

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 06, 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. August 16, 2017
 - b. Bills:
 1. \$446,230.19
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Museum Board Appointment
 - b. Library Board Appointment
 - c. Payson-Santaquin Area Chamber of Commerce - Business of the Month
 - d. Award of Architectural Services for the Community Cultural Center
- 7. FORMAL PUBLIC HEARING**
- 8. BUSINESS LICENSES**
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Discussion and Possible Action Regarding the Acceptance of Water Dedication and Payment of Money of Lieu for the Bella Vista Development
 - b. Resolution 06-08-2017, "A Resolution of the Santaquin City Council Authorizing the Execution of an Interlocal Cooperation Agreement Between Santaquin City and the Town of Genola for Public Safety Services – Modified from its June 21, 2017 Approval"
 - c. Resolution 09-01-2017, "A Resolution Renewing An Agreement With Best Friends Animal Sanctuary Regarding Feral Cats."
 - d. Resolution 09-02-2017, "A Resolution Amending Provisions of the Santaquin City Construction Standards Related to Cul-de-sac length."
 - e. Ordinance 09-01-2017, "An Ordinance Amending 'Title 5 Section 2: Animal Control'"
 - f. Ordinance 09-02-2017, "An Ordinance Amending Santaquin City Code Sections 10-10-3L, 11-2-2, 11-3-4, 11-6-4, and 11-7-4 - Removing the Provision to Allow for Future Private Streets"
 - g. Ordinance 09-03-2017, "An Ordinance Amending Santaquin City Code Section 10-7M-9-F5 Modifying Non-Residential Use with any Mixed Use Development in the Main Street Business Districts Zone."
 - h. Discussion and Possible Action Regarding Ballot Language on the 2017 Community Cultural Center Bond.
 - i. Discussion and Possible Action Regarding Economic Development Incentive Policies.
- 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: _____
Susan Farnsworth, City Recorder

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SEPTEMBER 06, 2017**

The meeting was called to order by Mayor Kirk Hunsaker at 6:30 pm. Council Members attending: Keith Broadhead, David Hathaway, Mandy Jeffs, and Marianne Stevenson. Nick Miller arrived at 6:35 pm.

Others attending: City Manager Ben Reeves, Police Chief Rod Hurst, City Engineer Norm Beagley, Community Development Director Jason Bond, Betsy Montoya, Scout Troop 1581 Members Sam Isaacson and Trevin Fernelius, Holly Noel Miller, Sarah Miller, LaRue Stofleth, Thomas DeGraffenried, Lindsay Bray, Shelli Bray, Liz Spresser, Shelbi Lindsay, Deann Shepherd, Jacqueline Peterson, John Peterson, Karen Peterson, Nicole Palmer, Larry Mecham, Bart Wignall, Cindy Johnson, Tim Garlick, Jay Garlick, Matt Garlick, Craig Cook, Jake Kester, Jade Walker, Kim Hunsaker, Gene Beiershmidt, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Scout Isaacson led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Sarah Miller offered an Invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

There weren't any Conflict of Interest declared.

CONSENT AGENDA

Minutes:

August 16, 2017

Bills:

\$446,230.19

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

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The motion passed 4 votes in favor of the motion.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Lindsay Bray addressed the Mayor and Council. She said she believed the time frame associated with resolving the dog issue has taken a toll on her family. She would like to have a resolution this evening.

Mr. Cook indicated he is acting legal counsel for Ms. Bray. He stated if this evening's resolution was not satisfactory to Ms. Bray and himself, he would be filing legal action. He encouraged the Council Members to adopt the proposed Ordinance submitted by the Human Society.

Mr. Beiershmidt indicated he represented the Human Society and encouraged the Council Members to adopt the Ordinance they had submitted.

Mr. Jay Garlick indicated he was a water broker who was interested in brokering water for a development within the city. A discussion will be held later in the meeting.

Museum Board Appointment

Council Member Stevenson moved appoint Jake Kester to the Museum Board. 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

Library Board Appointment

Council Member Miller moved to appoint Thomas DeGraffenried to the Library Board. Council Member Stevenson seconded the motion. The vote was as follows:

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

The motion passed 5 votes in favor of the motion.

Payson-Santaquin Area Chamber of Commerce - Business of the Month

Ms. Walker, Payson-Santaquin Area Chamber of Commerce Representative, reported the September business of the month is Rowley's Red Barn. She expressed her appreciation to the owners and encouraged everyone in attendance to support the business.

Award of Architectural Services for the Community Cultural Center

City Engineer Beagley reported there were 9 Architectural RFP proposals received with regard to the Santaquin City Senior-Library Project. After a brief discussion with regard to the evaluation process it was decided that the process would be reevaluated and the top 4 firms would meet with the Mayor and Council Members (see attachment "A").

FORMAL PUBLIC HEARING

There were no Formal Public Hearings scheduled.

BUSINESS LICENSES

There aren't new business licenses to report.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Discussion and Possible Action Regarding the Acceptance of Water Dedication and Payment of Money in Lieu for the Bella Vista Development

City Engineer Beagley compiled a memorandum outlining the request to consider acceptance of water rights for development (see attachment "B").

Council Member Broadhead moved to approve the acceptance of the 55-12763 (a41582) 44.45 acre feet and accept 20% money in lieu of proportionate to the required water, on the condition that Sanctuary Development Group, or its representatives, complete all necessary filing, payment, etc. to effect the change of these two water rights into the name and service area of Santaquin City Corporation." 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

Resolution 06-08-2017, "A Resolution of the Santaquin City Council Authorizing the Execution of an Interlocal Cooperation Agreement Between Santaquin City and the Town of Genola for Public Safety Services – Modified from its June 21, 2017 Approval"

Council Member Miller moved to approve Resolution 06-08-2017, "A Resolution of the Santaquin City Council Authorizing the Execution of an Interlocal Cooperation Agreement Between Santaquin City and the Town of Genola for Public Safety Services – Modified from its June 21, 2017 Approval". 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

Mayor Hunsaker requested permission to pause for questions from the Scout Troop Members.

Scout Isaacson asked how many people currently lived in Santaquin. He was told approximately 11,000. Scout Austin requested the City build a Chucky Cheese and Scout Fernelius asked where the oldest building in Santaquin was. No one knew for positive the answer to his question.

Resolution 09-01-2017, "A Resolution Renewing an Agreement with Best Friends Animal Sanctuary Regarding Feral Cats"

Council Member Hathaway moved to approve Resolution 09-01-2017, "A Resolution Renewing an Agreement with Best Friends Animal Sanctuary Regarding Feral Cats". 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

Resolution 09-02-2017, "A Resolution Amending Provisions of the Santaquin City Construction Standards Related to Cul-de-sac length"

Council Member Miller moved to approve Resolution 09-02-2017, "A Resolution Amending Provisions of the Santaquin City Construction Standards Related to Cul-de-sac length". Council Member Stevenson seconded the motion. The vote was as follows:

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

The motion passed 5 votes in favor of the motion.

At 7:40 the Mayor called for a 5 minute break.

At 7:50 the meeting resumed.

Ordinance 09-01-2017, "An Ordinance Amending 'Title 5 Section 2: Animal Control'"

City Manager Reeves reviewed the history behind the proposed Ordinance change. The discussion began by reviewing the current Ordinance in comparison to the proposed wording from the Human Society.

Council Member Broadhead questioned if because there has been a threat of a lawsuit does that constitute a need for an executive session. Legal Counsel Rich indicated the Mayor and Council Members were within their right to discuss the issue in a closed session.

During the discussion, Council Member Jeffs moved to approve Ordinance 09-01-2017, "An Ordinance Amending 'Title 5 Section 2: Animal Control'" as it is and "call for the question". Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Nye
Council Member Jeffs	Aye
Council Member Miller	Nye
Council Member Stevenson	Aye

The motion passed 3 votes in favor of the motion with 2 against.

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

Community Development Direct Bond reviewed the proposed Ordinance. Council Member Broadhead asked for specifics with regard to discontinuing to allowing private roads.

Council Member Broadhead moved to table Ordinance 09-02-2017, "An Ordinance Amending Santaquin City Code Sections 10-10-3L, 11-2-2, 11-3-4, 11-6-4, and 11-7-4 - Removing the Provision to Allow for Future Private Streets". 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

Ordinance 09-03-2017, "An Ordinance Amending Santaquin City Code Section 10-7M-9-F5 Modifying Non-Residential Use with any Mixed Use Development in the Main Street Business Districts Zone"

Community Development Director Bond reviewed the proposed Ordinance. After the discussion, Council Member Broadhead moved to approve Ordinance 09-03-2017, "An Ordinance Amending Santaquin City Code Section 10-7M-9-F5 Modifying Non-Residential Use with any Mixed Use Development in the Main Street Business Districts Zone". Council Member Stevenson seconded the motion. The vote was as follows:

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

The motion passed 5 votes in favor of the motion.

Discussion and Possible Action Regarding Ballot Language on the 2017 Community Cultural Center Bond.

City Manager Reeves reviewed the proposed ballot language. After a short discussion, Council Member Hathaway moved to approve the Ballot Language on the 2017 Community Cultural Center Bond. 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

Discussion and Possible Action Regarding Economic Development Incentive Policies

Council Member Broadhead moved to table the discussion and possible Action Regarding Economic Development Incentive Policies. Council Member Stevenson seconded the motion. The vote was as follows:

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

The motion passed 5 votes in favor of the motion.

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 Board of the Special Service District for Roads Maintenance.

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 petitions or communications to address.

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 9:09 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 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
Council Member Stevenson	Aye

The motion passed 5 votes in favor of the motion.

At 10:05 pm the regular meeting resumed.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves

City Manager Reeves reported the Summit Ridge Parkway and Sageberry roadways have been evaluated. It was determined that a 4 way stop is needed. The signs will be installed shortly.

He also reported a "Day of Service" planned for Columbus Day. The specifics are currently being worked out. He extended an invitation to the Mayor and Council Members to attend.

Community Development Director Bond

Community Development Director Bond reported they have hired 2 new Community Department Employees; Robyn Colson was hired as an Administrative Assistant and Drew Hoffman as the GIS technician. They will be invited to a future Council Meeting to be introduced to the Mayor and Council Members.

He also reported the new Maverick sign does fits within the current Ordinance parameters as determined by the past Assistant City Manager.

City Engineer Beagley

City Engineer Beagley didn't have any additional updates for the Mayor and Council Members.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

He is working on the Beautification Committee. He will have more information to report at a future Council Meeting.

Council Members

Council Member Broadhead was told the City Engineer has a number of projects that will be out sourced with the development of the soccer fields being one of them.

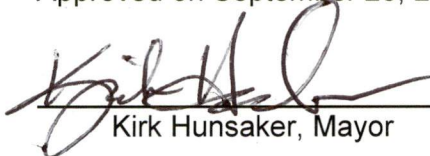
ADJOURNMENT


At 10:23 pm Council Member Broadhead moved to adjourn. Council Member Stevenson seconded the motion. The vote was as follows:

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

The motion passed 5 votes in favor of the motion.

Approved on September 20, 2017.

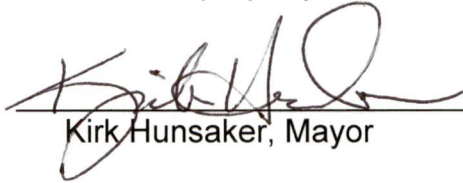

Kirk Hunsaker, Mayor


Susan B. Farnsworth, City Recorder



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on September 06, 2017 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


Kirk Hunsaker, Mayor

9-06-17
Date

**Santaquin City
Seniors-Library
Architectural RFP Evaluation**

Rank	1	2	3	4	5	6	7	8	9
	CRSA Architecture	Methods Studio	EDA Architects	JRCA Architects	Saltus Architecture	Epic Engineering	WPA Architecture	SPE Architect	RVA Architects
Relevant Experience									
Example 1	9.0	8.4	8.4	8.6	7.0	6.2	8.0	8.0	7.4
Example 2	9.2	8.0	8.2	7.8	5.8	5.6	5.8	5.8	2.6
Example 3	9.2	7.8	8.2	6.4	5.6	6.2	2.2	4.2	4.6
Example 4	8.6	8.0	8.0	6.4	5.6	4.8	6.6	4.6	3.8
(Up to 10 Points Each Example)									
Other	4.8	4.2	4.2	4.0	3.4	3.8	2.8	3.0	2.8
(Up to 5 Total Points per Firm)									
Methodology of the Architect									
Evaluate the Proposed Methodologies	30.0	30.6	28.8	30.6	25.4	27.2	22.4	22.4	23.8
(Up to 35 Total Points per Firm)									
Subtotal:	70.8	67.0	65.8	63.8	52.8	53.8	47.8	48.0	45.0
Adjusted Quote (Normalized at \$4M)	\$ 250,000	\$ 274,400	\$ 279,600	\$ 279,964	\$ 240,800	\$ 249,776	\$ 256,000	\$ 286,667	\$ 320,000
Bid Score	18	14	13	13	20	18	17	12	7
Total:	88.8	81.0	78.8	76.8	72.8	71.8	64.8	60.0	52.0



Memorandum

To: Mayor Hunsaker and City Council
From: Norm Beagley, P.E., City Engineer
Date: September 5, 2017
Re: **Consideration for Acceptance of Water Rights for Development**

City Engineering has reviewed a request from Steve McCleery, Kevin Eads representing Sanctuary Development Group and Jay Garlick, a water broker, to accept the proposed water right dedication to fulfill development requirements within Santaquin City. Should this water dedication be accepted by the City Council, and should a water right change application be approved by the State Engineer in the name of Santaquin City Corporation, the dedicated water right would be applied to the Bella Vista Development and/or could potentially other future developments within Santaquin City.

The following is information regarding these water rights for your consideration:

- The water right numbers for the proposed transfer are as follows:
 - 55-12763 (a41582) 44.45 acre feet
 - 55-1420 (D887) 121.80 acre feet
- WR number 55-12763 (a41582) for 44.45 acre feet currently has diversion points located in Mapleton, Utah and is currently approved to divert water from underground wells within the Mapleton area
- WR number 55-1420 (D887) 121.80 acre feet currently has diversion points located near/adjacent to Timpanogos Special Services District (TSSD) in American Fork, Utah and is currently approved to divert surface water from several points in that area.
- Per the Utah State Engineer's office, Division of Water Rights, both locations of these water rights is considered to be in the Utah Lake Drainage area of Utah County, which is considered to be the same drainage area as Santaquin City.

Per the current Santaquin City Code (8-1-10: "Water Dedication Requirements") 3 acre feet of water right dedication is required per gross acre developed. Therefore, dedication of these two water rights would allow for development of approximately up to 55.42 acres of property, should both water rights be accepted by the City Council.

Per Santaquin City Code, should the Council agree to allow the developer to pursue these water rights for dedication to Santaquin City, it is the developer's sole responsibility to prepare, file, pay for and to obtain all necessary paperwork, filings, change applications, etc. to completely effect the (any) change for water right dedication to Santaquin City.

Should the Council approve and thereby allow the developer to move forward with obtaining and transferring these water rights to Santaquin City, City staff would work with the developer as needed to effect the change.

Sanctuary Development Group has indicated that they would also like the Council to approve payment for money in lieu of water dedication, pursuant to City Ordinance 1-05-2017, for up to 20% money in lieu of water dedication.

I would be glad to answer any questions you may have regarding this matter.

Recommendation: It is recommend that the City Council agree to allow the developer to move forward with filing and obtaining a change application with the office of the State Engineer.

Recommended motion: “Motion to approve (or not approve/deny), in whole or in part, the acceptance of the proposed water rights to meet Santaquin City water dedication requirements on the condition that Sanctuary Development Group, or its representatives, complete all necessary filing, payment, etc. to effect the change of these two water rights into the name and service area of Santaquin City Corporation.”