three lots and would like the road going south to not be within his proposed subdivision. The Mayor noted that the current line provides access to three additional parcels, and Mr. McCarthy's proposed line does not.

**Councilmember Candice Barney moved that the request for the transportation amendment, including engineering phase be paid for by Prescott McCarthy. Motion died for lack of a second.**

City Recorder Leavitt noted that existing City policy already provides that the person requesting the amendment pays the costs, so no motion was required. Mr. McCarthy thanked the Council.

C. Emergency Well Update

Kyler Nielson of Jones and DeMille Engineering reported that the well project had been on schedule to be completed within about a week until Thursday afternoon. At that point, the contractor discovered a breach in the casing that allowed the gravel pack to fall into the casing. The gravel pack had since been removed and a flocculating agent added. A video survey of the

well was scheduled for that night, and the footage would be reviewed the next day with the project hydrogeologist, John Files of Cascade Water Resources.

The breach is believed to be between 320 and 350 feet. The contractor had experienced cobble cave-ins while drilling near 312 feet, and the gravel was still sitting about 190 feet below the top of the casing. Mr. Nielson said the most likely cause was geology, such as a rock deflecting the casing as it was lowered. A cracked weld was considered unlikely but could not be ruled out. If a defective weld were the cause, responsibility would rest with the contractor.

If there is a single breach, the repair would involve swedging the casing and installing a temporary corrugated casing section. Only one company in the state performs this work, and it can be on site when the video is taken. Depending on the location of the breach, the planned pump setting sections could be affected. Mr. Nielson said the design still had some flexibility. The contractor would need an additional two weeks or so. If the cause proves to be geology, a change order is likely to cover additional cost and time and avoid liquidated damages. Final costs were not yet known, including the cost of a larger pump motor mentioned by a previous consultant. Mr. Nielson said they would present firmer numbers once the video was reviewed. No action was taken

D. Discuss and Consider options on City Property Lease Policy and conditions

City Recorder Allison Leavitt presented a sample lease and requested direction from the Council on how to proceed with a request to lease a six-acre City parcel. The prospective lessee had proposed using his own water shares through the City system and having the water returned at the end of the lease.

Mayor Johnny Parsons said he did not see how that arrangement met City criteria, since the City does not own the water and the water would run through the city's system. He noted that the policy allows one share per acre and only one acre for anyone adding to the system. He cited a prior case in which a property owner with about 2.5 acres was limited to one acre and turned in one share. Councilmember Michael Mathie asked about an earlier inquiry about fruit trees on the same parcel. Mayor Johnny Parsons stated that it did not proceed because the applicant had no water.

Councilmember Michael Mathie asked whether the ordinance could be changed to allow the water to be turned over as lease payment, with the City keeping it permanently. Concerns included being open to the same request from private landowners and the strain on the City's secondary water system. The Mayor said he could support such an arrangement only if the policy was limited to City property. Councilmember Michael Mathie said he preferred not to carve out an exception that could be challenged later. The Mayor and Council also noted that a fence alone offers little benefit to the City, and that a lease payment would be the benefit. The Mayor mentioned that a 30-year lease had been discussed.

The Council identified the following options:

- Deny the request.
- Allow the lessee to fence the parcel and water one acre, with one share turned into the City, and with the water remaining with the City after the lease ends.
- Lease the property for fencing only, without water, for a modest fee.

City Recorder Allison Leavitt agreed to draft a letter to the prospective lessee outlining these options and to place the matter on the next meeting's agenda for a vote. The Council agreed not to raise changing the ordinance with the lessee at this time. No motion was made.

**7. Other Business**

a. Staff Reports

City Recorder Allison Leavitt-

No further business.

Public Works Director John Draper-

No further business.

b. Department Business-Council

Councilmember Jason Bagley-

No further business.

Councilmember Candice Barney –

*Ribbon cutting for the new pickleball court took place the previous evening October 16, 2026 with a small turnout in cold, windy conditions. Park Foreman Rhett Colby cut the ribbon. Players commented that the kitchen area was not painted a contrasting color, and City Recorder Allison Leavitt explained that the contractor did not offer a third color within the available budget.

Councilmember Michael Mathie –

No further business.

Mayor Johnny Parsons -

Main Street project has some good news: Two blocks of the existing water line, which is made of black poly pipe, are in good condition and can remain in place. The remaining two blocks are steel and will need to be replaced with black poly pipe. All service lines will also need to be

replaced to meet current standards. Not having to replace the entire line should help reduce the project's overall cost.

**8. Adjournment**

**There being no further business to come before the Council for consideration, Councilmember Michael Mathie moved the Regular Council Meeting adjourn at 8:04 p.m. Councilmember Jason Bagley seconded the motion. The vote was unanimous. The motion carried. 3-0**

The next regular City Council meeting is scheduled to be held on Tuesday, November 12, 2026, starting at 7:00 p.m. at Monroe City Office.

Approved this 12th day of November 2026.

Allison Leavitt
Monroe City Recorder

Johnny C. Parsons
Mayor