Mona City Council Meeting Minutes

Tuesday October 10, 2023

MEMBERS PRESENT: TJ Pace – Councilmember

Jay Mecham – Councilmember

Amy Stanley – Councilmember

Jay Christensen **–** Councilmember

Ron Warren – Councilmember

MEMBERS ABSENT: Randy Christensen - Mayor

STAFF PRESENT: Sara Samuelson – Mona City Finance Director

Alicia Hills – Mona City Recorder

Michelle Dalton- Mona City Secretary/Treasurer

Dennis Gardner – Planning and Zoning Chair

Shay Morrison – Community Advisor

OTHERS PRESENT: Myrna Trauntvein – Times News Reporter, Lex Nielson, Trevin Young

Mayor Pro-temp Jay Christensen called the meeting to order at 7:03 pm

**Opening prayer/Pledge of Allegiance:**

Councilmember Warren led the pledge of allegiance.

Recorder Hills led the prayer.

**Approval of Minutes:**

Councilmember Warren motioned to accept the special meeting canvass minutes of September 19, 2023, as written. Councilmember Pace seconded the motion to accept the special meeting canvass minutes of September 19, 2023, as written. The vote of the Council was unanimous to accept the special meeting canvass minutes of September 19, 2023 as written.

Councilmember Stanley motioned to accept the September 26, 2023, city council meeting minutes as written. Councilmember Pace seconded the motion to accept the September 26, 2023, city council meeting minutes as written. The vote of the Council in favor of the September 26, 2023, city council meeting minutes as written was unanimous.

Councilmember Stanley motioned to accept the October 5, 2023 Special Meeting-Candidate Question and Answer Night minutes as written. Councilmember Mecham seconded the motion to accept the October 5, 2023, Special Meeting-Candidate Question and Answer Night as written. The vote of the Council in favor of the October 5, 2023 Special Meeting-Candidate Question and Answer Night minutes as written was unanimous.

**Miscellaneous:**

* Lex Nielson– Development of land on Center Street

Mr. Nielson asked what options are available to him for irrigation water use, as the Mona Irrigation Company stated that he is not within their service area. He stated that he has the irrigation water rights. The Council stated that they would put together a work session with Lex and the Irrigation Company to discuss this.

**Action Items:**

* Resolution 2023-12: Amending the Mona City Fee Schedule

Councilmember Pace made motion to accept Resolution 2023-12, amendments to the Mona City Fee Schedule. Councilmember Warren seconded the motion to accept Resolution 2023-12, amendments to the Mona City Fee Schedule. The roll call vote of the Council was as follows:

Councilmember Mecham Aye

Councilmember Pace Aye

Councilmember Stanley Aye

Councilmember Warren Aye

* Resolution 2023-13: Updating the Mona City Personnel Policy Manual

Councilmember Warren made motion to accept Resolution 2023-13, amendments to the Mona City Personnel Policy. Councilmember Mecham seconded the motion to accept Resolution 2023-13, amendments to the Mona City Personnel Policy. The vote of the Council in favor was unanimous.

* Ordinance 2023-16 concerning short-term rentals

Councilmember Warren made motion to accept Ordinance 2023-16, short term rentals. Councilmember Pace seconded the motion to accept Ordinance 2023-16, short term rentals. The roll call vote of the Council was as follows:

Councilmember Mecham Aye

Councilmember Pace Aye

Councilmember Stanley Aye

Councilmember Warren Aye

* Ordinance 2023-21: concerning street lighting requirements

Councilmember Mecham made motion to accept Ordinance 2023-21, street lighting requirements. Councilmember Stanley seconded the motion to accept Ordinance 2023-21, street lighting requirements. The roll call vote of the Council was as follows:

Councilmember Mecham Aye

Councilmember Pace Aye

Councilmember Stanley Aye

Councilmember Warren Aye

**Community Advisor Shay Morrison**

* Rural Communities Opportunity Application

Community Advisor Shay Morrison stated that the CDBG workshop will be on October 11th and 12th, and Councilmember Christensen will be attending. He stated that if Mona received funding from CDBG, it would be seen at around July or August of 2024, and usually it is an 18-month contract and Mona could use it in the fall of 2024 or the spring of 2025. He stated that an RPF needs to be put out to secure an engineer for CDBG and that he would get with staff to work on it. He said that the maximum for it is 250, but it is all grant, and Mona can put in higher funds to receive matching.

* Subdivision Assistance Updates

Advisor Morrison stated there are still no lists from the State concerning this, but that he has started a draft subdivision ordinance based on the information put out by the ULCT. He stated that if Mona does not receive any help from the State, that he can go ahead and finish it for the City.

* Advisor Morrison gave the following information concerning municipalities:
  + **Form of Government**

Advisor Morrison stated that Mona City is a 6-member council where the mayor is not a voting member of the council.

* + **Quorum Defined**

A council is defined as a quorum when there are three council members, excluding the mayor.

* + **Minimum Vote Required**

The minimum number of yes votes required to pass any ordinance or resolution or to take action by the Council is the majority of the voting members of the council regardless of absence or vacancy.

* + **How the vote is taken**

A rollcall vote shall be taken in order for all ordinances or resolutions or any actions that would create a liability against the municipality and in any other case at the request of the mayor of the governing body. A yes or no vote shall be recorded and every resolution or ordinance must be in writing before the vote is taken. Morrison stated that means that every resolution or ordinance must be in writing so that it can be viewed by the public. He also said that it stated that any action that would be a liability against the municipality should have a roll call vote, which is all actions. He stated that in Nephi each item is discussed and then they have all actions lumped into one roll call vote. If there is opposition to any of the items, they are broken out and an individual roll call vote is held on those items. In Ephraim they do the same but assume with the motion and the second that everyone is a yes for the vote, and then if there is an opposed that they break out a roll call vote for those that don’t have all yes votes.

Councilmember Mecham asked if he was absent to a meeting if he would vote at the next meeting (for acceptance of minutes), to which Morrison stated that he would not vote and would say that he was not present and abstain from voting.

* + **.gov Requirements**

Advisor Morrison stated that Mona City must have .gov after the name of their website. Recorder Hills stated that she has been working on it and the new website will be monautah.gov. Advisor Morrison also stated that anything that is sent for City business must have a .gov email address as well.

**Secretary:**

* Business License – Thorn Industries, LLC

Secretary Dalton stated that there is a request from Thorn Industries for a business license. They will be located in Pat Painter’s warehouse. It is a metal fabrication shop with 8 employees and they would like to start business on November 3, 2023.

Councilmember Mecham made motion to approve the business license for Thorn Industries, LLC. Councilmember Pace seconded the motion to approve the business license for Thorn Industries, LLC. The roll call of the council was as follows:

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* 630 South Main - there have been questions and concerns about the property. Councilmember Christensen suggested sending him another fix-it notice.
* Secretary Dalton asked if there were any volunteers to help clean up the weeds around the “Welcome to Mona” signs? Councilmember Pace said that he had someone who could do it.

**Planning & Zoning:**

* Jeff Kay – Building Permit – 514 North Old Hwy 91

Councilmember Warren made motion to accept the building permit for Jeff Kay at 514 North Old Hwy 91. Councilmember Stanley seconded the motion to accept the building permit for Jeff Kay at 514 North Old Hwy 91. The roll call vote of the Council was as follows:

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Troy Christensen – Accessory Building Permit – 328 East 100 North

Councilmember Pace made motion to accept the accessory building permit for Troy Christensen at 328 East 100 North. Councilmember Mecham seconded the motion to accept the accessory building permit for Troy Christensen at 328 East 100 North. The roll call vote of the Council was as follows:

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Barnes Bullets/Bill Johnson – Commercial Building Permit – 38 north Frontage Road

Councilmember Warren made motion to accept the commercial building permit for Barnes Bullets at 38 North Frontage Road. Councilmember Pace seconded the motion to accept the building permit for Barnes Bullets at 38 North Frontage Road. The roll call vote of the Council was as follows: Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Kay Annexation Approval

Due to the annexation application being incomplete, it was suggested that the annexation be tabled until next meeting

Councilmember Pace made motion to table the Kay annexation approval until a completed application is submitted. Councilmember Warren seconded the motion to table the Kay annexation approval until a completed application is submitted. The roll call vote of the Council was as follows:

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

**Director of Finance:**

* Approval of Finances

The Mona City and Recreation Disbursement Listings for 9/27/2023 to 10/10/2023 were presented.

Councilmember Warren made a motion to approve the finances as presented. Councilmember Pace seconded the motion to approve the finances as presented. The roll call vote of the Council to approve the finances as presented was as follows:

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* + Approval of Mona City Quarterly Report

The Mona City Quarterly Report for 7/1/2023 to 9/30/2023 was presented. Finance Director Samuelson stated that her main concern is the sewer costs, but at the present time the Mona City budget is in a secure place.

**Gas & Water & Roads:**

Nothing reported

**Sewer:**

Councilmember Mecham stated that one of the pumps has been down because of electrical problems but is being repaired.

**Recorder:**

* Recorder Hills gave a review of Ordinance 2023-17 which was implemented on August 22nd.

**Council Business:**

Councilmember Stanley stated that there are some sports programs happening and some baseball programs will be going on next week. She also talked about hiring a tumbling coach.

Councilmember Stanley stated that the ATV class was very popular, with 20 kids attending. She suggested having it again in 2 years.

Councilmember Stanley said that the Fall Festival did not have as much attendance as planned because of the weather and other events, but the pumpkin chunkin was fun and went well.

Councilmember Pace had nothing to report.

Councilmember Christensen said that he has been doing fix-it notices. He stated that the resident on 200 North has been cutting back his weeds and cleaning up his yard. The resident at 680 East 50 South received a fix-it notice this week, and the resident at 60 West 100 South will be hauling their construction waste and cleaning up their yard.

Councilmember Mecham stated that the bid opening will be on October 17th at 2 pm.

Councilmember Warren stated that he distributed fix-it notices on 700 South.

Councilmember Warren also voiced his concern that there would not be gas available for the proposed annexation until a line is put in, as well as irrigation water.

Councilmember Warren also stated that the interviews went well for the new employees and that he has high hopes for them.

**Public Comment:**

None

**Adjournment:**

Councilmember Warren made a motion to adjourn the meeting at 8:56 pm. Councilmember Pace seconded the motion to adjourn. The council vote to adjourn the meeting at 8:56 pm was unanimous.

\_\_

Randy Christensen, Mayor Alicia Hills, Mona City Recorder