

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 16, 2018 in the Council Chambers, 45 West 100 South, 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. May 2, 2018
  - b. Bills:
    1. \$643,365.34
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Mayor's Recognition – BSA Eagle Award – Brian Bentley
  - b. Presentation of the Citizen Academy Certificates
  - c. Old Public Safety Buildings – Asbestos Removal Bid Award
  - d. Chamber of Commerce – Report on FY2018-19 Chamber Budget
7. **FORMAL PUBLIC HEARING**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Certification of the "Ray's Addition Annexation"
  - b. Discussion and Possible Action Regarding Preliminary Approval of Stone Hollow Plats J & K – (Modified from previously approved preliminary plat)
  - c. Discussion and Possible Action Regarding a Change Order to the Recreation/PW Bldg. Remodel
  - d. Resolution 05-01-2018 "A Resolution Approving a Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-Sharing Agreement"
  - e. Resolution 05-02-2018 "A Resolution Approving the FY2018-19 Tentative Budget for Santaquin City including the city's sub-organizations – Community Development Agency, Local Building Authority of Santaquin City and the Santaquin Water District."
10. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
  - a. Resolution 05-01-2018-CDA "A Resolution of the Community Development Agency Approving an Economic Development Incentive in the Orchard Lane Commercial Development Area"
11. **CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
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 Engineer 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 in 3 places; City Center, Post Office and Zions Bank 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 COUNCIL CHAMBERS  
MAY 16, 2018**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Keith Broadhead, Lynn Mecham, Nick Miller, and Chelsea Rowley. Betsey Montoya arrived at 6:05.

Others present: City Manager Ben Reeves, City Engineer Norm Beagley, Chief Rod Hurst, Police Corporal Rich Glenn, Fire Chief Steve Olson, Community Development Director Jason Bond, Recreation Director Amy Johnson, Legal Counsel Brett Rich, Brian Bentley, Chamber of Commerce President Jade Walker, Jim Phelps, Miss Santaquin Nicki Mortensen, Attendants Liz Waters and Brooke Black, Kolton Lerwill, Martin Johnson, Kevin Wilkey, McKell Bond, Cindy Johnson, Laura Ross, Cindy DeGraw, Mike Demarco, Kim Hunsaker, Reece Demille, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Miss Santaquin Mortensen led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Council Member Mecham Offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

Council Member Broadhead reported he worked for EPIC Engineering who had invoiced included in the payments this evening.

**CONSENT AGENDA**

***Minutes:***

May 2, 2018

***Bills:***

\$643,365.34

Council Member Miller moved to approve the Consent Agenda. 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.

**PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Mr. Phelps introduced himself as a candidate running for Utah County Sherriff. He indicated he has lived in Utah County all of his life and recently retired from the US Marshall's. He indicated he would appreciate the support of the elected leaders.

Mr. Wilkey addressed the Mayor and Council Members with regard to the development of Archery property. He reported he has the resources for a 9 target range with cameras to help deter from vandalism. He left his information with City Manager Reeves so the issue could be researched in more detail.

Miss Santaquin and her attendants introduced themselves and voiced their appreciation for the opportunity to serve the community as well as the scholarship money. Miss Santaquin indicated

her platform for the year will be "Mental Illness Awareness". She once again expressed, on behalf of her and her attendants, gratefulness for the City's support.

***Mayor's Recognition – BSA Eagle Award – Brian Bentley***

Mayor Hunsaker recognized Eagle Scout Bentley. For Mr. Bentley's project he painted number on curbing throughout the City on the North end of the City. Mr. Bentley was thanked for his contribution to the City.

***Presentation of the Citizen Academy Certificates***

Corporal Glenn reported for the past several weeks the Police Department has offered an 8-week "Citizen's Academy". Those participating had the opportunity to participate in scenarios that an Officer may face on a daily basis. Chief Hurst and Corporal Glenn presented those attending a "Certificated of Completion" and tee-shirts. He also expressed his appreciation for the support of the program and thanked those who attended.

***Old Public Safety Buildings – Asbestos Removal Bid Award***

City Manager Reeves reported on February 21, 2018, the Santaquin City Council passed Resolution 02-08-2018 which surplussed the Old Public Safety Building parcels and authorized the staff to remove the structures on the properties and consolidate those parcels into one parcel (see attachment "A").

After review of the bids, Council Member Mecham moved to award the asbestos removal to Asbestos Abatement of Utah, not to exceed \$30,118.78 plus the cost of the generator at \$100 per day. Council Member Montoya 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.

***Chamber of Commerce – Report on FY2018-19 Chamber Budget***

President Walker presented the proposed FY2018-2019 Payson & Santaquin Area Chamber of Commerce Budget (see attachment "B"). Ms. Walker reported there have been new members recruited who are excited to participate in the Chamber. She reported the "Shop Local Event will be held on June 2<sup>nd</sup> here in Santaquin. Council Member Broadhead had a number of questions with regard to the budget.

**FORMAL PUBLIC HEARING**

There weren't any Formal Public Hearings scheduled.

**BUSINESS LICENSES**

Director Bond reported the following new Business License.

- Innov8 Company LLC - Presticia Hansen - 590 Crestdale Lane - Digital Marketing

He also reported currently this year there have been 53 new single family RDU permits issued.



## **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

### ***Certification of the "Ray's Addition Annexation"***

The Mayor and Council Members were told the "Ray's Addition Annexation" meets all the certification requirements.

### ***Discussion and Possible Action Regarding Preliminary Approval of Stone Hollow Plats J & K – (Modified from previously approved preliminary plat)***

Director Bond reported Salisbury Homes is seeking an amended preliminary approval for Stone Hollow Plats J and K (see attachment "C"). The only change is the addition of one lot to Plat J and remove one from Plat K.

After the discussion, Council Member Montoya moved to approve the preliminary plan for the Stone Hollow Subdivision Plats J and K of the Summit Ridge Development. Council Member Mille 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.

### ***Discussion and Possible Action Regarding a Change Order to the Recreation/PW Bldg. Remodel***

Engineer Beagley reported the contractor on the Recreation Remodel Project is requesting a Change Order. This Change Order allows for additional time to complete the project due to weather delays (see attachment "D").

After a discussion, Council Member Miller moved to approve a change in dates for substantial completion and final completion for the JEDCO Contract for the Recreation Remodel Project. Council Member Mecham 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.

### ***Resolution 05-01-2018 "A Resolution Approving a Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-Sharing Agreement"***

Council Member Montoya moved to approve Resolution 05-01-2018, "A Resolution Approving a Local Public Safety and Firefighter Surviving Spouse Trust Fund Cost-Sharing Agreement". 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.

***Resolution 05-02-2018 "A Resolution Approving the FY2018-19 Tentative Budget for Santaquin City including the city's sub-organizations – Community Development Agency, Local Building Authority of Santaquin City and the Santaquin Water District."***

City Manager Reeves reviewed the proposed budget with the Mayor and Council Members. After the discussion, Council Member Miller moved to approve Resolution 05-02-2018 "A Resolution Approving the FY2018-2019 Tentative Budget for Santaquin City including the City's sub-organizations – Community Development Agency, Local Building Authority of Santaquin City and the Santaquin Water District". Council Member Montoya 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.

Council Member Miller moved to convene the Community Development Board. Council Member Mecham 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.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

***Resolution 05-01-2018-CDA "A Resolution of the Community Development Agency Approving an Economic Development Incentive in the Orchard Lane Commercial Development Area"***

City Manager Reeves reviewed the proposed Resolution with those in attendance. After the review, Board Member Montoya moved to approve Resolution 05-01-2018-CDA, "A Resolution of the Community Development Agency Approving an Economic Development Incentive in the Orchard Lane Commercial Development Area as well as add the language that they are required to have a paid for building permit in hand at the time of groundbreaking. Board Member Mecham seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Mecham	Aye
Board Member Miller	Aye
Board Member Montoya	Aye
Board Member Rowley	Aye

The motion passed 5 to 0.

Board Member Miller moved to return to the regular Council Meeting. Board Member Rowley seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Mecham	Aye
Board Member Miller	Aye
Board Member Montoya	Aye
Board Member Rowley	Aye

The motion passed 5 to 0.

#### **CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**

There wasn't a need to convene the Special Service District for Roads Maintenance 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 Board of the Santaquin Water District.

#### **WORK MEETING**

A work meeting will not be held.

#### **PETITIONS AND COMMUNICATIONS**

There weren't any Petitions or Communications to address.

#### **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

##### ***City Manager Reeves***

City Manager Reeves reported the cost of recycling is increasing due to China closing their borders allowing the influx of recyclable products. He has been exploring options to address the increase in the costs. He proposed increasing the recycling rate by \$1.21 per month per can which is the actual costs assessed to us. Council Member Miller suggests taking a survey of those using the recycling program to gather information. It was suggested adding the information about the need to increase the recycle fee in the newsletter before the increase is added to the billing. The Council Members were not against the \$1.21 increase.

He also reported a Work Session with the Senior Citizen Board has been set for next Wednesday at 6:00 pm. They will be taking a tour of the new Recreation Building before the meeting.

He reported he had met with the Representatives of the "Seasons of Santaquin". They are evaluating the possibility of using the basement of the facility for Senior's dinners and activities. Council Member Broadhead suggested having the "grass roots group" get signatures to have a new recreation building on the ballot. More information will be shared as it is available.

He also reported he has had 4 meetings with the LDS Church officials to discuss trading property for the 300 West Chapel. More information will be shared as it is available.



He is continuing working with the EPA with regard to lifting the requirements on sewer lagoon land. Two land appraisals have been received.

Because of 4<sup>th</sup> of July falls on a Wednesday, it was decided to hold the meeting on July 18<sup>th</sup> only.

***Community Development Director Bond***

Director Bond reported the developers of the Orchard Park is trying to determine if they purchase additional property across from the cemetery could they continue building multi-family housing. The property parcels are contiguous to the ongoing project. Council Member Rowley has an issue with including this property in the current project because of the new requirements.

***City Engineer Beagley***

Engineer Beagley reported he along with Council Member Miller attending a Mt. Nebo meeting this morning to discuss water issues. More information will be shared as it is available.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor Hunsaker***

South County Mayors attending a CUP Meeting this past week. They discussed a 3 to 5-year time frame for water to be available to this area of Utah County. Additional information will be shared as it is available.

He voiced his appreciation for the discussion and suggestions with regard to relocating the Senior's Center.

***Council Members***

Council Member Broadhead reported Family Night will be moved to the arena area. The movie will be shown on a big screen. Currently \$37,000 sponsorship money has been collected. The ads and fees are due by June 9<sup>th</sup>. The Council Members were asked to make suggestions as to who should be honored through the celebration. The suggestions should be brought to the next meeting.

Director Johnson reported currently \$20,000 has been collected. The billboard will be placed within the next couple of days. She reported the ticket sales should increase now it is closer to the event time.

Council Member Miller reported the Police Department held a "drug takeback day". During the event 55 pounds of prescription drugs were collected and disposed of.

He also requested the questions included in the recreation survey will be approved by the Council Members.

Council Member Rowley suggested nominating Santaquin businesses for business of the month instead of the recognition always going to a Payson Business.

She also reported the Library received a \$10,000 grant to update library equipment.

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

At 8:46 pm Council Member Miller moved to enter into an Executive Session to discuss the character, professional competence, or physical or mental health of an individual. 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 9:00 pm the regular Council Meeting resumed.

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

There wasn't a need to hold an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

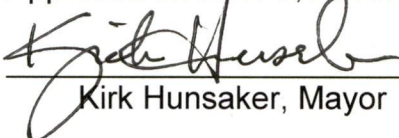
#### **ADJOURNMENT**

At 9:02 pm Council Member Miller moved to adjourn. Council Member Mecham 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 June 6, 2018.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder





## Memorandum

To: Mayor & Council  
 From: City Manager Reeves  
 Date: May 16, 2018  
 Subject: Old Public Safety Building – Asbestos Removal Bids

On February 21, 2018, the Santaquin City Council passed Resolution 02-08-2018 which surplussed the Old Public Safety Building parcels and authorized the staff to remove the structures on the properties and consolidate those parcels into one parcel.

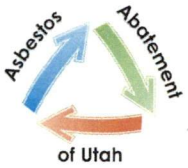
Chief Stephen Olson has been leading the effort on behalf of the city to obtain the necessary demolition permits. In so doing, a required asbestos inspection identified that all three structures have asbestos present. However, only the front two structures need to have the asbestos abated. He has obtained three bids to have the asbestos removed so that the buildings can be demolished. They are as follows:

Service Provider	Bid Amount
Asbestos Abatement of Utah	\$21,452.70 – 30 South 100 East \$8,666.08 – 90 East Main Street <u>\$TBD (est. \$2000) – Generator</u> <b>\$30,118.78 + Generator</b>
A-1 Abatement	\$29,870.68 – 30 South 100 East \$9,987.02 – 90 East Main Street <u>\$2,189.00 – Generator</u> <b>\$42,046.70</b>
Eagle Environmental, Inc.	\$69,959 – Total (Not Itemized)

Chief Olson and Manager Reeves recommend that we award the bid to Asbestos Abatement of Utah as they are the low cost provider.

**Recommended Motion:** Motion to approve an award to Asbestos Abatement of Utah in an amount of \$30,118.78 plus Generator Fees for Asbestos Abatement of the city parcels at 30 South 100 East and 90 East Main Street.

*\*\*Please note that all three of the buildings cannot be incinerated as a component of demolition. Sorry.*



## Asbestos Abatement of Utah

Asbestos and Mold Abatement of Utah  
 5789 south Beaumont Drive  
 Holladay, Utah 84121  
 AsbestosAbatementOfUtah.com  
 (801)558-9997

Client: Santaquin City  
 Property: 30 south 100 east  
 Santaquin, UT 84655

Home: (801) 368-2078

Operator: RAINBOWU

Estimator: John Hoskins

Business: (801) 558-9997

Type of Estimate: Asbestos fiber

Date Entered: 4/22/2018

Date Assigned: 4/19/2018

Price List: UTOR8X\_APR18

Labor Efficiency: Restoration/Service/Remodel

Estimate: SANTAQUINCITY

Thank you for choosing Asbestos Abatement of Utah for your asbestos removal project.

### Scope of work

This bid is to remove the DAQ regulated materials only.

File paperwork with the Division of Air Quality (DAQ). 10 business day waiting period for paperwork approval.

Install 2 layers of plastic on all walls and floors of rooms with textured ceilings with an extra layer on critical barriers.

Set up shower system for employees.

Set up a HEPA negative air scrubber creating a negative pressure in the contained area.

All employees will wear full personal protective equipment while in containment.

Remove approximately 4000 square feet of textured ceiling and double bag in asbestos labeled 6 mil bags.

Clean containment with HEPA vacuum

Dispose of at the salt lake county land fill.

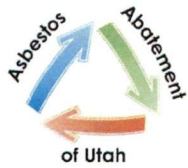
**Note: Homeowner acknowledges that there is the potential for walls, ceilings and wall paint to be damaged in the process of removal and repair of such damage is homeowners responsible.**

**Estimate: \$21,452.70 is quoted price and is due upon completion of the asbestos removal.**

**Payment: Please make check payable to Asbestos Abatement of Utah. 3% processing fee on credit cards.**

Approval Signature \_\_\_\_\_ Date \_\_\_\_\_





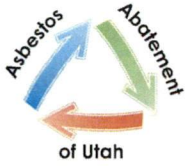
## Asbestos Abatement of Utah

Asbestos and Mold Abatement of Utah  
5789 south Beaumont Drive  
Holladay, Utah 84121  
AsbestosAbatementOfUtah.com  
(801)558-9997

### SANTAQUINCITY

#### SANTAQUINCITY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Division of Air Quality fee	1.00 EA	0.00	450.00	0.00	450.00
2. Hazardous waste hauling & disposal - (Bid Item)	1.00 EA	0.00	3,000.00	0.00	3,000.00
3. Remove textured ceiling	4,000.00 SF	4.50	0.00	2.70	18,002.70
Total: SANTAQUINCITY				2.70	21,452.70
Line Item Totals: SANTAQUINCITY				2.70	21,452.70



## Asbestos Abatement of Utah

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Asbestos and Mold Abatement of Utah  
5789 south Beaumont Drive  
Holladay, Utah 84121  
AsbestosAbatementOfUtah.com  
(801)558-9997

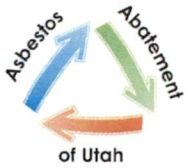
### Summary

Line Item Total	21,450.00
Material Sales Tax	2.70
<b>Replacement Cost Value</b>	<b>\$21,452.70</b>
<b>Net Claim</b>	<b>\$21,452.70</b>

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John Hoskins





## Asbestos Abatement of Utah

Asbestos and Mold Abatement of Utah  
 5789 south Beaumont Drive  
 Holladay, Utah 84121  
 AsbestosAbatementOfUtah.com  
 (801)558-9997

Client: Santaquin City  
 Property: 90 east Main  
 Santaquin, UT 84655

Home: (801) 368-2078

Operator: RAINBOWU

Estimator: John Hoskins

Business: (801) 558-9997

Type of Estimate: Asbestos fiber

Date Entered: 4/22/2018

Date Assigned: 4/19/2018

Price List: UTOR8X\_APR18

Labor Efficiency: Restoration/Service/Remodel

Estimate: SANTAQUINCITY1

Thank you for choosing Asbestos Abatement of Utah for your asbestos removal project.

### **Scope of work**

This bid is to remove the DAQ regulated materials only.

File paperwork with the Division of Air Quality (DAQ). 10 business day waiting period for paperwork approval.

Install 2 layers of plastic on all walls and floors of rooms with textured ceilings with an extra layer on critical barriers.

Set up shower system for employees.

Set up a HEPA negative air scrubber creating a negative pressure in the contained area.

All employees will wear full personal protective equipment while in containment.

Remove approximately 1600 square feet of textured ceiling and double bag in asbestos labeled 6 mil bags.

Clean containment with HEPA vacuum

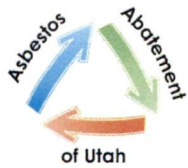
Dispose of at the salt lake county land fill.

**Note:** Homeowner acknowledges that there is the potential for walls, ceilings and wall paint to be damaged in the process of removal and repair of such damage is homeowners responsible.

**Estimate:** \$21,452.70 is quoted price and is due upon completion of the asbestos removal.

**Payment:** Please make check payable to Asbestos Abatement of Utah. 3% processing fee on credit cards.

Approval Signature \_\_\_\_\_ Date \_\_\_\_\_



## Asbestos Abatement of Utah

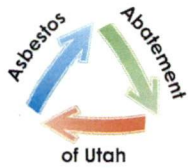
Asbestos and Mold Abatement of Utah  
5789 south Beaumont Drive  
Holladay, Utah 84121  
AsbestosAbatementOfUtah.com  
(801)558-9997

### SANTAQUINCITY1

#### SANTAQUINCITY1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Division of Air Quality fee	1.00 EA	0.00	265.00	0.00	265.00
2. Hazardous waste hauling & disposal - (Bid Item)	1.00 EA	0.00	1,200.00	0.00	1,200.00
3. Scrape off asbestos acoustic (popcorn) texture-no haul off	1,600.00 SF	4.50	0.00	1.08	7,201.08
Total: SANTAQUINCITY1				1.08	8,666.08
Line Item Totals: SANTAQUINCITY1				1.08	8,666.08





## Asbestos Abatement of Utah

Asbestos and Mold Abatement of Utah  
5789 south Beaumont Drive  
Holladay, Utah 84121  
AsbestosAbatementOfUtah.com  
(801)558-9997

### Summary

Line Item Total	8,665.00
Material Sales Tax	1.08
<b>Replacement Cost Value</b>	<b>\$8,666.08</b>
<b>Net Claim</b>	<b>\$8,666.08</b>

John Hoskins



## A-1 Abatement

14206 South Tumbleweed Way | Draper, UT 84020  
801-870-0340 | jeffsilker@gmail.com | www.a-1abatement.com

**RECIPIENT:**
**Santaquin City**

275 W Main St  
Santaquin, UT 84655

**SERVICE ADDRESS:**

30 S 100 E  
Santaquin, UT 84655

**Estimate #272**

Sent on 04/17/2018

**Total \$42,046.70**

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
30 S 100 E Santaquin, UT 84655	Remove 4,000 SF of Textured Ceiling in the S. Area	1	\$29,870.68	\$29,870.68
90 E Main St Santaquin, UT 84655	Scrape 1,600 SF of Popcorn Ceilings.	1	\$9,987.02	\$9,987.02
Supply Power for 1 Month	Generator Running Day and Night	1	\$2,189.00	\$2,189.00

**Total**
**\$42,046.70**

A 10 day asbestos notification is required to DAQ.  
This project will take 3-4 weeks to complete.

**PROPOSAL TERMS:** All work shall be performed in accordance with State and Federal regulations pertaining to abatement of hazardous materials including transport and disposal of waste. All work is completed using state-of-the-art full containment techniques with HEPA-filtered negative pressure working environment and wet methods for fiber control. A-1 Abatement carries liability, workers compensation and auto insurance. Unless otherwise stated; the customer agrees to supply sufficient water and electricity at no cost to A-1 Abatement; the customer acknowledges that abatement requires the application of tape/spray glue/staples etc., and agrees that A-1 Abatement will not be held responsible for tape/spray glue/staples etc damage or for repainting; this bid is based on





## A-1 Abatement

14206 South Tumbleweed Way | Draper, UT 84020  
801-870-0340 | [jeffsilker@gmail.com](mailto:jeffsilker@gmail.com) | [www.a-1abatement.com](http://www.a-1abatement.com)

### Notes Continued...

performing the work during regular work hours.

This quote is good for 30 days



## EAGLE ENVIRONMENTAL, INC.

Asbestos Abatement \* Lead Abatement \* Mold Remediation \* Environmental Clean-up

# Estimate

Number: M-050318 1

891 W Robinson Drive #4  
North Salt Lake, Utah 84054  
Phone: 801-936-1155  
Fax: 801-936-1505

### Job Description

Attn: **Stephen Olsen** Santaquin City 275 West Main Street Santaquin, Utah 84655

RE: **Asbestos removal** from 90 E Main Street, 30 S 100 E, 48 S 100 E Santaquin, Utah 84655

### Itemized Estimate

**Scope of Work: Building #1** To remove 10 SF roofing material, 1600 SF of popcorn ceiling texture, 1,130 SF of plaster, 3,000 SF drywall joint compound, 500 Sf of block filler, 1300 SF panel yellow glue and mastic only from 90 E Main Street Santaquin, Utah 84655.

**Building #2** To remove 3381 Sf of 20 SF of roofing material, 3,381 SF of Textured Drywall in the S. Big Area Ceiling only from 30 S 100 E Santaquin, Utah 84655.

**House #1** To remove and Clean up 705 SF of Vermiculite from 48 S 100 E. Santaquin, Utah 84655.

**Schedule:** We estimate that ( 15 ) business day will be needed to complete this project in a safe and timely manner.

**Permits:** This project will require a State of Utah DAQ/EPA ( 10 ) day notification for asbestos removal.

**Conditions:** Owner to provide water for the duration of the project. All furnishings to be removed prior to our arrival.

**Terms:** Payment is due within ( 30 ) days of completion unless other contractual arrangements are established.

**Exclusions:** This price doesn't include any third party oversight or clearance samples, put backs or roof dry-ins.

Price includes:

Proper bagging/barreling of waste and hauling to approved waste facility.

Workers compensation and asbestos liability insurance coverage.

Work includes state-of-the-art full-containment methods with HEPA-filtered negative-pressure working environment.

Proper environmental engineering and fiber control procedures will be followed at all times.

All work will be performed in accordance with Federal and State regulations.

Eagle Environmental Inc. staffs an AHERA-trained and medically fit work force.

**Total**

**\$69,959**

This estimate applies only to the job described above. This estimate does not include additional materials or labor that may be required due to any unforeseen problems that arise once the job has begun.

Payments due and unpaid within 30 days of the date of invoice shall bear interest from the date the payment is due at the rate of eighteen percent (18%) per annum.

Prepared by: **Mark Soriano**

*Mark Soriano*

5/3/2018

Accepted by: **Stephen Olsen Santaquin City 27**

Name

Signature

Date



10:17 AM  
04/24/18  
Accrual BasisPayson & Santaquin Area Chamber of Commerce  
Profit & Loss Budget Overview  
July 2018 through June 2019

Jul '18 - Jun 19

## Ordinary Income/Expense

## Income

1110 · Membership Dues	
1110.1 · New Member Dues	1,200.00
1110.2 · Renewal Dues	20,050.00
Total 1110 · Membership Dues	21,250.00
1120 · Payson City Donation	12,000.00
1130 · Santaquin City Donation	6,000.00
1140 · Rodeo Concession Receivable	8,000.00
1150 · Non-Dues Revenue	0.00
1160 · Interest Income	0.00
1170 · Donation Receivable	0.00
1180 · Grants Receivable	0.00
1190 · Charge Corrections	0.00
5400 · Event Sponsorships	
5400.1 · Payson Easter Egg Hunt	600.00
5400.2 · Movies in the Park	2,000.00
5400.3 · Free Fishing Day	100.00
5400.4 · Santaquin Light Parade	20.00
5400.5 · Small Business Saturday	0.00
5400.6 · Great Pumpkin Hunt	2,000.00
5400.7 · Payson Onion Days	0.00
5400.8 · Installation Banquet	2,500.00
Total 5400 · Event Sponsorships	7,220.00
Total Income	54,470.00

## Expense

6000 · Salaries & Wages	
6000.1 · Part-Time Employee	14,520.00
6000.2 · Quarter-Time Employee	5,160.00
Total 6000 · Salaries & Wages	19,680.00
6100 · Payroll Taxes	3,240.00
6130 · Worker's Comp Insurance	370.00
6140 · Training/Continuing Education	700.00
7000 · Accounting/Bookkeeping	80.00
7010 · Auditing	0.00
7020 · Bank Fees	510.00
7030 · Advertising	300.00
7040 · Dues & Subscriptions	
7040.1 · Utah State Chamber	50.00
7040.2 · US Chamber Membership	0.00
7040.3 · Costco Membership	60.00
7040.4 · Sams Club Membership	0.00
7040.5 · Payson Chronicle	20.00
7040 · Dues & Subscriptions - Other	0.00
Total 7040 · Dues & Subscriptions	130.00
7050 · Monthly Rent	
7050.1 · Utilities	840.00
7050 · Monthly Rent - Other	3,600.00
Total 7050 · Monthly Rent	4,440.00
7060 · Century Link	1,020.00
7070 · EcTown USA	1,440.00
7075 · Liability Insurance	1,500.00
7080 · PO Box Rental-Annual	88.00

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04/24/18

Accrual Basis

# Payson & Santaquin Area Chamber of Commerce

## Profit & Loss Budget Overview

July 2018 through June 2019

Jul '18 - Jun 19

7090 · Postage	
7090.1 · New Member Packet	72.00
7090.2 · Relocation Packet	60.00
7090 · Postage - Other	150.00
Total 7090 · Postage	282.00
7100 · Storage Unit	300.00
7110 · Office Supplies	
7110.1 · Event equipment and supplies	200.00
7110 · Office Supplies - Other	240.00
Total 7110 · Office Supplies	440.00
7111 · Unexpected Expenses	110.00
7120 · Chamber Member Benefits	
7120.1 · Membership Stickers	150.00
7120.2 · New Member Packet	150.00
7120.3 · Higher Membership Benefits	100.00
7120.4 · Network Luncheons	570.00
7120.5 · Ribbon Cuttings	480.00
7120.6 · Business of the Month	600.00
7120.7 · Membership Drives	300.00
7120.8 · Installation Banquet	3,000.00
7120.9 · Annual Membership Meeting	100.00
Total 7120 · Chamber Member Benefits	5,450.00
7130 · Billboard	
7130.1 · Annual Billboard Permits	90.00
7130.2 · Billboard graphic - Large	1,500.00
Total 7130 · Billboard	1,590.00
7140 · Community Events	
7140.0 · Rodeo Concession Stand	7,000.00
7140.1 · Payson Easter Egg Hunt	2,000.00
7140.2 · Shop Local Event	200.00
7140.3 · Free Fishing Day	150.00
7140.4 · Movies in the Park	800.00
7140.5 · Great Pumpkin Hunt	1,500.00
7140.6 · Santaquin Light Parade	200.00
7140.7 · Small Business Saturday	200.00
7140.8 · Payson Onion Days	0.00
Total 7140 · Community Events	12,050.00
7150 · Miscellaneous Expenses	
7150.1 · Christmas Cards	150.00
7150.2 · Thank you gift cards	100.00
7150.3 · Compassion Flowers	100.00
7150.4 · Board Retreat	400.00
Total 7150 · Miscellaneous Expenses	750.00
7160 · Depreciation	0.00
7170 · State Corporation Fees	0.00
Total Expense	54,470.00
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
10000 · Other Income	0.00
Total Other Income	0.00



10:17 AM

04/24/18

Accrual Basis

# Payson & Santaquin Area Chamber of Commerce

## Profit & Loss Budget Overview

July 2018 through June 2019

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	Jul '18 - Jun 19
Other Expense	
11005 - Other Expenses	0.00
Total Other Expense	0.00
Net Other Income	0.00
Net Income	<u>0.00</u>

# MEMO



To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: May 10, 2018

Re: **Stone Hollow Plats J and K Preliminary Review (Amended)**

Zone: PC
Size: 5.74
Lots: 26

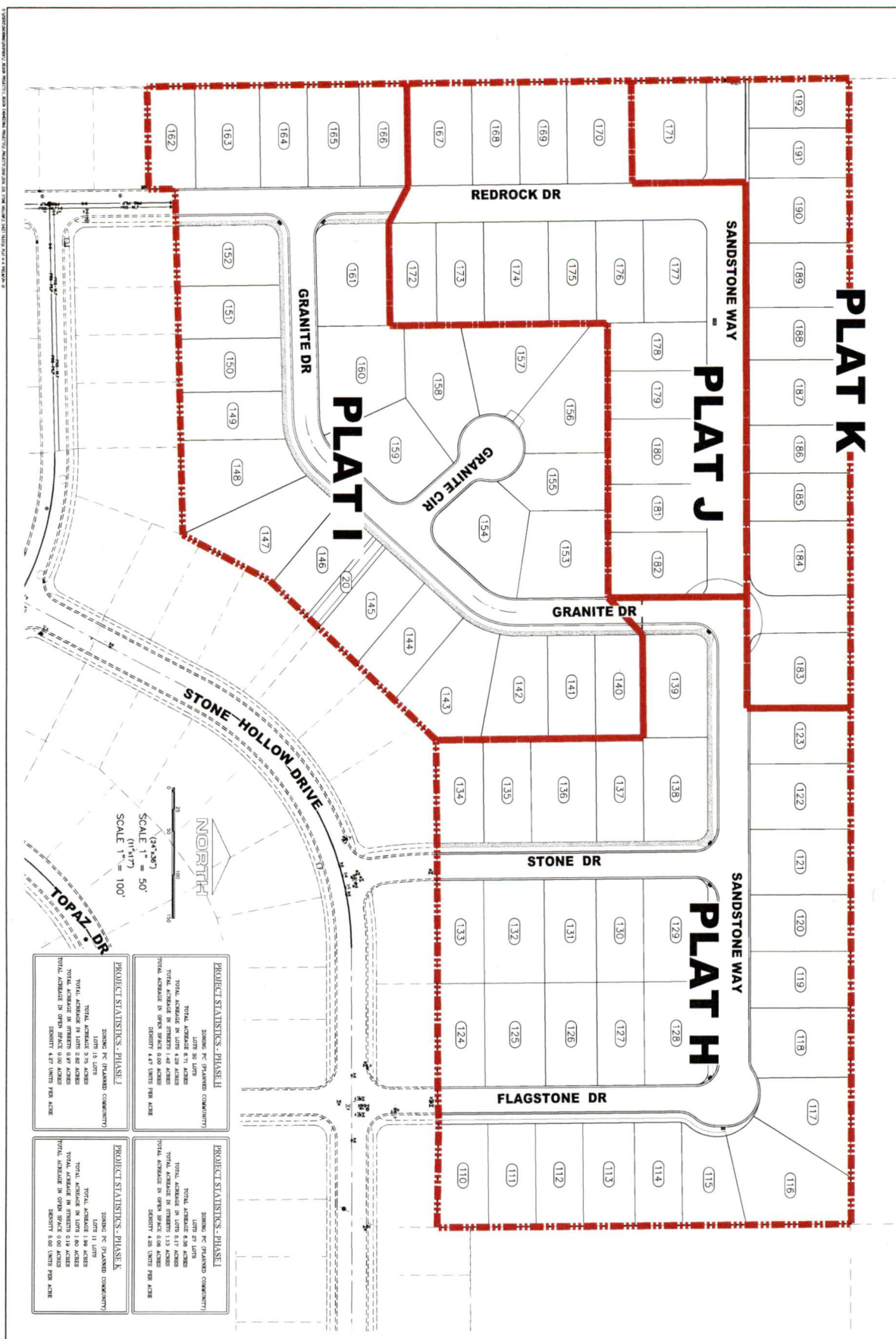
Salisbury Homes is seeking an amended preliminary approval for Stone Hollow Plats J and K. Together, these plats include 26 lots on approximately 5.74 acres. This property is located in the Planned Community (PC) Zone and is a part of the Summit Ridge Development.

The City Council previously granted preliminary approval of plats H, I, J and K at the January 3, 2018 City Council meeting. Final approval was granted by the DRC and construction has started on plats H and I. However, the developer would like to slightly modify the proposed plats J and K before seeking final approval from the DRC. Since this change is different than what the City Council approved, these modifications are being presented to the City Council.

This change only impacts lot 171 as shown on the plans and proposes that this lot be a part of Plat K instead of Plat J. The number and sizes of the lots do not change.

**Staff Recommendation:** It is recommended that the City Council grant preliminary approval of the Stone Hollow Subdivision Plat Phases J and K.

**Recommended motion:** "Motion to approve the preliminary plan for the Stone Hollow Subdivision Plat Phases J and K of the Summit Ridge Development."



OVERALL PHASE PLAN

PH-01

DATE: 7.07.2017	
PROJECT #	
REVISIONS:	
1	
2	
3	

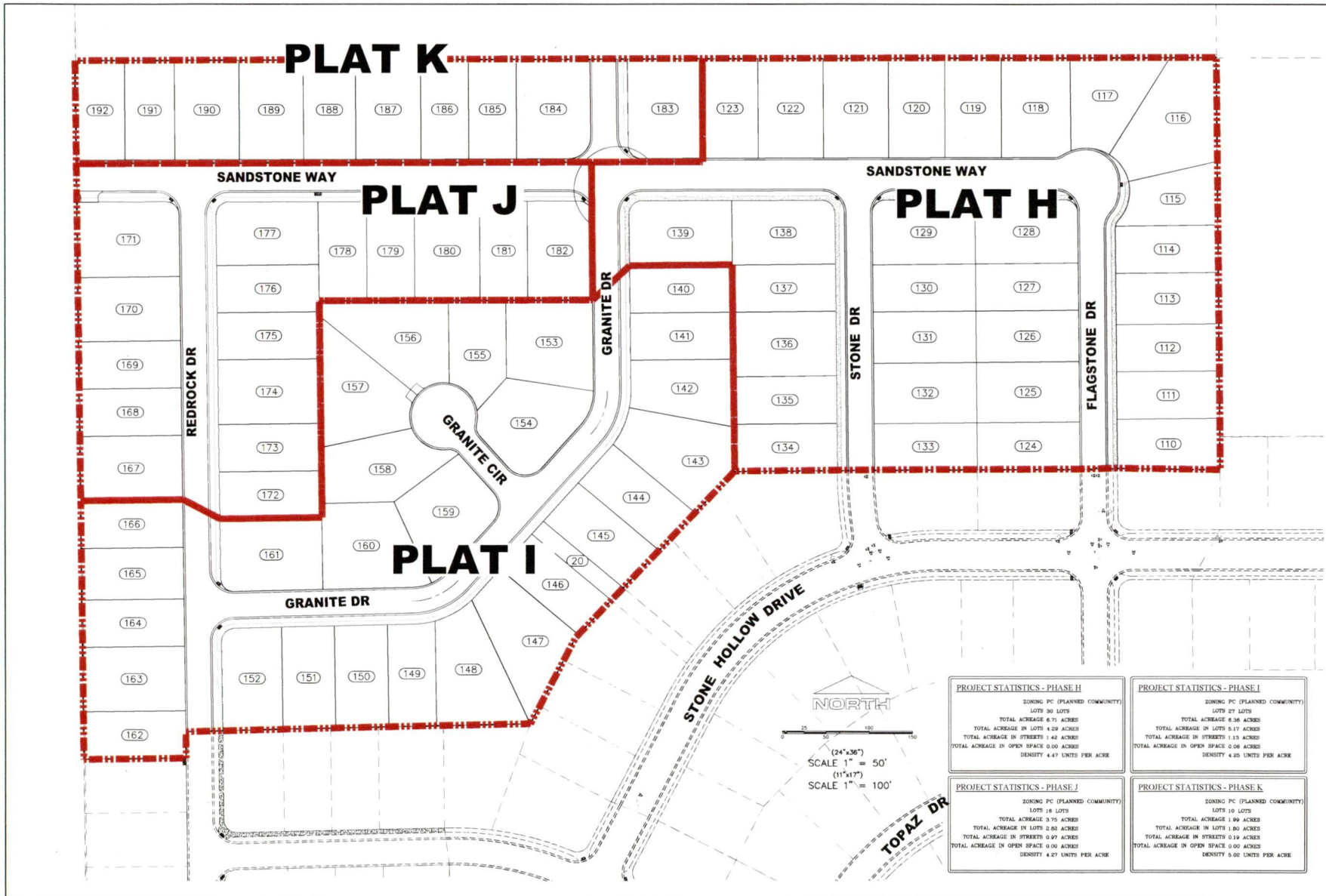
STONE HOLLOW  
PRELIMINARY PLATS H, I, J & K  
LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
5/7/11



**region** Engineering  
& Surveying  
1776 N. State St. #110  
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P: 801.376.2245  
regiondesignllc.com





PROJECT STATISTICS - PHASE H	
ZONING PC (PLANNED COMMUNITY)	LOTS 30 LOTS
TOTAL ACRESAGE 6.71 ACRES	TOTAL ACRESAGE IN LOTS 4.29 ACRES
TOTAL ACRESAGE IN STREETS 1.42 ACRES	TOTAL ACRESAGE IN OPEN SPACE 0.00 ACRES
DENSITY 4.47 UNITS PER ACRE	

PROJECT STATISTICS - PHASE I	
ZONING PC (PLANNED COMMUNITY)	LOTS 27 LOTS
TOTAL ACRESAGE 6.34 ACRES	TOTAL ACRESAGE IN LOTS 5.17 ACRES
TOTAL ACRESAGE IN STREETS 1.13 ACRES	TOTAL ACRESAGE IN OPEN SPACE 0.04 ACRES
DENSITY 4.25 UNITS PER ACRE	

PROJECT STATISTICS - PHASE J	
ZONING PC (PLANNED COMMUNITY)	LOTS 16 LOTS
TOTAL ACRESAGE 3.75 ACRES	TOTAL ACRESAGE IN LOTS 3.00 ACRES
TOTAL ACRESAGE IN STREETS 0.97 ACRES	TOTAL ACRESAGE IN OPEN SPACE 0.00 ACRES
DENSITY 4.27 UNITS PER ACRE	

PROJECT STATISTICS - PHASE K	
ZONING PC (PLANNED COMMUNITY)	LOTS 10 LOTS
TOTAL ACRESAGE 1.89 ACRES	TOTAL ACRESAGE IN LOTS 1.80 ACRES
TOTAL ACRESAGE IN STREETS 0.19 ACRES	TOTAL ACRESAGE IN OPEN SPACE 0.00 ACRES
DENSITY 5.00 UNITS PER ACRE	

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PRELIMINARY  
NOT FOR  
CONSTRUCTION

**STONE HOLLOW**  
**PRELIMINARY PLATS H, I, J & K**  
LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 7.07.2017  
PROJECT #  
REVISIONS  
1  
2  
3

SHEET NAME:  
OVERALL PHASE PLAN  
PH-01



## MEMORANDUM

To: Mayor Hunsaker & City Council Members

From: Norm Beagley, P.E., City Engineer

Date: May 11, 2018

Re: JEDCO Recreation Remodel Change Order

Due to delays in delivery of the exterior building panels and severe weather which created unsafe working conditions, the project is currently 8-10 days behind schedule. JEDCO Construction is seeking City Council approval for additional time to complete the project.

**Project Impacts:** The exterior building panels (walls & roof) were ordered the last full week of February. Prior to, and at the time of contract award, the contractor and the City were told by the manufacture of the panels to expect a 3 week lead time for the delivery of the wall panels and a 4 weeks lead time for delivery of the roof panels. Unfortunately, the panels were not delivered to the construction site until March 22<sup>nd</sup>, which constitutes a 1-week delay.

The panel installers were onsite the following day, March 23<sup>rd</sup> to begin installation. However, there was an extreme windstorm that day that did not allow them to start installing panels due to the dangerous conditions which posed a hazard to the safety of the employees of the contractor and sub-contractors as well as potential damage to the panels.

Subsequent to March 23<sup>rd</sup>, there were additional days of weather delays (high winds and/or snow/rain) that further prevented the installation of either wall or roof panels. Those dates are: March 24, 2018 (high winds and a small amount of snow); March 28, 2018 (high winds); April 2, 2018 (high winds); April 7, 2018 (rain); April 9, 2018 (high winds); April 12, 2018 (small amount of rain & high winds); April 13, 2018 (small amount of rain & high winds); April 16, 2018 (high winds); April 17, 2018 (high winds); April 23, 2018 (high winds); April 30, 2018 (small amount of rain & high winds); May 1, 2018 (moderate rain); May 3, 2018 (moderate rain).

To be clear, not all of the days listed above were a complete loss. When weather conditions allowed for continued construction, the contractor made productive use of that time. As such, it is estimated that one full week was lost overall due to the weather delays. Furthermore, the contractor and/or subcontractors on the project have worked Saturdays for the last several weeks trying to complete the work as soon as possible.

Because of the panel delivery delay and the lost days due to weather and unsafe working conditions, other trades and project work has also been pushed back/delayed.

The contractor is seeking an additional 10-days for substantial completion and an additional 8-days for final completion.

Currently the contracted substantial completion date is May 15, 2018. A 10-day change would extend the substantial completion date to May 25, 2018. Currently the final completion date is May 31, 2018. An 8-day extension would extend the final completion date to June 8, 2018.

City staff concurs with the contractor's assessment of weather conditions and related working conditions. City staff has verified the manufacturing and delivery delays of the wall and roof panels. Furthermore, city staff has observed the contractors efforts to work on Saturdays and where possible on bad weather days to lessen the impacts to the overall project schedule. Lastly, the contractor's request will have no financial impact on the project. For these reasons, city staff recommends approval of the contractor's request.

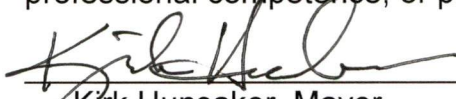
**Recommended Motion:** Motion to approve a change in dates for substantial completion and final completion for the JEDCO contract for the recreation remodel project.





## **CLOSED EXECUTIVE SESSION AFFIDAVIT**

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on May 16, 2018 was called to discuss the character, professional competence, or physical or mental health of an individual.

  
\_\_\_\_\_  
Kirk Hunsaker, Mayor

5/16/18  
Date