

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, September 18, 2018 in the Court Room, 275 W Main, upper level at 6:00 pm.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **DECLARATION OF ANY CONFLICT OF INTEREST**
5. **CONSENT AGENDA**
 - a. Minutes:
 1. September 04, 2018
 - b. Bills:
 1. \$225,667.53
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. What Do You Love About Santaquin? - Video Scholarship Award Presentation – Logan Bennett
 - b. Recognition & Appreciation for Service on the Planning Commission – Devin Bloomfield
 - c. Mayors Recognition Award for Beautification – Robyn & Eric Tischner
7. **FORMAL PUBLIC HEARING**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Discussion and Possible Action Regarding a Master Foothill Development Agreement
 - b. Discussion and Possible Action Regarding Bid Advertisement Timing on Soccer Field Project
 - c. Resolution 09-02-2018, "A Resolution Approving the Snell Development Agreement"
 - d. Resolution 09-03-2018, "A Resolution Approving a Water Dedication Agreement with Evan Johnson"
 - e. Ordinance 09-01-2018, " An Ordinance Amending Santaquin City Code Title 11, Chapter 11, Section 3, Guarantee of Improvements (Infrastructure Warrantee Requirements)"
 - f. Ordinance 09-02-2018, "An Ordinance Amending Santaquin City Code Title 10, Chapter 14, Regarding a Modification of Drive Isle Width Requirements"
10. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
11. **CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD**
12. **CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
13. **CONVENE OF THE SANTAQUIN WATER DISTRICT**
14. **WORK MEETING**
15. **PETITIONS AND COMMUNICATIONS**
16. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager Reeves
 - b. Community Development Director Bond
 - c. City Engineering Director Beagley
17. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor Hunsaker
 - b. Council Members
18. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
19. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
20. **ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: _____
Susan Farnsworth, City Recorder

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COURT CHAMBERS
SEPTEMBER 18, 2018**

The meeting was called to order by Mayor Kirk Hunsaker at 6:01 pm. Council Members attending: Keith Broadhead, Lynn Mecham, Nick Miller, Betsey Montoya, and Chelsea Rowley.

Others attending: City Manager Ben Reeves, City Engineer Norm Beagley, Police Chief Rod Hurst, Community Development Director Jason Bond, Legal Counsel Brett Rich, Logan Bennett, Robyn Tischner, Mike DeMarco representing Salisbury Development, Andrade Christensen Representing the Snell Development and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Mr. Reeves led the pledge of allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Mecham offered an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

There weren't any Conflict of Interest declared.

CONSENT AGENDA

Minutes:

September 04, 2018

Bills:

\$225,667.53

Council Member Miller moved to approve the Consent Agenda. Council Member Meacham seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

What Do You Love About Santaquin? - Video Scholarship Award Presentation – Logan Bennett

Mayor Hunsaker thanked Logan Bennett for his video. He also recognized Logan Bennett's instructor Clint Perry. Mayor Hunsaker also presented Logan with a \$500 scholarship award.

Recognition & Appreciation for Service on the Planning Commission – Devin Bloomfield

Mayor Hunsaker thanked Devin Bloomfield for his service on the Planning Commission. He asked Mr. Bloomfield to consider serving the City again when his schedule permits.

Mayors Recognition Award for Beautification – Robyn & Eric Tischner

Mayor Hunsaker recognized Robyn and Eric Tischner for their repair and beautification of "The Cottage on the Corner". He thanked them for beautifying the community and inspiring others to do the same.

FORMAL PUBLIC HEARING

There wasn't a need to hold a Formal Public Hearing.

BUSINESS LICENSES

Mr. Bond reported that 131 single family building permits have been issued this year, surpassing last year's single family permits issued year to date. A building permit for 12 multifamily units at Centennial Park has also been issued.

The following new Business Licenses have been issued since the last Council Meeting.

- Farm Yard Fresh - Stephanie Taylor - 226 S. Center St.
- Kiva Outdoors- Jared Smith - 227 W. 550 N.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Discussion and Possible Action Regarding a Master Foothill Development Agreement

Mr. Reeves explained that he has been working with Salisbury Development regarding the Master Foothill Development Agreement. He presented the following aspects of the Development Agreement:

Frontage Road: Santaquin City would like the frontage road continued North through the property formerly owned by the Brubaker's. Mr. Reeves explained that the development agreement needs to be modified for 1 developer rather than 2. He noted the following concerns; connectivity requirements are met without this road, and elevation issues.

Frontage Road Construction: The original development agreement contemplated the road being constructed on the freeway side (Western/Northern). The developers and the City would prefer the road to be developed against the existing homes to the (Eastern/Southern) corridor.

Old development plan: The current development agreement contemplates having high density and multifamily along the freeway. The new layout removes the high density, and leaves some patio homes up against the freeway. The new layout would consolidate the parks to provide open space to benefit the whole community. Councilman Broadhead asked how large the park area will be. Mr. DeMarco stated that it will be roughly 2 acres.

Zoning: The developer is requesting that the Brubaker and South Commercial area parcels are rezoned. The Council previously approved the Brubaker parcel rezone which has since expired. They are requesting that it is rezoned as Residential Commercial to provide the flexibility of commercial and higher density units. Rezoning the Brubaker and South Commercial Parcels will also help offset costs for the developer.

Mr. Reeves explained that no action needs to take place tonight, rather he is looking for direction from the Council.

Councilman Broadhead asked what will be done with the land between the road and the freeway. Mr. Reeves explained that the property is being dedicated to the City for continued expansion to the West, and possibly a future amenity. Mr. Beagley stated that storm drainage will need to be taken care of in this area. Mr. Reeves mentioned that he toured a lineal park in Ogden to explore the potential of the area.

Mayor Hunsaker agreed with the proposed direction, he asked what the developer will do with the excavated material. Mr. DeMarco explained that the excavated materials will either be used as landscape fill or around foundations.

Mr. DeMarco explained the four main problems for the developer with the Frontage Road: Extensive excavation will be required, the homes built in the excavation site will require more

expensive foundations, getting the sewer to those homes will be difficult, and the gas line easement will need to be retained. Mr. DeMarco stated that although leaving the zoning as is would be easier for the developer, they understand that this is a master planned road, and would like to come to an agreement that benefits both the City and them.

Mr. Beagley noted that the developer may be reimbursed if they install an additional booster pump station. It would be part of the development agreement because it's a master plan improvement.

The Council agreed that they are comfortable with the timeline and direction of the Brubaker rezone.

Discussion and Possible Action Regarding Bid Advertisement Timing on Soccer Field Project

Mr. Beagley explained that due to advertising time a bid for the soccer field project can't be awarded until mid-October. He explained that Hydro-seed and sod shut down from October/November through April. He is looking for direction on whether to bid out now, or to bid during the winter months and potentially obtain a better bid. Mr. Beagley stated that there are four alternates on the project, field lighting, irrigation and hydro seed or sod. Councilman Miller suggested that sod is installed in the Spring so the fields are usable sooner. Councilman Meacham asked if turf is no longer being considered. Mr. Beagley stated that the cost is not feasible. Mr. Beagley indicated that he will advertise the bid around thanksgiving this year. When the bids are obtained he will bring them before the Council to potentially award in January 2019, contingent to proceed in February or March.

Resolution 09-02-2018, "A Resolution Approving the Snell Development Agreement"

Mr. Reeves explained that this development agreement includes storage units being built in phases. There is a leg of land to the East that the developer is proposing to dedicate to the City. Mr. Reeves envisions that this land could be used as a trail system from Orchard Hills Elementary School.

Slight modifications need to be made to the development agreement. Changing the wording to say that the developer has *an interest* in 6.48 acres, meaning that the property is under contract, but hasn't yet been transitioned. The second modification would state that the City would prefer a hard end date of a 90-day extension for the transfer of the property. Mr. Reeves explained that part of the agreement contemplates the developer providing a horizontal alignment of the roadway.

Council Member Broadhead asked if an agreement can be made with the developer to obtain an asphalt trail through the leg of land that is being dedicated to the City. Mr. Christensen told the Council that providing an asphalt trail should be doable. Mr. Reeves suggested that a simple 8-foot asphalt trail is installed for children to walk to and from school.

Council Member Montoya asked how many storage units are planned. Mr. Christensen stated that there will be roughly 500 units.

Mr. Beagley stated that this development will be made up of 3 lots, one with the existing home remaining, and two for storage units.

Mr. Reeves informed the Council that if a trail is included in the development agreement an insurance component is required. He asked the Council if they are willing to assume the liability for the construction of the trail. Historically the City provides a 2-million-dollar policy for

construction of any City assets. Mayor Hunsaker clarified that once the trail is constructed the City's liability for the work is gone.

Mr. Reeves recommends that the City Council approve this resolution with the changes outlined by staff. And that the developer and the City make an arrangement regarding the installation of an 8-foot asphalt trail along the future City alignment.

After the discussion, Council Member Miller Motioned to approve resolution 09-02-2018 a resolution approving the Snell Development Agreement; with the changes outlined by staff that are highlighted in red in the agreement shown earlier in the meeting, and that the developer and the City work out an arrangement to install an 8-foot asphalt trail along the future City alignment. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed unanimously 5 to 0.

Resolution 09-03-2018, "A Resolution Approving a Water Dedication Agreement with Evan Johnson"

Mr. Beagley explained that Evan Johnson has proposed to bring 600 acre feet of water to the City. It is the water right on the West side of Utah Lake. This is a formalizing process so the applicant can seek a change application with the State. Mr. Beagley explained that the City will be obtaining roughly 60,000 dollars of value for assisting with the project.

Council Member Broadhead asked if the City is guaranteed 600 acre feet. Mr. Beagley explained that the agreement could be amended to say that the City obtains 12 acre feet and whatever is leftover is given to the applicant.

Mr. Beagley stated that this is a favorable contract for the City. Once the water is conveyed to the City Council it will be City water.

Council Member Broadhead moved to adopt Resolution 09-03-2018, "A Resolution Approving a Water Transfer and Dedication Agreement with LB Properties LLC, as represented by Evan Johnson" with the following amendments; that the City will take 12 acre feet regardless, and the applicant will only need to bring up to 6 acre feet and suffer any losses from the transfer. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed unanimously 5 to 0.

Ordinance 09-01-2018, "An Ordinance Amending Santaquin City Code Title 11, Chapter 11, Section 3, Guarantee of Improvements (Infrastructure Warrantee Requirements)"

Mr. Beagley explained that the warranty bond for Infrastructure Warrantee Requirements is currently held for two years under City Code. State Code has a provision stating that warranty bonds can be held for a year, with an exception that the year can be extended due to substandard soil.

Mr. Beagley explained that Staff would like City Code to allow for a 1-year infrastructure warranty bond, if the infrastructure is proven to meet City code and not have deficiencies. Mr. Beagley noted that the City doesn't have the same soil everywhere, and in locations without detrimental soils holding the bond for 2 years is onerous. Mr. Beagley stated that the intent of the amendment is to make City code consistent with State Law.

Council Member Mecham moved to adopt Ordinance 09-01-2018, "An Ordinance Amending Santaquin City Code Title 11 Chapter 11, Section 3, Guarantee of Improvements Regarding Infrastructure Warrantee Requirements. Providing for codification, correction of scrivener's errors, severability, and an effective date. Council Member Rowley seconded.

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed unanimously 5 to 0.

Ordinance 09-02-2018, "An Ordinance Amending Santaquin City Code Title 10, Chapter 14, Regarding a Modification of Drive Aisle Width Requirements"

Mr. Bond explained that there is a conflict between the Santaquin City Code and International Fire Code regarding drive aisle width. Santaquin City Code currently requires a 24-foot drive aisle width. This amendment would require buildings 30 feet or higher to have a 26-foot drive aisle, with a 15 to 30-foot setback. This change will ensure that City Code and International Fire Code are consistent.

Council Member Miller motioned to approve ordinance 09-02-2018 an Ordinance Amending Santaquin City Code Title 10, Chapter 14, Regarding a Modification of Drive Aisle Width Requirements. Council Member Meacham seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed unanimously 5 to 0.

CONVENE OF THE COMMUNITY DEVELOPMENT BOARD

There wasn't a need to convene the Community Development Board.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD

There wasn't a need to convene the Santaquin Community Development Agency Board.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

There wasn't a need to convene the Local Building Authority of Santaquin City Board.

CONVENE OF THE SANTAQUIN WATER DISTRICT

There wasn't a need to convene the Santaquin Water District Board.

WORK MEETING

There wasn't a need to hold a work meeting.

PETITIONS AND COMMUNICATIONS

There weren't any Petitions or Communications to address.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves asked the Council when they can attend a one-day retreat in October. After some discussion October 13th was decided as the best date for the retreat.

Council Member Miller asked what will be discussed at the retreat. Mr. Reeves explained that the retreat will be a round table type discussion, and that the Council Members can request agenda items to be discussed.

Mr. Reeves reminded the Council that the Columbus day of Service will be held on October 8th. Two keynote speakers will address the entire staff for training, a luncheon, and service project will follow later in the day. In the evening family activities will be held at the Red Barn. Mr. Reeves explained that this years' service project will be improving the landscaping on Main Street, or in case of bad weather refinishing and repainting picnic tables.

Mr. Reeves explained that the preconstruction meeting for WRF was held today. There are some issues with shipping materials out of the Country. He explained that the notice to proceed will be issued on October the 1st. It is anticipated that this project will be delayed 6-8 weeks because of shipping issues. Mr. Reeves explained that quality is the most important factor for this project, and the time delay isn't a large concern.

Community Development Director Bond

Mr. Bond and Mr. Reeves stated that they will be gone for the CMC Conference from September 19th-26th.

Mr. Bond pointed out that there is a regularly scheduled Council Meeting three days prior to Thanksgiving on November 20th. The City Council decided that they are fine with having a meeting on November 20th. Mr. Reeves explained that the Council Meeting on December 4th will be cancelled for the Staff Christmas Party.

Mr. Bond reported that at the next Planning Commission Meeting there is a Conditional use permit request for mass grading. The request is from Sunroc for the land located South East of their current work. Mr. Bond also stated that a Public Hearing will be held for the rezoning of the West side of the City along Main Street. He clarified that the proposed rezone would change existing Main Street Residential and Residential Commercial zones to Main Street Commercial.

City Engineering Director Beagley

Mr. Beagley reported that shipping for the screw press has been delayed due to the typhoon and earthquake in Japan. He explained that he will bring an extension in time for a change order, once it ships.

Mr. Beagley stated that the booster pump station is under construction. He informed that Council that the items coming from Mexico won't be available until October, meaning that the booster pump station most likely won't be functional this year.

Mr. Beagley reported that the design for the 500 West project for the School District is nearly done, pending touch up items from the engineer. This project would be included in the same package as the Summit Ridge Parkway extension. Mr. Beagley stated that it can be put out to bid during the winter months.

Mr. Reeves informed the Council that the bonds have been received, and came in at 3.2 percent from the Bank of Utah. The bond closing documents will be arriving on September 19th by Fed X. An appointment needs to be set up between Susan Farnsworth the City Recorder and the Mayor to sign the documents, there will be a closing on the 26th of September. The remaining Council action will be the selection of a Contractor.

Council Member Rowley asked for an update on the grocery store. Mr. Beagley stated that the applicant has had delays with their architect. They now have an architect on board and Mr. Beagley expects to see a resubmittal soon. The full incentive date is November 15th.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

Mayor Hunsaker stated that he and Council Member Meacham visited the Veteran's to answer questions regarding their future meeting place, and the Museum.

Mayor Hunsaker expressed his appreciation to the Fire Department for their hard work protecting the City. Council Member Montoya noted that the residents on the Bench are thankful for the fire line that has been built. Mayor Hunsaker explained that a fire line has been built from Mapleton to Mona.

Mr. Reeves recounted his discussion with Fire Chief Olson regarding the advantages of maintaining the firebreak for FIMA, and as a trail system between the Communities.

Mayor Hunsaker informed the Council that he has been invited to a meeting for all the elected officials of communities that have been affected by the fire. The meeting will discuss what changes need to be made when the fire is out. Mayor Hunsaker stated that he would like to be able to represent the City Council and asked for their thoughts. Council Member Broadhead stated that in a drought year fire's need to be put out. Council Member Meacham suggested that Mayor Hunsaker ask about reseeding efforts, and express concerns regarding mudslide and run off this winter. Council Member Montoya agreed that the policy needs to be changed regarding naturally caused fires being allowed to burn.

Council Members

Council Member Montoya reported that the conference was a good opportunity to network with other Communities. She has discussed her ideas for agenda items for the October retreat with Mr. Reeves. Council Member Montoya pointed out that January 1st is the first Tuesday in January, she

asked if a Council Meeting will be held that day. Council Member Broadhead pointed out that there will be a retreat in January. The Council agreed to cancel the January 1st meeting in lieu of the retreat and keep the regularly scheduled meeting on the 15th.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

There wasn't a need to hold an Executive Session to discuss the character, professional competence, or physical or mental health of an individual.

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

At 8:09 pm Council Member Broadhead moved to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

At 9:13 p.m. the regular Council Meeting resumed.

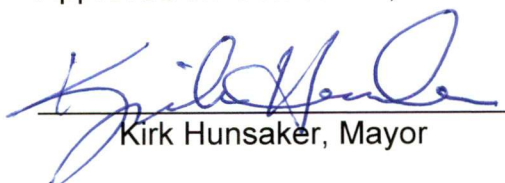
ADJOURNMENT

At 9:13 p.m. Council Member Broadhead moved to adjourn. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Approved on October 16, 2018.


Kirk Hunsaker, Mayor


Kira Peterson, Deputy City Recorder



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on September 18, 2018 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


Kirk Hunsaker, Mayor

09/18/18
Date