Mona City Council Executive Session Meeting

Tuesday August 22, 2023

6:00 pm

Mona City Council Chambers

MEMBERS PRESENT: Randy Christensen- Mayor

TJ Pace – Councilmember

Ron Warren - Councilmember

Jay Mecham – Councilmember

Amy Stanley – Councilmember

Jay Christensen **–** Councilmember

MEMBERS ABSENT:

STAFF PRESENT: Alicia Hills – Mona City Recorder

Councilmember Pace made motion to open the executive session at 6 pm. Councilmember Warren seconded the motion to open the executive session at 6 pm. The vote of the Council in favor of opening the executive session was unanimous.

The purpose of the Closed Executive Session was in accordance with Utah Code 52-4-205, to discuss personnel matters.

Councilmember Mecham made motion to close the executive session at 6:55 pm. Councilmember Stanley seconded the motion to close the executive session at 6:55 pm. The vote of the Council in favor of opening the executive session was unanimous.

Mona City Council Public Hearing

Tuesday August 22, 2023

7:00 pm

Mona City Council Chambers

MEMBERS PRESENT: Randy Christensen- Mayor

TJ Pace – Councilmember

Ron Warren - Councilmember

Jay Mecham – Councilmember

Amy Stanley – Councilmember

Jay Christensen **–** Councilmember

MEMBERS ABSENT:

STAFF PRESENT: Sara Samuelson – Finance Director

Alicia Hills – Mona City Recorder

Michelle Dalton- Mona City Secretary/Treasurer

Tony Openshaw – Maintenance worker/green waste,

cemetery, & park caretaker

Chad Phillips – Gas and Water Operator Dennis Gardner – Planning and Zoning Chair

OTHERS PRESENT: Jana Crawford, Myrna Trauntvein – Times News Reporter, David Clark, Kristine Phillips, Mike Meyers

Mayor Randy Christensen called the meeting to order at 7:06 pm.

**Public Hearing:**

Councilmember Pace made motion to open the Mona City public hearing. Councilmember Warren seconded the motion to open the Mona City public hearing. The vote of the Council in favor of opening the public hearing was unanimous.

Mayor Christensen stated that the public hearing was being held for the following Mona City Ordinances. Recorder Alicia Hills gave explanation for each.

* Ordinance 2023-14: updates to Mona City Code 9-4 fences
* Ordinance 2023-18: Amendment of Mona City Code 8; utilities
* Ordinance 2023-19: Amendment of Mona City Code 6-1-9; signs
* Ordinance 2023-20: Amendment of Mona City Code 10-12; Annexations and Approval Process

Public Comment:

* City Secretary Michelle Dalton made a comment concerning Ordinance 2023-18. She stated that she has tried to enforce having residents hook up to the sewer system before the sale of the home, but there are not the resources to enforce it. She also stated that there has been negative reaction from realtors, saying, “you can’t do that”. For that reason, Secretary Dalton would like the Council to do further research before making a decision. She said that the resident has to pay sewer fees regardless of whether they are hooked to the sewer or not, and in the winter, it is very difficult to dig a sewer line, so giving the resident a deadline would be difficult to enforce. Finance Director Samuelson stated that Utah State code states that if there is available hookup within 300 feet, that the resident must hook to the sewer on new builds. Mayor Christensen decided to section C of the ordinance to discuss further with the Mona City Attorney.
* David Clark asked if a bathroom in an accessory building permit was considered a half bathroom (with no shower), or a full bathroom (with a shower)? Mayor Christensen stated that it is not defined in code and that there should be more clarification.

Councilmember Mecham made motion to close the Mona City public hearing. Councilmember Stanley seconded the motion to close the Mona City public hearing. The vote of the Council in favor of closing the public hearing was unanimous.

Mona City Council Meeting Minutes

Tuesday August 22, 2023

7:15 pm

Mona City Council Chambers

**Approval of Minutes:**

Councilmember Warren motioned to accept the work session minutes of August 22, 2023, as written. Councilmember Pace seconded the motion to accept the work session minutes of August 22, 2023, as written. The vote of the Council was unanimous to accept the work session minutes of August 22, 2023 as written.

Councilmember Stanley motioned to accept the city council and public hearing minutes of August 22, 2023, with corrections to page 6 – adjournment vote. Councilmember Christensen seconded the motion to accept the city council and public hearing minutes of August 22, 2023, with corrections to page 6-adjournment vote. The vote of the Council was unanimous to accept the city council and public hearing minutes of August 22, 2023, with corrections to page 6-adjournment vote.

**Action Items:**

* Resolution 2023-11: A resolution renaming 540 North to 500 North

Councilmember Pace made a motion to approve Resolution 2023-11: A resolution renaming 540 North to 500 North. Councilmember Warren seconded the motion to approve Resolution 2023-11: A resolution renaming 540 North to 500 North. The roll call vote of the Council to approve Resolution 2023-11: A resolution renaming 540 North to 500 North was as follows: Councilmember Christensen: Aye

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Ordinance 2023-14: updates to Mona City Code 9-4 fences

Councilmember Mecham made a motion to approve Ordinance 2023-14: updates Mona City Code 9-4, fences. Councilmember Warren seconded the motion to approve Ordinance 2023-14: updates Mona City Code 9-4, fences. The roll call vote of the Council to approve Ordinance 2023-14: updates Mona City Code 9-4, fences was as follows:

Councilmember Christensen: Aye

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Ordinance 2023-18: Amendment of Mona City Code 8; utilities

Councilmember Mecham made a motion to approve Ordinance 2023-18: updates to utilities ordinances with the exception of page 3 letter C. Councilmember Pace seconded the motion to approve Ordinance 2023-18: updates to utilities ordinances with the exception of page 3 letter C. The roll call vote of the Council to approve Ordinance 2023-18: updates to utilities ordinances with the exception of page 3 letter C was as follows:

Councilmember Christensen: Aye

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Ordinance 2023-19: Amendment of Mona City Code 6-1-9; signs

Councilmember Mecham made a motion to approve Ordinance 2023-19: amendment to Mona City Code 6-1-9, signs. Councilmember Mecham seconded the motion to approve Ordinance 2023-19: amendment to Mona City Code 6-1-9, signs. The roll call vote of the Council to approve Ordinance 2023-19: amendment to Mona City Code 6-1-9, signs was as follows:

Councilmember Christensen: Aye

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Ordinance 2023-20: Amendment of Mona City Code 10-12; Annexations and Approval Process

Councilmember Christensen made a motion to approve Ordinance 2023-20: Amendment of Mona City Code 10-12; Annexations and Approval Process. Councilmember Warren seconded the motion to approve Ordinance 2023-20: Amendment of Mona City Code 10-12; Annexations and Approval Process. The roll call vote of the Council to approve Ordinance 2023-20: Amendment of Mona City Code 10-12; Annexations and Approval Process was as follows:

Councilmember Christensen: Aye

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

* Marla & Gary Jackson – water and fire hazard concerns

Marla Jackson stated that she has concerns about her neighbor who is violating Mona City Code by having excessive “old trailers and vehicles” on his land. She said that her neighbor’s home also has tall weeds, dead trees and shrubs, trash, and garbage in the yard, which is creating a fire hazard. She requested that someone from the city talk with her neighbor about this concern. Councilmember Christensen stated that he gave the resident a Fix-it ticket and he will have 20 days to comply with Mona City Code.

Marla Jackson also stated that when any water comes down 200 North that the grate on the corner does not catch it all, and it pools and then turns the corner and comes down into her yard. This gives her concern that it could flood her yard. Street worker Tony Openshaw stated that a temporary fix had been done in the past, but a more permanent fix needs to be done now. Mayor Christensen stated that he will look into getting the grates cleaned out, and when the road is resurfaced, they will discuss putting in some drains or culverts.

**Planning and Zoning:**

Planning and Zoning Chair Dennis Gardner reported the following items:

* **Barnes Bullets/Bill Johnson – Civil Site Work Permit – 38 North Frontage Road:**

Barnes Bullets has requested approval for a warehouse for expansion and storage at 38 North. They have not yet received their building plans, but a Civil Work Site Permit was drafted by the Mona City inspector and the attorney to allow Barnes to do ground preparation and get their footings in before winter. The stipulations of the permit are that there will be dust control, the permit be on site at all times, and no structure will go up until Mona City receives and approves the plans.

Councilmember Warren made motion to approve the Barnes Bullets Civil Site Work Permit. Councilmember Stanley seconded the motion to approve the Barnes Bullets Civil Site Work Permit. The vote of the Council in favor of approving the Barnes Bullets Civil Site Work Permit was unanimous.

* **New Commission Member Report:** Chair Gardner reported thatNathan Cieslak is the new Planning and Zoning Commission member and they are excited to have him.

**Secretary/Treasurer Report:**

Nothing Reported

**Finance Report:**

Finance Director Samuelson presented the Mona City and Recreation Disbursement Listings for 8/23/2023 to 9/12/2023. Councilmember Stanley had a question about the two recreation charges, to which Samuelson answered.

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 Christensen: Aye

Councilmember Mecham: Aye

Councilmember Pace: Aye

Councilmember Stanley: Aye

Councilmember Warren: Aye

**Gas and Roads and Water Report:**

Chad Phillips reported that he has been doing normal maintenance over the last month as well as getting estimates on the age of the infrastructure to update the RCAC. He stated that he also talked with Shay Morrison about the 120 lead program and they are working on applying for the grant.

**Sewer:**

Nothing Reported

**Recorder:**

Sara Samuelson was sworn in as an election officer.

Recorder Hills reported that a special meeting will be held on Tuesday September 17, at 7:00 pm, to canvass the primary election results.

Recorder Hills that a Candidate Question Night will be held on Thursday October 5th at 7:00 pm. The public can submit questions to her via email or can submit them directly to the Mona City Office.

**Council Business:**

Councilmember Stanley stated that the ATV class will be held on October 5th at 5:00 pm. Dinner will be provided and it is for everyone in the community, including adults.

Councilmember Stanley also reported that the Fall Festival is coming up on September 30. She stated that once again they will be doing the parachuting candy and the pumpkin chucking.

Councilmember Christensen stated that he is still working on the UDOT Safe Routes Sidewalks Grant for the school. He also reported that Mona City did not receive the T-Mobile grant, and money will be need to be found elsewhere for the projects that he applied for.

Councilmember Pace stated that the cemetery position has been filled by Crystal Wohlforth. He also reported that at the JRDA meeting last week they updated their fee schedule and will be sending it to Mona City to post.

Councilmember Mecham had nothing to report.

Councilmember Warren asked concerning the RCAC grant, to which Chad Phillips reported that it is a very involved process and will take some time to get all of the information that they need. He estimated that it would be the first of the year before it is completed. Finance Director Samuelson stated that the Council previously voted on a $3 increase on the water per year, which would now increase to $6 this year because it was not implemented last year. The Council decided that only a $3 increase be implemented.

**Public Comment:**

* Jana Crawford asked if any action had been taken about a complaint that she filed concerning Michael Meyer, who lives across the street from her at 689 East, 50 South. Her complaint was that he has excessive weeds that blow into her yard and she is struggling to control them. Councilmember Christensen stated that he did not receive any information concerning it and would look into it.
* Planning and Zoning Chair Gardner requested that the stop sign at 200 North be replaced since it has been knocked down.

**Adjournment:**

Councilmember Christensen made a motion to adjourn the meeting at 8:16 pm. Councilmember Warren seconded the motion to adjourn. The council vote to adjourn the meeting was unanimous.

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Randy Christensen, Mayor Alicia Hills, Mona City Recorder