

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, September 20, 2017 in the Council Chambers, 45 West 100 South, at **6:30 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 6, 2017
  - b. Bills:
    1. \$186,555.93
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
7. **FORMAL PUBLIC HEARING**
  - a. Bonding for a new Senior Center/Library Building, not to exceed \$6,000,000 (Community Cultural Center)
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and possible action regarding the feedback received from the town hall meetings regarding the Community Cultural Center (Senior Center/Library)
  - b. Discussion and possible action regarding the Preliminary Plat for Stone Hollow Plat "H"
  - c. Discussion and possible action regarding Out of State Training for the Police & Fire Department
  - d. Discussion and possible action regarding the proposed Booster Pump Station
  - e. Discussion and possible action regarding Economic Development Incentive Policies
  - f. Ordinance 09-02-2017, "An Ordinance Amending Santaquin City Code Sections 10-10-3L, 11-2-2, 11-3-4, 11-6-4, 11-6-8, 11-7-4 and 11-9-11 - Removing the Provision to Allow for Future Private Streets"
10. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
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: S. Farnsworth

Susan Farnsworth, City Recorder

**MINUTES OF A COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
SEPTEMBER 20, 2017**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Keith Broadhead, David Hathaway, Mandy Jeffs, and Nick Miller. Marianne Stevenson was excused.

Others present: City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Norm Beagley, Treasurer Shannon Hoffman, Officer Mike Wall, Judy Robbins, Jeremy Hurst, Gage Whitlock, Patrice Whitlock, Catherine Holman, Cindy Johnson, Brian Meacham, Amy Johnson, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Officer Wall Led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Engineer Beagley Offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

There weren't any declaration of conflict of interest.

**CONSENT AGENDA**

***Minutes:***

September 6, 2017

***Bills:***

\$186,555.93

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

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

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

Mr. Hurst asked if the City had been actively seeking new businesses to locate in Santaquin. He was told at all times they are seeking and recruiting. Mr. Hurst asked if it would be to the advantage of the City if the residents talked with potential businesses. He received the blessings of the Council Members to contact any potential business.

**FORMAL PUBLIC HEARING**

***Bonding for a new Senior Center/Library Building, not to exceed \$6,000,000 (Community Cultural Center)***

Council Member Broadhead moved to open a public hearing with regard to bonding for a new Senior Center/Library Building, not to exceed \$6,000,000 (Community Cultural Center). Council Member Jeffs seconded the motion. The vote was as follows:



Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

City Manager Reeves reported on August 16<sup>th</sup> the Council Members voted to include bonding for the Senior Center/Library Building (Community Cultural Center) on the ballot.

Mr. Hurst voiced his concerns with regard to the use of Library with he figures only 10% of the residents use it. He asked why we would spend money on such a building to include a library when the current one isn't being utilized.

There weren't any additional comments.

Council Member Broadhead moved to close the public hearing. Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

## **BUSINESS LICENSES**

The following were reported as business licenses:

- Vivint Solar - Daniel Mason – Solicitor
- Dame Cosmetics, LLC - Candace Roach - 394 S 400 E - Sale of Cosmetics
- Big Game Construction – Jason Hansen – 944 E 370 S – Construction Contracting
- Vivint Smart Home – Benlly Beltran - Solicitor

Community Development Director Bond reported to date there have been 230 building permits issued. Of those permits there were 117 single family dwellings and 5 multi units.

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

### ***Discussion and possible action regarding the feedback received from the town hall meetings regarding the Community Cultural Center (Senior Center/Library)***

City Manager Reeves led the discussion with regard to the feedback received from the town hall meetings pertaining to the Community Cultural Center (Senior Center/Library) (see attachment "A" for a copy of the presentation).

City Manager Reeves mentioned that if this passes there will be a lot more public input on what actually will be built. Council Member Broadhead asked if the information packet that will be sent out to the public will include information on pros and cons. He also asked how the public would know how they can file a con. City Manager Reeves indicated the period to submit a con was included on website, agenda, etc. This time period has already passed and nobody submitted a con.

City Manager Reeves asked if there were any questions. Council Member Broadhead remarked that he thought they were good meetings.

Mayor Hunsaker stated that the meetings were well orchestrated and information on the needs as well as how to pay for it these needs was well disseminated.

Council Member Broadhead stated that he feels good about the project, but we will see what the voters think.

Council Member Jeffs asked what the next step would be if it does not pass. City Manager Reeves said we would have to move on to plan B. He added that people have appreciated the fact that we have involved the public.

Last question on the survey was with regard to incentive to commercial development. City Manager Reeves reviewed the results with the Mayor and Council Members. Majority says they agree or somewhat agree with the City offering incentives to commercial development.

***Discussion and possible action regarding the Preliminary Plat for Stone Hollow Plat "H"***

Community Development Director Bond led the discussion with regard to the Preliminary Plat for Stone Hollow Plat "H". Director Bond stated that approval for the development was originally given in 2006, but it has lapsed and developer is here to get it approved again. A few modifications with the roads have been made for a better layout of the subdivision. Director Bond stated that the Planning Commission recommended the changes that have been made (see attachment "B" for the memo).

Council Member Broadhead asked if the sewer will be able to drain off this subdivision. Engineer Beagley indicated that it will flow to the South. Council Member Broadhead asked if they needed to fill the corner to make it flow. Engineer Beagley indicated they would not. Council Member Broadhead asked about building up the properties and if it will still work. Engineer Beagley indicated it would.

Council Member Hathaway asked about snow removal with the bulb. Engineer Beagley stated he would discuss it with Public Works Director Eva. City Manager Reeves mentioned that he has talked with Director Eva regarding a similar situation and they will just plow to the normal two lanes of traffic. Engineer Beagley mentioned a designated area they could look at an area to push snow.

After the discussion, Council Member Miller moved to approve the Preliminary Plat for Stone Hollow Plat "H" with the latest design. Council Member Jeffs seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.



***Discussion and possible action regarding Out of State Training for the Police & Fire Department***

City Manager Reeves presented out of state training for the Police Department and Fire Department. Police is K-9 Training Oct 13-15 in Vegas and the Fire training is at the National Fire Academy in Maryland. Those attending on behalf of the Fire Department will only need to rent a car. The remainder of the training cost is covered by FEMA. One Fire Department representative will be attending right away and one will be attending in a few months. Mayor Hunsaker asked how many days. City Manager Reeves was not sure the length of the training but assumed it was a week-long training. Council Member Broadhead asked if those attending would have to take time off for their regular jobs to go. City Manager Reeves asked Officer Wall how they are paid while in training. He indicated they would be paid a regular 8 hours for the day of training. City Manager Reeves will ask Chief Olson how the firefighter are paid (see attachment "C" for requests".

Council Member Miller moved to approve the Out of State Training for Officer Mike Wall and the Fire Department members. Councilmember Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

***Discussion and possible action regarding the proposed Booster Pump Station***

City Engineer Beagley led the discussion with regard to the proposed Booster Pump Station. He indicated Gilson Engineering in conjunction with VanCon (CM/GC) are continuing the design and estimating work. VanCon has submitted 4 possible option for building the booster pump station in phases/stages. City Engineer Beagley reviewed each option (see attachment "D" for Engineer Beagley's memo with options and costs of project).

City Engineer Beagley indicated that the feeling is that the design be finish out and have a complete design package and go out to bid at a later point. The temporary booster pump is working and got us through the crucial period of the summer. Consensus from staff is to take some more time to collect some additional impact fees to pay for the project.

City Engineer Beagley thanked VanCon and Gilson Engineering on their participation. Council Member Hathaway asked if the 1.2 million would get everything we needed. City Engineer Beagley indicated that it would include all the piping for a base project. Pumps and motors would be added at future dates as needed. City Manager Reeves indicated that the City needs to make the changes to the Capital Improvement Plan to get this project included which would allow to collecting of impact fees which in turn would be use towards this project.

City Manager Reeves had some money set aside but financing would also be needed. There is approximately \$1.2 million which can be used or we can save up for a future project. Mayor Hunsaker commented that as time goes on the pricing will increase. City Manager Reeves asked Engineer Beagley how long the bids are good for. He didn't know but would check. Mayor



Hunsaker requested Engineer Beagley's recommendation. Engineer Beagley stated it would be nice to move forward with the base project, get the piping in the ground and build on it in the future or wait and do the entire project as once.

Council Member Broadhead asked where this project came in on the City priority list. Engineer Beagley said it's a combination of two project with a date of 2027. Council Member Broadhead asked why a priority now. Engineer Beagley indicated we currently are using culinary water for pressurized irrigation.

Council Member Broadhead proposed the City go to Department of Water Quality (drinking water) for help and borrow the balance on a 10 year note at a low interest rate. That way Councils are forced to make the payments. If borrow from ourselves it may not get paid back. City Manager Reeves suggested going to drinking water first, private sector second and then borrow from ourselves last.

City Manager Reeves stated we are a week into a utility rate study being performed by BYU students that will help determine the Magi. Department of Water Quality (drinking water) will be interested in that number as part of an application. Engineer Beagley is recommending the \$1,732,500 option not to exceed 2 million contingent on the City acquiring funding. Council Member Broadhead asked about partnering with Salisbury Development to build this infrastructure. Engineer Beagley indicated that that option is off the table as this point. The Developer is leaning towards building their own booster pump. Council Member Broadhead indicated that it may be worth another conversation since the City owns it once they built it. One buster pump would be easier to maintain than two.

Council Member Broadhead moved to allocate, not to exceed two million to build buster pump station contingent upon successful application and award to funding from first Department of Water Quality, second private sector and third borrowing from ourselves. Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

***Discussion and possible action regarding Economic Development Incentive Policies***

Community Development Director Bond asked the Mayor and Council what they thought an Economic Development Incentive should be. He indicated right now the residents rely on the neighboring communities for some of the necessities of life.

Council Member Hathaway indicated Santaquin City needs to be business friendly. He doesn't believe "giving the farm away" but would like to see businesses come to town. He thinks incentives should be reviewed on a case by case bases.

Council Member Broadhead asked if there is anything in our rules/regulations that allow negotiations on behalf of businesses. City Manager Reeves indicated negotiations could be handled through the CDA.



A suggestion was made to call the meeting of CDA and further the discussion.

***Ordinance 09-02-2017, "An Ordinance Amending Santaquin City Code Sections 10-10-3L, 11-2-2, 11-3-4, 11-6-4, 11-6-8, 11-7-4 and 11-9-11 - Removing the Provision to Allow for Future Private Streets"***

Council Member Miller moved to approve Ordinance 09-02-2017, "An Ordinance Amending Santaquin City Code Sections 10-10-3L, 11-2-2, 11-3-4, 11-6-4, 11-6-8, 11-7-4 and 11-9-11 - Removing the Provision to Allow for Future Private Streets". Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

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

**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 Board of the Local Building Authority of Santaquin City.

**CONVENE OF THE SANTAQUIN WATER DISTRICT**

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

**WORK MEETING**

There wasn't a need to hold a Work Meeting.

**PETITIONS AND COMMUNICATIONS**

There weren't any Petition or Communications to address.

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

***City Manager Reeves***

City Manager Reeves reported Fire Prevention Week will be the 1<sup>st</sup> week in October with the big family event will be held on Thursday, October 5<sup>th</sup>. He also reminded the Mayor and Council Members of the Columbus Day event which will be held on October 9<sup>th</sup> at 8:30 am.

***Community Development Director Bond***

Community Development Director Bond reported the following:

- Public hearings scheduled to be on Planning Commission agenda for developments
  - Vistas West preliminary review.
  - Orchards D-1 preliminary review.
- Public hearings scheduled to be on Planning Commission agenda for a new ordinance or amendments.

- Mining zone and regulations.
- Discussion on parking requirement and parking stall/garage specifications for high density residential uses.
- Permitted Commercial buildings working on getting a building permit
  - Valley Medical Center Santaquin Clinic (210 East Main Street).
  - Crabby's Tacos to Go (34 South Highland Drive).
- Meeting scheduled with the property owner who is planning to build a grocery store near I-15 southbound off-ramp to discuss the project moving forward. Negotiation efforts have concluded and were "positive".
- Payson City planning and administration staff contacted Santaquin City about an informal request for unincorporated property to be annexed into Payson City. We thanked Payson City for letting us know about it and discussed eventually working together on a plan for the unincorporated land between the two cities to seamlessly transition potential land uses. What are the City Council's feelings about this proposed annexation and the tentative plans moving forward?

#### ***City Engineer Beagley***

City Manager Beagley didn't have any additional information to share with the Mayor and Council Members.

#### **REPORTS BY MAYOR AND COUNCIL MEMBERS**

##### ***Mayor Hunsaker***

Mayor Hunsaker didn't have any additional information to share.

##### ***Council Members***

Council Member Miller thanked the Mayor and Council for changing the Meeting times during the month of September.

He was told construction of the soccer fields will be outsourced. He indicated the fields are not optimal for playing. He requested approaching Orchard Hills and CS Lewis asking to be allowed to use their lawn areas.

He voiced his concerns with some of the Recreation competitive activities have been removed their roster.

**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)

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.



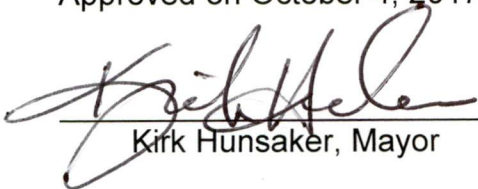
**ADJOURNMENT**

At 8:50 pm Council Member Miller moved to adjourn. Council Member Jeffs seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

Approved on October 4, 2017.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder

A faded background image showing the interior of a community center. Several people are visible, some standing and some sitting at tables, in a bright, open space with large windows.

# **Santaquin City Community Cultural Center**

**Results of Preliminary Town Hall Meetings  
September 20, 2017**





## **Project Status**

- **January – Council Proposed Project during Budget Planning Meetings**
- **March-August**
  - **Staff Study, Research and Planning Efforts**
  - **Grant Funding & Matching Funds Secured for Preliminary Design**
- **August 16<sup>th</sup> – Council placed the proposal on the ballot**
- **Town Hall Meetings Held to Seek Community Feedback:**
  - **August 23<sup>rd</sup> – Wednesday Evening**
  - **August 31<sup>st</sup> – Thursday Evening**
  - **September 5<sup>th</sup> – Tuesday Evening**
  - **September 16<sup>th</sup> – Saturday Morning**
- **September 13<sup>th</sup> – City Selects CRSA Architects for the Project**
- **September 20<sup>th</sup> – Public Hearing on the Project**

A faded, high-angle photograph of a town hall meeting. Several long wooden tables are arranged in a U-shape, with people seated at them. The room has large windows in the background, letting in bright light.

# **Town Hall Meetings**

*Disclaimer – The snap polls taken during the Town Hall Meetings are NOT scientific polls. While they provide a good snap shot as to the opinions of those who made the time to attend those meetings, arguably they will have statistical flaws due in part to participants who attended multiple meetings and voted more than once or the participation of those who are not registered voters.*

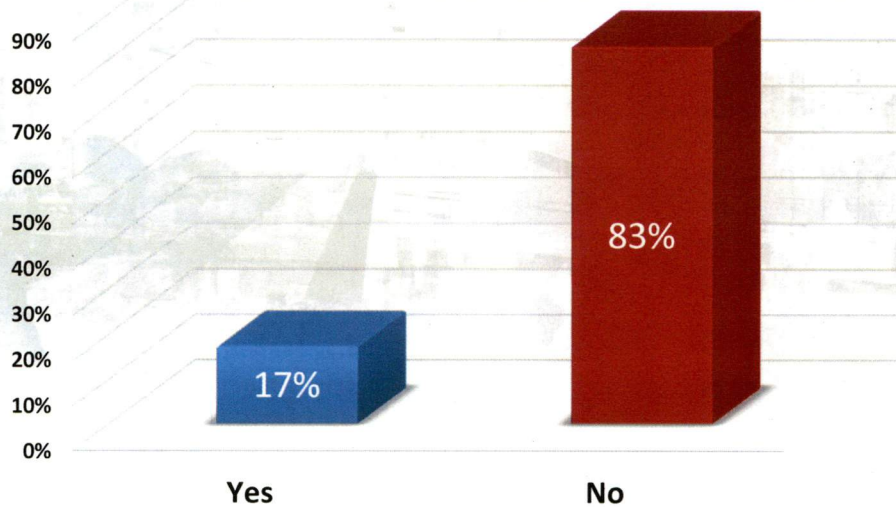




**Orientation  
Question 1:**

## Town Hall Snap Poll Results

Did you attend this year's Orchard Day's Rodeo?

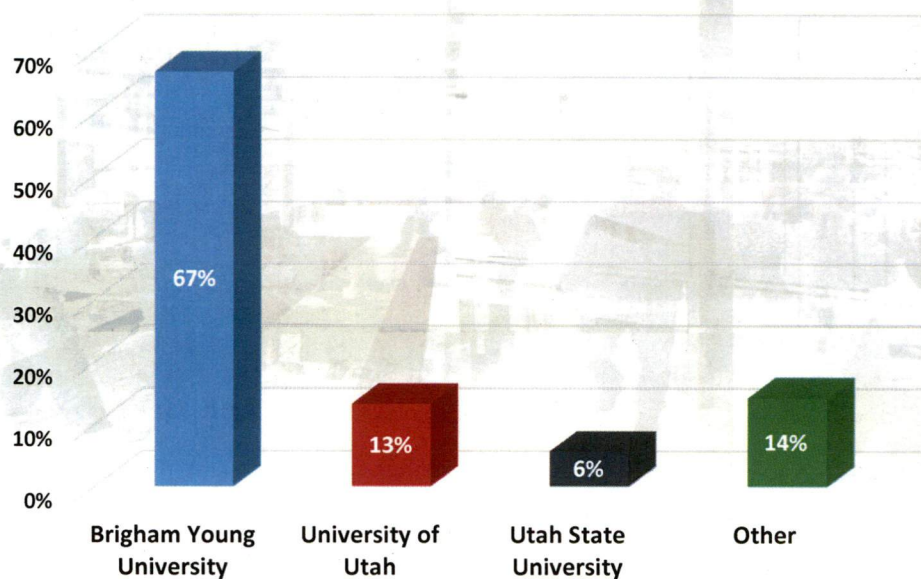




**Orientation  
Question 2:**

## Town Hall Snap Poll Results

What is your favorite University?



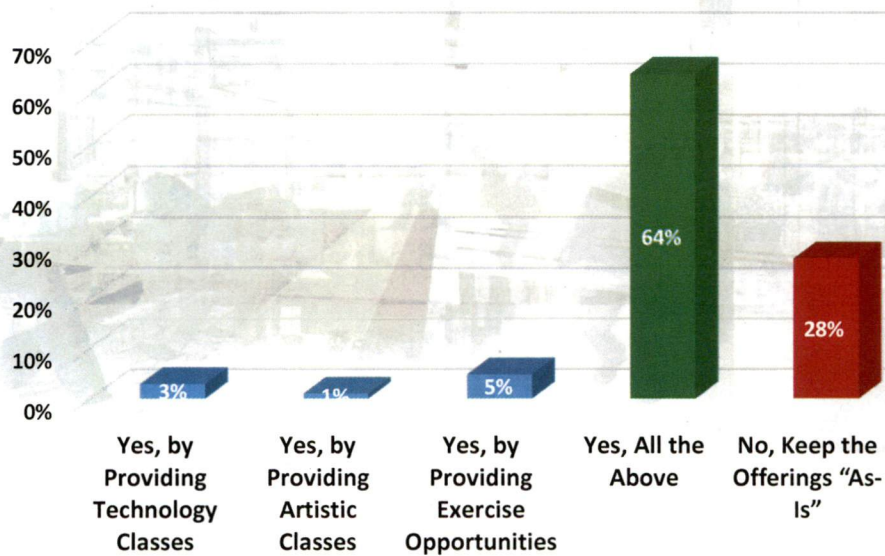




### Question 3:

## Town Hall Snap Poll Results

Do you think the City should extend its offerings to a Younger Seniors Demographic by:

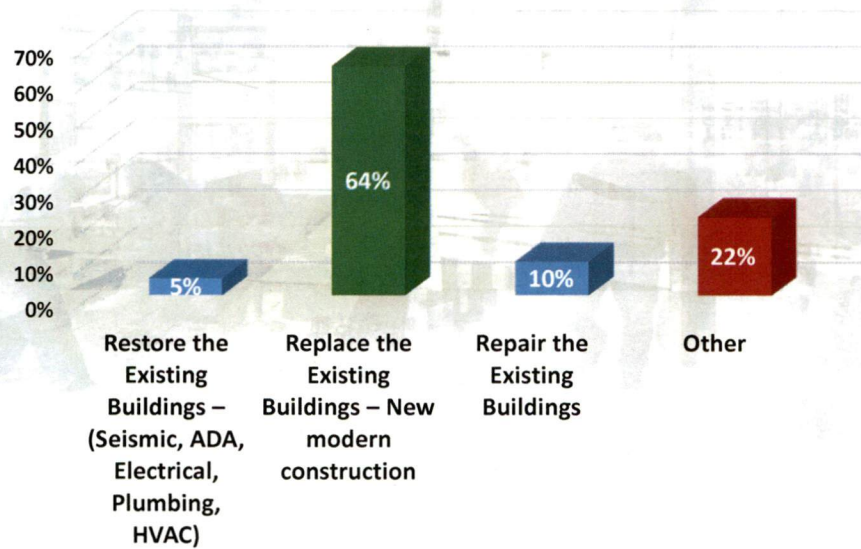




## Town Hall Snap Poll Results

### Question 4:

Do you believe the City should use  
Tax Payer Resources to:



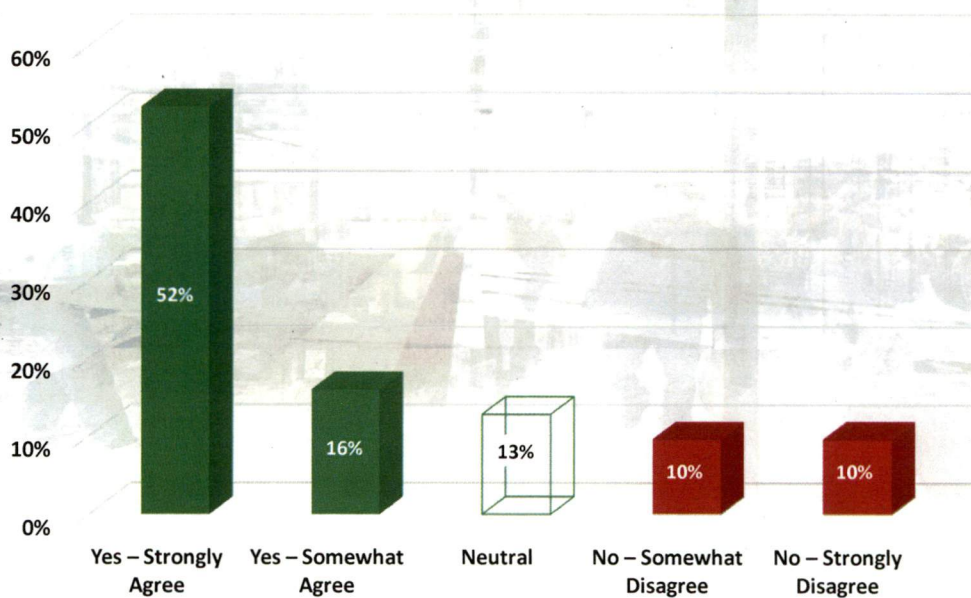




## Town Hall Snap Poll Results

Do you believe the Library should be expanded?

**Question 5:**

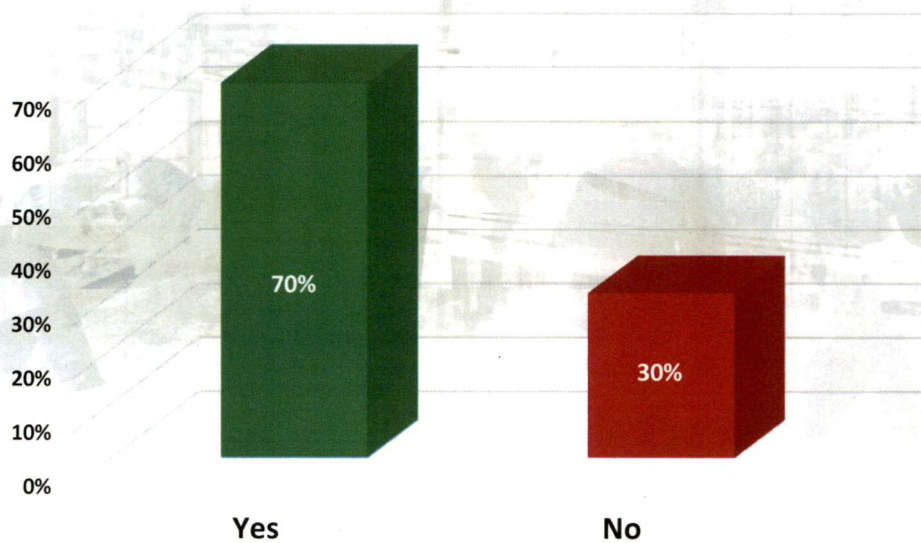




## Town Hall Snap Poll Results

### Question 6:

Do you believe a Community Cultural Center should remain in the core part of town?



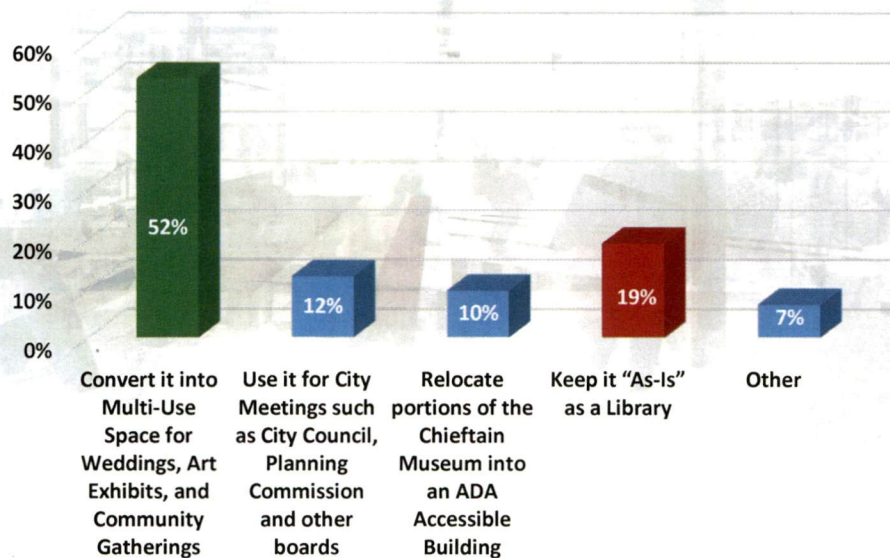




## Town Hall Snap Poll Results

### Question 7:

What do you think the City should do with the existing Library building?

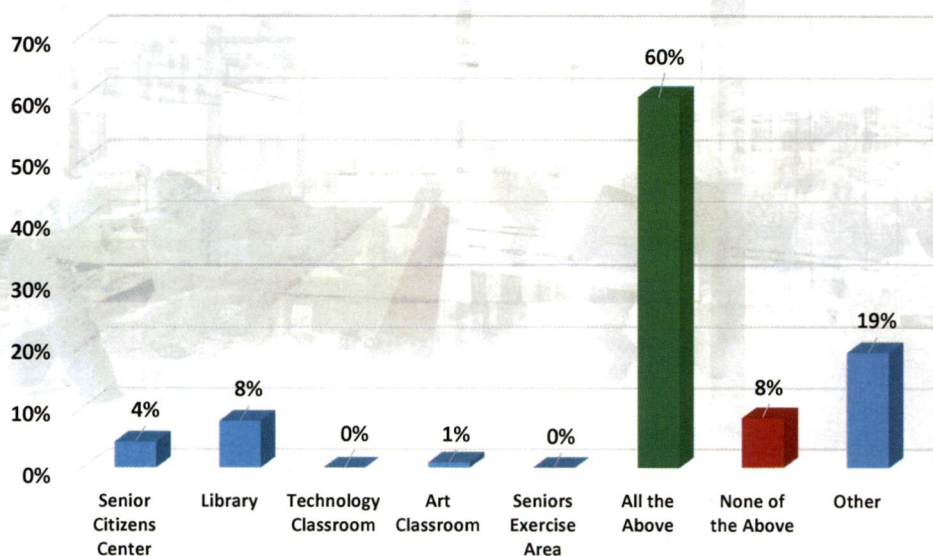




## Town Hall Snap Poll Results

### Question 8:

What features should be included in a new Community Cultural Center?



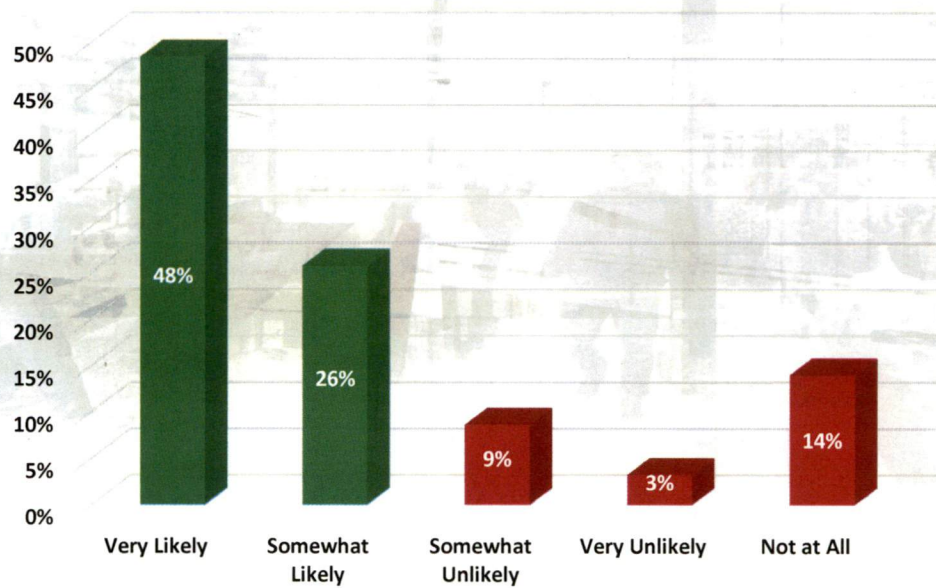




## Town Hall Snap Poll Results

### Question 9:

If built, how likely would you use this facility?

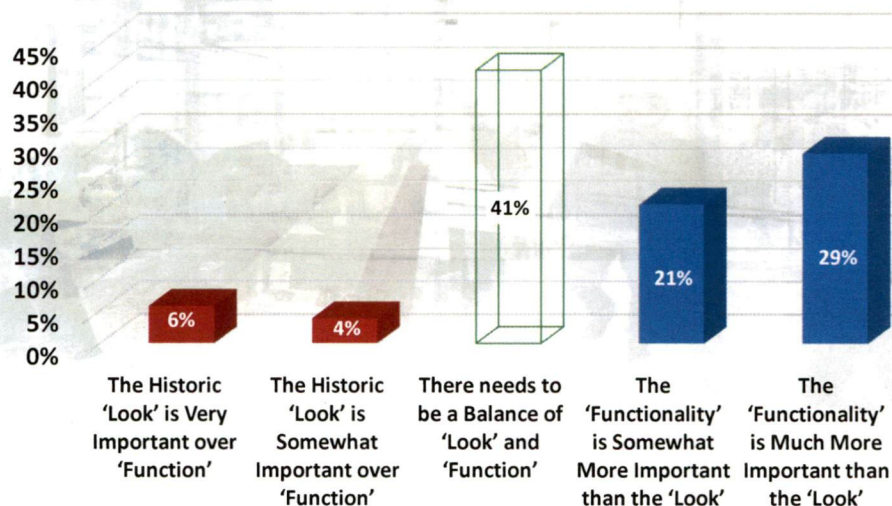




**Question 10:**

## Town Hall Snap Poll Results

Regarding materials and design, How important is the "Look" of the building compared to the "Function" of the building?



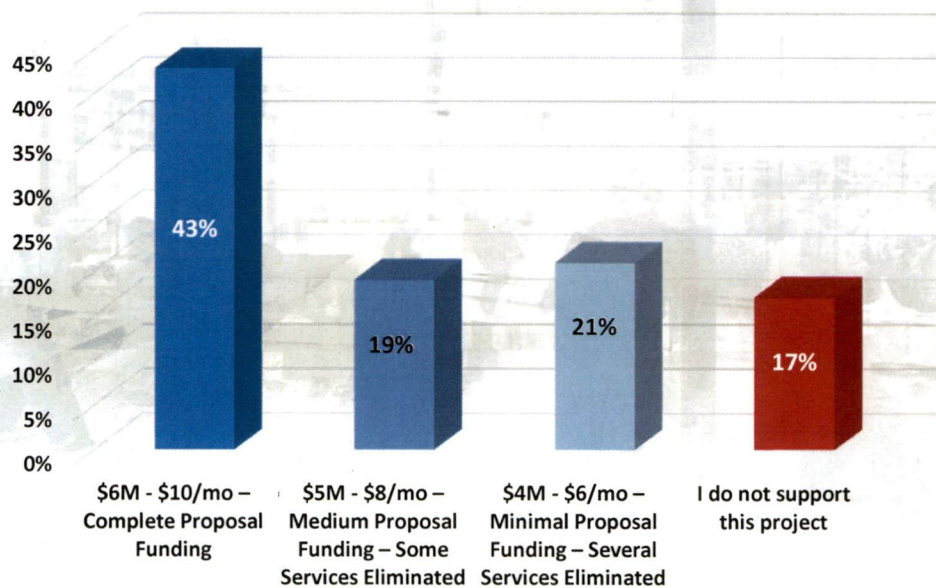




**Question 11:**

## Town Hall Snap Poll Results

What funding level would you support?





## **Summary of Feedback**

- **There is solid support for the proposed Community Cultural Center, with the following recommendations:**
  - **“Build New” rather than “Restore/Repair Old”**
  - **Build in the core part of town**
  - **Change the proposed location to the corner of 200 South & 100 West where there is more room for a larger foot print without the confining aspects of matching existing architecture**
  - **Regarding the balance of “Form” vs. “Function” – Lean towards “Function”**
  - **Get the best bang for the buck – as many amenities as possible through cost effective design and construction**
- **Though there is support for the Senior Center and Library components to the building, the community would prefer to:**
  - **Open up the use of the facility to the entire community as “Multi-Purpose”**
  - **Remove “Exclusivity” and replace it with designated hours or reservations**
  - **Expand or modify offerings to a changing (younger) demographic**



## **Summary of Feedback**

- **A majority of residents believe they will use this facility in the future**
- **There is solid support for fully funding the project at the \$6M level so long as efforts are made to make effective use of those dollars through added amenities or through the reduction of the overall debt**
- **There is support to demolish and remove the old Junior High and Senior Center as part of this project**
- **There is a strong desire to remodel the existing library into multi-use space available for Weddings, Parties, Art Events, Concerts and other Community Gatherings**





## **Pre-Election Schedule**

- **September-October –**
  - **Conceptual Design, Rendering & Budget Planning**
  - **Official Voter Information Packet – Mailer (9/23-10/23)**
- **October 10<sup>th</sup> – Meet the Candidate Night**
- **October 12<sup>th</sup> – Town Hall Project Update Meeting**
- **October 13<sup>th</sup> – Architectural & Project Informational Mailer**
- **October 17<sup>th</sup> – Town Hall Project Update Meeting**
- **October 18<sup>th</sup> – City Council Public Meeting**
- **October 18<sup>th</sup> – Ballots are Mailed – Voting Open**
- **November 7<sup>th</sup> – Election Day – Voting Ends**



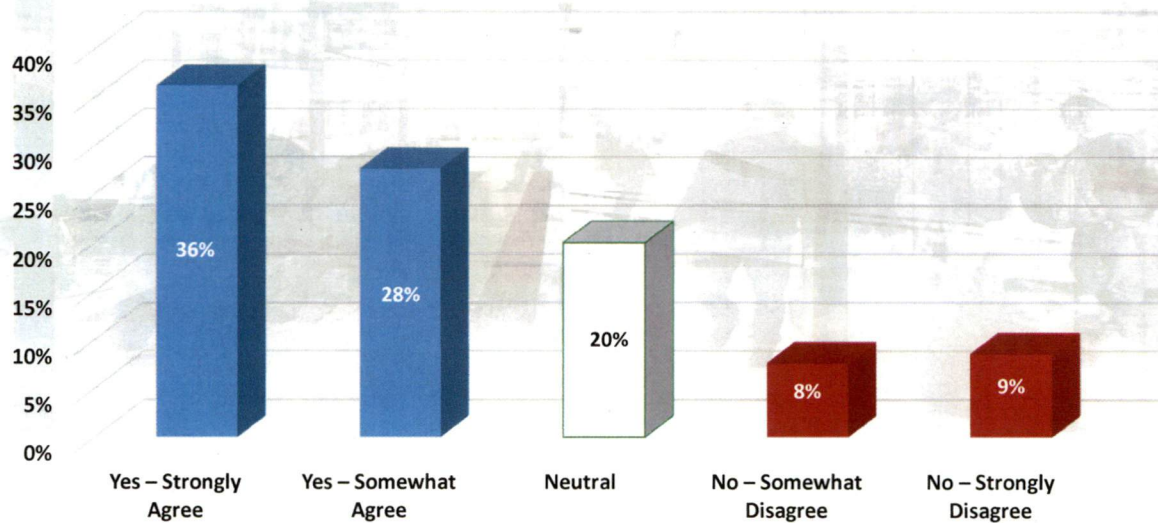
## **Post-Election Efforts if Approved**

- **Community Outreach on Design:**
  - **City Council, Planning Commission, Library Board, Seniors Board, Museum Board, Senior Luncheons, Town Hall Meetings, Key Stakeholders Committee**
- **Approval of Designs & Budget**
- **Advertisement for General Contracting Services**
- **Project Management, Construction & Demolition**
- **Relocation of Services**
- **Ribbon Cutting**



## Economic Development Question Town Hall Snap Poll Results

Should the City consider financial incentives, if doing so would  
bring a Grocery Store into town more quickly?





# MEMO



To: Mayor Hunsaker and City Council  
From: Jason Bond, Community Development Director  
Date: September 19, 2017  
Re: Stone Hollow Plat H Preliminary Review

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Salisbury Homes is proposing that Stone Hollow Plat H include 30 lots on approximately 6.27 acres. This property is located in the Planned Community (PC) Zone and is a part of the Summit Ridge Development. The original approval of this plat was in 2006 and an extension was granted in 2012. The plat is now lapsed and the developer is seeking approval again from the City Council.

Staff has some concerns with the road alignment within this plat. Originally, as presented to the Planning Commission, a stub street was shown on the northeast corner of the property connecting to the property to the east. With the significant amount of fill dirt that would be needed for that portion of the property, the stub street would be considerably higher than natural grade of the adjacent property to the east and would require a retaining wall or something similar to retain the fill dirt. Staff has suggested that the stub street connect to the property to the north. This should alleviate some of the concerns with the topography in the area.

The Planning Commission concurred with staff about the road alignment. The Planning commission motion is as follows:

Commissioner Adcock moved to make a negative recommendation as presented and suggesting the developer meet with staff to make necessary changes regarding roads and grades. Commissioner Lance seconded.

Adcock aye, Montoya aye, Francom aye, Lance aye, Roll Call Vote 4 to 0.

The developer has incorporated these suggestions which is now reflected on the proposed plat. Staff still sees a few minor things on the plat that needs to be addressed. These items taken care of prior to final platting.

**Staff Recommendation:** It is recommended that with the changes suggested by the Planning Commission made, the City Council grant preliminary approval of the Stone Hollow Plat H subdivision.

**Recommended motion:** "Motion to (approve/not approve) the preliminary plan for Stone Hollow Plat H of the Summit Ridge Development.







# *LAS VEGAS K-9 TRIALS*

*October 13 – 15, 2017*



Council and Mayor,

Another year has come, and I again am requesting the opportunity to attend a nationally accredited training and competition in Las Vegas, Nevada. I have attended this training the past three years and have gained respect from a network of people including several states and two different countries. This training has provided me with new training ideas and methods. I have been able to build a greater knowledge while enhancing a much-needed network with several in and out of state agencies.

Since attending last year my K9 partner, Bud, and I have made several drug arrests and have been requested to work along side with the Utah Major Crimes Task Force, Homeland Security, Utah County Recreation Team, and multiple other special teams and agencies. We have gained an essential respect for the hard work and dedication we put into our work. We both have a deep passion and love what we do.

I would greatly appreciate your consideration in allowing us to attend this training again this year. Below is a list of the costs associated with the attendance of this training:

- Registration = \$25.00



- Hotel 3 nights @ \$140.00 per + Tax = \$475.08
- Meal per diem = \$137.00
- Fuel for Santaquin K9 vehicle on city issued gas card = \$150.00

TOTAL = \$787.08

Thank you for your consideration in the approval of this training. I strongly believe it is worth the money and time to attend this training.

Corporal Mike Wall

Santaquin Police Department

**From:** [Stephen Olson](#)  
**To:** [Ben Reeves](#)  
**Subject:** RE: Do you have a memo or info for the council regarding Out of State Training?  
**Date:** Tuesday, September 19, 2017 3:53:53 PM

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Yes I do.

Roger Beckman (Captain) has been accepted into an educational series at the Emergency Management Institute, part of the National Fire Academy in Emmittsburg, MD. This is high level incident management and disaster planning course that is delivered in 4 sessions over the next year. These courses are Federally funded by Homeland Security, including travel and lodging. I am proposing that the Fire Department pay for him to have a rental car while there. Transportation is only provided on a limited basis or at the expense of the student. I support him in this training in making him better at his job with us and see it as a benefit to the city. It is my recommendation to pay for this out of the Fire/EMS operating budget. We can provide more of the course details if requested.

I encourage any questions about this proposal.

Thanks,

*Stephen Olson*

*Fire Chief*  
*Emergency Manager*  
**Santaquin City**

**Cell: 801-368-2078**

**Office: 801-754-1940**

*[solson@santaquin.org](mailto:solson@santaquin.org)*

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**From:** Ben Reeves  
**Sent:** Tuesday, September 19, 2017 2:54 PM  
**To:** Stephen Olson <[SOlson@santaquin.org](mailto:SOlson@santaquin.org)>  
**Subject:** Do you have a memo or info for the council regarding Out of State Training?

Benjamin A. Reeves, ICMA-CM  
Santaquin City Manager  
275 West Main Street  
Santaquin, Utah 84655  
[breeves@santaquin.org](mailto:breeves@santaquin.org)  
(801) 754-3211 Office



## Memorandum

To: Mayor Hunsaker and City Council  
From: Norm Beagley, P.E., City Engineer  
Date: September 19, 2017  
Re: Consideration for Booster Pump Station GMP

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We have continued our recent design and estimating work with Gilson Engineering & VanCon (CM/GC) on the Booster Pump Station project. VanCon has provided 3 options with GMP pricing for the project. I have attached an email from VanCon with 3 possible options for building the booster pump station in phases/stages.

With the GMP for option 1 we could build the entire facility with all pumps and it would be full functionality as a full buildout design. The proposed GMP cost for the complete facility is \$2,084,000.00.

With the GMP for option 2 (lowest cost option), we could build the entire building, all under building piping, set up for future pumps, etc., all the site grading and drainage work. This option would allow us to have 1 (one) CW pump that would pump our main zone water (from the Summit Ridge Well), to the upper pressure zone(s) (on the east side of town). This option 2 (culinary water purposes) has been the main driving force of this project and would help to alleviate pressure in our upper zones. This excess system pressure is experienced during the hottest parts of the summer. The cost to complete option 2 would be \$1,235,000.00.

Option 3 would allow us to install all of option 2 above plus the 1,100 feet of pipeline along Canyon Road, plus one pump to provide CW to the Ahlin Pond and PI water from the Ahlin Pond into the higher pressure zone and to the future Hansen PI Pond. The cost to complete option 3 would be \$1,790,000.00.

If the Council is not satisfied/comfortable with the proposed GMP pricing from VanCon, another option would be to have this project go out to additional contractors through a formal complete bid process.

The City's recent purchase of our portable booster pump last year has helped public works staff to alleviate some of the pressure on the culinary and PI systems that we have experienced on the east side of town. This portable pump could allow for another option that would be to wait for some additional time to collect additional impact fees before constructing this project.

All three GMP options exceed the anticipated budget for the project of \$1,000,000.00. As such, and should the Council desire to go with any of the BMP options, it would require an examination of possible funding options and budget changes.

**Recommendation:** With the multiple number of options, potential phasing, other alternatives, etc. that could take place on this project, City Engineering would like feedback from the Council as to how you would have us proceed at this time.



## Norm Beagley

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**From:** Chad Hunsaker <Chad@wedigutah.com>  
**Sent:** Thursday, September 07, 2017 9:07 AM  
**To:** Clint Bastian; Norm Beagley; Norm Beagley  
**Cc:** Buck Van Sickle  
**Subject:** RE: Santaquin Options - For Review

Option 1: GMP - Per plans \$2,084,000.00

Mobilization: \$83,5000.00  
Off Site 18" PVC Pipe & Connections: \$201,000.00  
Pump Station Site Work: \$430,000.00  
Pump Station Concrete Work: \$158,000.00  
Pump Station Finishes: \$219,000.00  
Pump Station Mechanical: \$301,000.00  
Pump Station Pump Cans & Pumps: \$291,000.00  
Pump Station Mechanical: \$42,500.00  
Pump Station Electrical: \$259,000.00  
Pump Station SCADA: \$74,000.00  
Construction Supervision & Management Fee: \$25,000.00

Option 2: \$1,235,000.000

Mobilization: \$83,5000.00  
Pump Station Site Work: \$303,000.00  
Pump Station Concrete Work: \$158,000.00  
Pump Station Finishes: \$219,000.00  
Pump Station Mechanical: \$108,000.00  
Pump Station Pump Cans & Pumps: \$71,000.00  
Pump Station Mechanical: \$42,500.00  
Pump Station Electrical: \$167,000.00  
Pump Station SCADA: \$58,000.00  
Construction Supervision & Management Fee: \$25,000.00

Option 3: \$1,790,000.000

Mobilization: \$83,5000.00  
Off Site 18" PVC Pipe & Connections: \$201,000.00  
Pump Station Site Work: \$430,000.00  
Pump Station Concrete Work: \$158,000.00  
Pump Station Finishes: \$219,000.00  
Pump Station Mechanical: \$229,000.00  
Pump Station Pump Cans & Pumps: \$140,000.00  
Pump Station Mechanical: \$42,500.00  
Pump Station Electrical: \$204,000.00  
Pump Station SCADA: \$58,000.00  
Construction Supervision & Management Fee: \$25,000.00

Option 4: \$40,000

Pump Station Concrete Work: \$152,000.00  
Pump Station Finishes: \$185,000.00

Hope this helps, please note that the SCADA on option 3 was not correct in what we sent, this is going away from Towers and doing Cell coverage.

**Chad Hunsaker**  
**VanCon Inc.**  
**Vice President of Operations**  
**801-592-8925**  
**chad@wedigutah.com**



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**From:** Clint Bastian  
**Sent:** Wednesday, September 6, 2017 4:48 PM  
**To:** Norm Beagley <NBeagley@santaquin.org>; Norm Beagley <santaquin.engineering@gmail.com>  
**Cc:** Chad Hunsaker <Chad@wedigutah.com>; Buck Van Sickle <Buck@wedigutah.com>  
**Subject:** FW: Santaquin Options - For Review

Norm,

Per our meeting on 8-30-17, the options we discussed are as follows:

Option 1: GMP - Per plans **\$2,084,000.00**

Option 2: Culinary - Includes Pump P1, and culinary piping tie-ins, and S1 VFD as shown on E.104 provided with the main power feed. Conduits run in slab for future build out to MCC #2 and MCC #3. Includes all below grade piping within 40'x60' footprint to 5 ft outside bldg. for future build out. Includes the one large meter vault for the 2 meters but does not include any piping, the 16" flow meter or openings in the vault for the 16" piping. Excludes all offsite piping and piping in roadway. Excludes above grade manifolds and associated piping and appurtenances for the low head and high head pumps and pumps and the other 2 culinary water pumps. **\$1,235,000.00**

Option 3: One pump of each - Includes: MCC 1 with P1 & S1 , MCC2 with P7 & S7, MCC 3 with P4 & S4 with main power feed. Conduits in the slab for future build out. Includes all piping onsite and offsite. Excludes all other pumps, check valves, and required piping, appurtenances not listed herein option 3. **\$1,807,000.00**

Option 4: Smaller building. **Deduct \$40,000.00** on each option above to go to a 35'x50' pump house.

Please call with any questions.

Thanks

Clint



## VanCon Inc.

1825 North Mountain Springs Pkwy

Springville, UT 84663

Contact:

Phone: 801-491-8898

Fax: 801-491-8883

Quote To: "We Dig UTAH!"

Phone:

Fax:

Job Name:

Date of Plans:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Mobilization & General Requirements	1.00	LS	83,500.00	83,500.00
20	Off Site 18" PVC Pipe	1.00	LS	201,000.00	201,000.00
30	Pump Station Site Work	1.00	LS	430,000.00	430,000.00
40	Pump Station Concrete Work	1.00	LS	158,000.00	158,000.00
50	Pump Station Finishes	1.00	LS	219,000.00	219,000.00
60	Pump Station Mechanical	1.00	LS	220,000.00	220,000.00
70	Pump Station Pump Cans & Pumps	1.00	LS	97,500.00	97,500.00
80	Pump Station HVAC	1.00	LS	42,500.00	42,500.00
90	Pump Station Electrical	1.00	LS	198,000.00	198,000.00
100	Pump Station SCADA	1.00	LS	58,000.00	58,000.00
110	Construction Supervision & Management Fee	1.00	LS	25,000.00	25,000.00
<b>GRAND TOTAL</b>					<b>\$1,732,500.00</b>

### NOTES:

This option eliminates the High Head Pump, and valves, and VFD for that Pump.