



The meeting was called to order by Mayor Kirk Hunsaker at 7:00 p.m.

Council Members Attending: Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member Lynn Mecham, Council Member David Hathaway, Council Member Jennifer Bowman

Other's Attending: City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond, Legal Counsel Brett Rich, Finance Director Aaron Shirley

PLEDGE OF ALLEGIANCE

Led by Council Member Miller.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Montoya offered an invocation.

CONSENT AGENDA

Minutes:

June 2, 2020 – City Council Meeting Minutes
June 2, 2020 – City Council Work Meeting Minutes

Bills: \$717,368.46

Other:

Motion: Council Member Miller motioned to approve the consent agenda.

Council Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

PUBLIC FORUM, AWARDS, & APPOINTMENTS

Public Forum

Name(s):

Comment:

PUBLIC HEARING

PUBLIC HEARING TO ALLOW PUBLIC INPUT REGARDING (A) THE ISSUANCE AND SALE BY SANTAQUIN CITY, UTAH OF NOT MORE THAN \$7,100,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2020; AND (B) ANY POTENTIAL ECONOMIC IMPACT THAT THE PROJECT TO BE FINANCED WITH THE PROCEEDS OF THE SERIES 2020 BONDS ISSUED UNDER THE ACT MAY HAVE ON THE PRIVATE SECTOR; AND RELATED MATTERS.

Motion: Council Member Mecham motioned to open the public hearing regarding (a) the issuance and sale by Santaquin City, Utah of not more than \$7,100,000 aggregate principal amount of sales tax revenue bonds, series 2020; and (b) any potential economic impact that the project to be financed with the proceeds of the series 2020 bonds issued under the act may have on the private sector; and related matters.

Motion was seconded by Council Member Hathaway.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

A presentation was given by Police Chief Rodney Hurst, Fire Chief Ryan Lind, Assistant City Manager Norm Beagley, and Finance Director Aaron Shirley on the need for a space for Public Safety, the financing of a city hall, and potential locations for city hall.

Council Member Montoya asked what Chief Hurst's opinion was for a location of a new city hall. Chief Hurst responded he has said it before and he'll say it again that he doesn't care where administration and community development departments go, as long as they get out of the Public Safety building. Chief Hurst added that the city should make sure they build large enough to sustain growth for 20-30 years as the city took a lot of grief for building the current Public Safety building and yet they've already gotten to capacity in the current use of the building.

Public Comments:

Keith Broadhead: -

Keith Evans – Wants City Hall to be in the center of town and to be on the museum lot that is city owned. Was concerned that previous city buildings and land were sold without thought and it could've been useful right now. Also, didn't think that there was enough tax base to support the bond. Finance

Director Shirley responded that he failed to mention in his presentation that even with the increasing commercial developments around the Macey's shopping center to help bolster the sales tax revenue source that the city would be bonding against, the city could afford the maximum parameters of this bond even *without* the Macey's shopping center and those increased sales tax dollars. Assistant City Manager Beagley explained that the old building previously mentioned that was sold and torn down was not seismically safe. Keith asked why they couldn't make old city buildings seismically safe and Beagley responded that retrofitting a building is *just as expensive as building new construction*. Keith said he would still like to see city hall in the center of town by the museum simply because that's where the old school was built because it was and still is the city center. Keith expressed disappointment that no other citizens showed up or cared to comment.

Motion: Council Member Miller motioned to close the public hearing regarding (a) the issuance and sale by Santaquin City, Utah of not more than \$7,100,000 aggregate principal amount of sales tax revenue bonds, series 2020; and (b) any potential economic impact that the project to be financed with the proceeds of the series 2020 bonds issued under the act may have on the private sector; and related matters.

Motion was seconded by Council Member Bowman.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Public Hearing Regarding the FY2020-21 Santaquin City Budget, FY2020-21 Interfund Transfers, and for the Santaquin Community Development Agency, Santaquin Local Building Authority and Santaquin Water District FY2020-21 Budgets

City Manager Reeves gave his budget presentation.

Motion: Council Member Mecham motioned to open the public hearing on the FY2020-2021 Fiscal Year Budget for Santaquin City and its three sub-organizations; Santaquin Community Development Agency Board, Santaquin Local Building Authority, and Santaquin Water District.

Motion was seconded by Council Member Montoya.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Keith Evans – Wanted the Council to make sure that Police Officers are protected by having body cameras especially in these times. Police Chief Hurst said that all officers have had body cameras for the past three years.

Motion: Council Member Miller motioned to close the public hearing on the FY2020-2021 Fiscal Year Budget for Santaquin City and its three sub-organizations; Santaquin Community Development Agency Board, Santaquin Local Building Authority, and Santaquin Water District.

Motion was seconded by Council Member Montoya.

Roll Call:

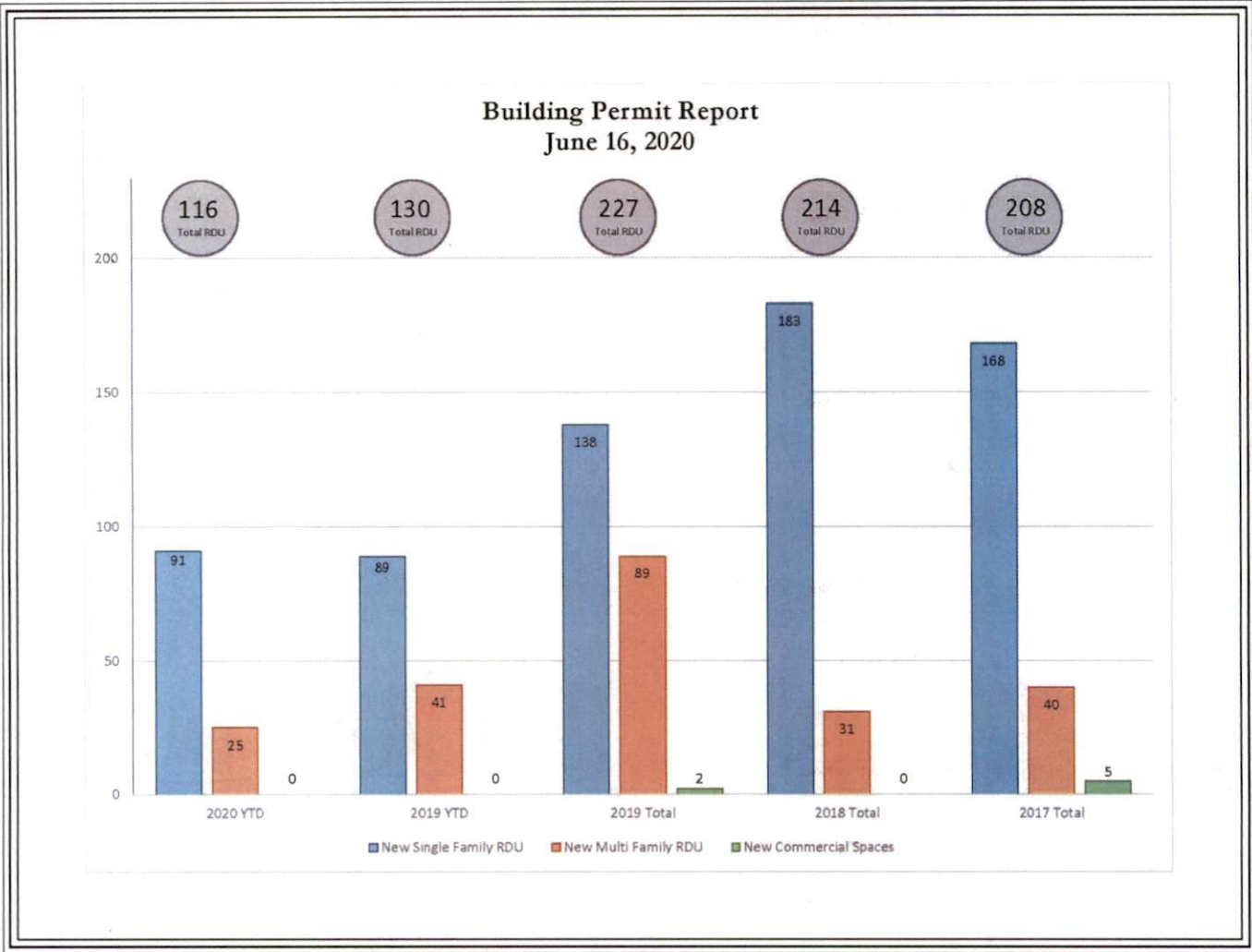
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

BUILDING PERMIT & BUSINESS LICENSE REPORT

Community Development Director Jason Bond reported:

Currently we have 91 new single family dwelling units and 25 new multi-family dwelling units for a total of 116 new units so far this year.



There are three new business licenses, all home occupations.

New Business Licenses

Name	Owner	Address	Description	BL#
Meraki Solar	Brady Mower (Manager)	Springville, UT	Temporary for Solar Soliciting	BL-4508
All in Bloom	Randi Deason	981 S. Red Cliff Dr.	Online Floral Business	BL-4509
Sparkling and Shining Cleaning Services	Gina Riding	658 Sunset Dr.	Cleaning Business	BL-4510

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 06-01-2020 "An Ordinance Amending Santaquin City Code to Require Landscaping in the Front and Side Yards of Every New Residential Dwelling Unit."

Community Director Bond said that most units that are built are under some kind of development agreement that require landscaping but in most recent studies done by staff this ordinance would only affect 13 lots and to date this ordinance would only affect 1 lot in the city. This creates a standard for new residential dwellings for those lots that aren't currently required to have landscaping by a development agreement.

Council Member Bowman wanted to know if an ordinance like this was needed if it would affect so few units. Bond clarified that this was mostly applicable to the core area of town where lots might be subdivided for a new home that doesn't fall into the category of a subdivision or development agreement to promote consistency of landscaping requirements across the city.

Motion: Council Member Miller motioned to approve Ordinance 06-01-2020 "An Ordinance Amending Santaquin City Code to Require Landscaping in the Front and Side Yards of Every New Residential Dwelling Unit."

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-01-2020 "A Resolution Modifying the Consolidated Fee Schedule"

City Manager Reeves explained how the previous ordinance's landscaping bond would fit into the city's fee schedule. Also, every year there is a cost of living increase to all of the utility fees based on the consumer price index (CPI). This year that increase is 1.8% in utility fees based on the CPI index, the one exception is the sewer rate which has its rate increased on the non-WRF debt service portion of the fee.

Motion: Council Member Montoya motioned to approve Resolution 06-01-2020 "A Resolution Modifying the Consolidated Fee Schedule"

Council Member Miller seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-02-2020 "A Resolution Approving the Required Annual Fraud Risk Assessment (Newly required by the Utah State Auditor's Office for all Governmental Entities in Utah)"

City Manager Reeves explained that this was a new requirement from the Utah State Auditor's Office and was conducted with the help of Administrative Services Director Shannon Hoffman and Finance Director Aaron Shirley. According to the Fraud Risk Assessment, the risk for Santaquin City is low based on the points given by the answers to the assessment.

Council Member Montoya asked staff if there was anybody who has or was planning to get higher certifications for financial management. Reeves responded at the current time there was not. Council Member Montoya then asked if there was a reason why there was not a code of conduct for the City Council. Reeves responded that they do have a code of ethics/conduct as outlined by the employee handbook but the Council may go beyond and establish a code of ethics/conduct for the City Council and all sundry boards for all elected and appointed officials. The Council expressed the desire to establish a code of ethics/conduct and Reeves stated that would be a priority moving forward.

Motion: Council Member Mecham motioned to approve Resolution 06-02-2020 "A Resolution Approving the Required Annual Fraud Risk Assessment (Newly required by the Utah State Auditor's Office for all Governmental Entities in Utah)"

Council Member Bowman seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-03-2020 "A Resolution Approving the Certified Property Tax Rate for FY2020-21"

City Manager Reeves explained that the property tax formula only allows for increases in the revenue amount by the proportion of new growth and the rate fluxuates according to the assessed values of existing homes. In this case, the assessed values of existing homes went up and the rate decreased to have the revenue amount on the existing homes constant.

Reeves also suggested that the Council consider doing an annual cost of living increase similar to what is done for the utility rates to avoid a huge increase in property taxes down the road. Finance Director Shirley explained that property taxes *have* to go up at some point for every city and the longer a city waits the higher the rate increase is but an annual increase at minuscule rates would be more prudent, doable, and digestible for citizens.

Motion: Council Member Mecham motioned to approve Resolution 06-03-2020 "A Resolution Approving the Certified Property Tax Rate for FY2020-21"

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye

Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-04-2020 "A Resolution Approving the FY2020-21 Santaquin City Final Budget"

Motion: Council Member Miller motioned to approve Resolution 06-04-2020 "A Resolution Approving the FY2020-21 Santaquin City Final Budget as presented and reallocate \$30,000 from account 10-90-150 to account 10-54-110.

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY

Motion: Council Member Miller motioned to convene the Santaquin Community Development Agency.

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-01-2020-CDA "A Resolution Approving the FY2020-21 Santaquin Community Development Agency Budget"

Motion: Board Member Miller motioned to approve Resolution 06-01-2020-CDA "A Resolution Approving the FY2020-21 Santaquin Community Development Agency Budget"

Board Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Motion: Board Member Mecham motioned to close the Santaquin Community Development Agency meeting.

Board Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

CONVENE OF THE SANTAQUIN LOCAL BUILDING AUTHORITY

Motion: Council Member Miller motioned to convene the Santaquin Local Building Authority.

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-01-2020-LBA "A Resolution Approving the FY2020-21 Santaquin Local Building Authority Budget"

Motion: Board Member Mecham motioned to approve Resolution 06-01-2020-LBA "A Resolution Approving the FY2020-21 Santaquin Local Building Authority Budget"

Board Member Miller seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Motion: Board Member Miller motioned to close the Santaquin Local Building Authority meeting.

Board Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

CONVENE OF THE SANTAQUIN WATER DISTRICT

Motion: Council Member Miller motioned to convene the Santaquin Local Building Authority.

Council Member Bowman seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Resolution 06-01-2020-SWD "A Resolution Approving the FY2020-21 Santaquin Water District Budget"

Motion: Board Member Miller motioned to approve Resolution 06-01-2020-SWD "A Resolution Approving the FY2020-21 Santaquin Water District Budget"

Board Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Motion: Board Member Miller motioned close the Santaquin Water District meeting.

Board Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves –

- All ATI reports have been updated and submitted to the Dropbox for Council.
- There is an updated appendix to the Budget which includes department accomplishments.
- There is an update to the Inter-local agreement for the use of disbursement to cities in Utah County for the CARES Act funds that have yet to be distributed by the County.
- Council Member Montoya asked if the Youth City Council service hours could be added to the city accomplishments and Reeves stated he would.

Assistant City Manager Beagley –

- Foothill Village frontage road is moving forward and there will be a paved surface within 60 days or less.

Community Development Director Bond –

- Final plans for the plaza are almost completed and the contractor is eager to get those plans to get started with the corner plaza.
- As a part of the Mountainland Association of Governments (MAG) Transportation Project there was study conducted to look at public transit from Provo to Payson and Bond said that there really needs to be a transit study from Provo to Santaquin as the city continues to grow and would be instrumental for the community in the far future. Asked if there was any Council interest to represent the community on an inter-local committee as MAG considers a new study that would have UDOT look at a new study that would include Santaquin.
- Was looking at having cement board be a permitted material within city code as it's a high quality building material.
- There will be a discussion with Planning Commission with 1) the proposed MSR zone changes from the last City Council Meeting and 2) the General Plan Update.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker –

- Is very excited for the new grocery store as for the last eight years he's been a part of the Council he is finally seeing that vision become reality.
- Orchard Days is still tentatively moving forward and asked for nominations for the parade's grand marshal.
- There are nearby cities that are already starting to restrict irrigation flows and he expressed gratitude for the previous city Mayors and Councils to have the foresight to put in the irrigation infrastructure to accommodate growth.

Council Member Miller –

- RAP Tax Committee meets next week that will be brought to the Council.
- Recreation sports are moving forward.
- Police has found a new office clerk and will start next week. Police found an officer and extended a tentative offer.

Council Member Montoya –

- Youth City Council is going to help with the Night at the Museum event and have a picnic event to socialize after the COVID-19 break.

Council Member Mecham –

- Nothing to report.

Council Member Hathaway –

- Asked for clarification, on a concern from Judy Robbins who works with the Seniors, with the air conditioning problems in the Senior Building. City Manager Reeves said that the Council has shown reluctance to put more money into the building. Hathaway suggested there could be a rental option that could be a more affordable and temporary solution.

Council Member Bowman –

- Has a few ideas for a city Beautification Board and will continue to discuss with the Council ideas for the committee and ideas for awards and recognition for beautification efforts.

ADJOURNMENT

At 9:35 p.m. Council Member Miller moved to adjourn.

Council Member Montoya seconded the motion.


The vote was as follows:

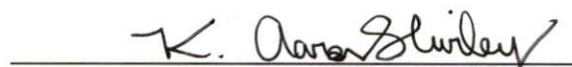
Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Attest:


Kirk F. Hunsaker, Mayor


K. Aaron Shirley, City Recorder