

## **NOTICE AND AGENDA - AMENDED**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, June 21, 2017 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. June 07, 2017
    2. June 09, 2017
  - b. Bills:
    1. \$337,790.69
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Appointment of Library Board Member – Johnathan Case
  - b. Appointment of Santaquin City Representatives on South Utah Valley Municipal Water Association (SUVMTWA) Board – Primary Keith Broadhead – Alternate David Hathaway
- 7. FORMAL PUBLIC HEARING**
- 8. BUSINESS LICENSES**
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and Possible Action Regarding Summit Creek Nursery Expansion Proposal
  - b. Resolution 06-02-2017, "A Resolution Approving the Certified Tax Rate of Santaquin City"
  - c. Resolution 06-03-2017, "A Resolution Approving the FY2017-18 Final Budget"
  - d. Resolution 06-04-2017, "A Resolution Approving an Employment Agreement with Jason Bond for Community Development Director"
  - e. Resolution 06-05-2017, "A Resolution Approving Fireworks Restrictions for 2017"
  - f. Resolution 06-06-2017, "A Resolution Modifying the Consolidated Fee Schedule for COLA"
  - g. Resolution 06-07-2017, "A Resolution Approving a Development Agreement for the North Orchards Development"
  - h. Resolution 06-08-2017, "A Resolution Approving an Interlocal Agreement with the City of Genola for Public Safety Services"
  - i. Ordinance 06-02-2017, "An Ordinance Amending 'Community Development Department – Department Composition (Section 1-13-3)'"
  - j. Certification of the Ekins Property Annexation Petition
- 10. CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
  - a. Resolution 06-01-2017CDA, "A Resolution Approving the FY2017-18 Final Budget"
- 11. CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
  - a. Resolution 06-01-2017SSD, "A Resolution Approving the FY2017-18 Final Budget"
- 12. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
  - a. Resolution 06-01-2017LBA, "A Resolution Approving the FY2017-18 Final Budget"
- 13. CONVENE OF THE SANTAQUIN WATER DISTRICT**
  - a. Resolution 06-01-2017SWD, "A Resolution Approving the FY2017-18 Final Budget"
- 14. WORK MEETING –**
  - a. Discussion Regarding the Mixed Use Development Proposal at 400 West Main Street
  - b. City Council Training – Emergency Management (Chief Stephen Olson)
- 15. PETITIONS AND COMMUNICATIONS**
- 16. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. City Manager Reeves
  - b. Assistant City Manager Marker
- 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 COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
JUNE 21, 2017**

The meeting was called to order by Mayor Kirk Hunsaker at 6:02 pm. Council Members attending: Keith Broadhead, David Hathaway, and Nick Miller. Marianne Stevenson and Mandy Jeffs were excused.

Others present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, Fire Chief Stephen Olson, Cindy Johnson, Andrea Urban, Jordan Rolfe, Lindsay Bray, Matt Hansen, Johnathan Case, Kim Hunsaker, Bart Olson, Catherine Holman, Amy Johnson, Ben Smith, Brian Mecham and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Chief Hurst Led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Assistant City Manager Marker Offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

There weren't any Conflict of Interest to declare.

**CONSENT AGENDA**

***Minutes:***

June 07, 2017

June 09, 2017

***Bills:***

\$337,790.69

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

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

The motion passed 3 votes to 0.

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

***Appointment of Library Board Member – Johnathan Case***

Mr. Case indicated he lived on the East side, is married and has 2 children. He is looking forward to serving on the Library Board. After the introduction, Council Member Broadhead moved approve the appointment of Johnathan Case to the Library Board. Council Member Hathaway seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.



***Appointment of Santaquin City Representatives on South Utah Valley Municipal Water Association (SUVMWA) Board – Primary Keith Broadhead – Alternate David Hathaway***

Council Member Miller moved to reappoint Council Member Broadhead to the SUVMWA Board with Council Member Hathaway serving as the alternate. Council Member Broadhead seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

**FORMAL PUBLIC HEARING**

There weren't any Formal Public Hearings scheduled for this evening.

**BUSINESS LICENSES**

Following are the new Business Licenses issued since May.

- |                                |  |                |                  |
|--------------------------------|--|----------------|------------------|
| • Hot Rod Diner                | Fred Collier                             | 175 E Main     | Restaurant       |
| • Through the Box              | Douglas Jensen                           | 150 E 300 N    | Laser Cutting    |
| • H2Snow                       | Kimberly Hoschouer                       | 178 W 600 N    | Snow Cones       |
| • Box Start                    | Jason North                              | 532 E 450 S    | Online Webinars  |
| • Western Maintenance & Repair | Sterling Spencer                         | 956 S Center   | Handyman         |
| • Auggies Custom Services      | James Rohbock                            | 209 E Main     | Handyman         |
| • Nuts Galore                  | Earl Taylor                              | 652 N 330 W    | Concession Stand |
| • Foy Photography              | Brandy Foy                               | 255 S Highland | Photography      |
| • Headman Curbing              | Allen Headman                            | 593 N 100 E    | Curbing          |
| • Phantom Fireworks            | has also been issued a temporary License |                |                  |

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

***Resolution 06-02-2017, "A Resolution Approving the Certified Tax Rate of Santaquin City"***

Council Member Broadhead moved to approve Resolution 06-02-2017, "A Resolution Approving the Certified Tax Rate of Santaquin City". Council Member Hathaway seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Resolution 06-03-2017, "A Resolution Approving the FY2017-18 Final Budget"***

Council Member Miller moved to approve Resolution 06-03-2017, "A Resolution Approving the FY2017/2018 Final Budget". Council Member Broadhead seconded the motion. The vote was as follows:

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



The motion passed 3 votes to 0.

***Resolution 06-04-2017, "A Resolution Approving an Employment Agreement with Jason Bond for Community Development Director"***

Council Member Miller moved to approve Resolution 06-04-2017, "A Resolution Approving an Employment Agreement with Jason Bond for Community Development Director". Council Member Hathaway seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Resolution 06-05-2017, "A Resolution Approving Fireworks Restrictions for 2017"***

Council Member Broadhead suggested allowing the Fire Chief to determine if and when fireworks restrictions are to be placed. At a future Council Meeting the issue will be discussed.

Council Member Broadhead moved to approve Resolution 06-05-2017, "A Resolution Approving Fireworks Restrictions for 2017". Council Member Miller seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Resolution 06-06-2017, "A Resolution Modifying the Consolidated Fee Schedule for COLA"***

Council Member Miller moved to approve Resolution 06-06-2017, "A Resolution Modifying the Consolidated Fee Schedule for COLA". Council Member Broadhead seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Resolution 06-07-2017, "A Resolution Approving a Development Agreement for the North Orchards Development"***

Assistant City Manager Marker reviewed the current draft of the development agreement. The parties involved with the agreement are still working out issues of the development. After the discussion, Council Member Broadhead moved to table Resolution 06-07-2017, "A Resolution Approving a Development Agreement for the North Orchards Development". Council Member Miller seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Discussion and Possible Action Regarding Summit Creek Nursery Expansion Proposal***

Summit Creek Nursery Representative Mr. Rolfe reported they were a “sister company of Olson’s Greenhouse Gardens, Inc. Summit Creek Nursery would like to expand by purchasing the James and Anita Smith Property located to the West of the current nursery. In order to ensure viability of purchasing the property Summit Creek Nursery must ensure it will have access to the water that is vital to it’s operation (see attachment “A” for the Water Connection Proposal).

The Council Members were in support of beginning an Annexation Application as well as working with the County on any current development of the property.

**Resolution 06-08-2017, “A Resolution Approving an Interlocal Agreement with the City of Genola for Public Safety Services”**

Council Member Broadhead moved to approve Resolution 06-08-2017, “A Resolution Approving an Interlocal Agreement with the City of Genola for Public Safety Services” pending the approval of Legal Counsel. Council Member Miller seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Ordinance 06-02-2017, “An Ordinance Amending ‘Community Development Department – Department Composition (Section 1-13-3)’”***

Council Member Broadhead moved to approve Ordinance 06-02-2017, “An Ordinance Amending ‘Community Development Department – Department Composition (Section 1-13-3)’”. Council Member seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Certification of the Ekins Property Annexation Petition***

A Letter of Certification of the Ekins Property Annexation Petition was presented to Mayor Hunsaker. It was found that the Annexation Petition meet the State/County requirements.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

Council Member Miller moved to convene the Community Development Board. Council Member Hathaway Seconded the motion. The vote was as follows:



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

The motion passed 3 votes to 0.

***Resolution 06-01-2017CDA, "A Resolution Approving the FY2017-18 Final Budget"***

Board Member Miller moved to approve Resolution 06-01-2017CDA, "A Resolution Approving the FY2017-18 Final Budget". Board Member Broadhead seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

Board Member Broadhead moved to close the Community Development Board Meeting. Board Member Miller seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

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

Council Member Miller moved to convene the Special Service District for Roads Maintenance. Council Member Hathaway seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Resolution 06-01-2017SSD, "A Resolution Approving the FY2017-18 Final Budget"***

Board Member Miller moved to approve Resolution 06-01-2017SSD, "A Resolution Approving the FY2017-18 Final Budget". Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

Board Member Broadhead moved to close the Special Service District meeting. Board Member Miller seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

**CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**

Council Member Broadhead moved to convene the Local Building Authority of Santaquin City. Council Member Miller seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.

***Resolution 06-01-2017LBA, "A Resolution Approving the FY2017-18 Final Budget"***

Board Member Miller moved to approve Resolution 06-01-2017LBA, "A Resolution Approving the FY2017-18 Final Budget". Board Member Broadhead seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

Board Member Broadhead moved to close the meeting of the Local Building Authority. Board Member Miller seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

**CONVENE OF THE SANTAQUIN WATER DISTRICT**

Council Member Miller moved to convene the Santaquin Water District. Council Member Broadhead seconded the motion. The vote was as follows:

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

The motion passed 3 votes to 0.



***Resolution 06-01-2017SWD, "A Resolution Approving the FY2017-18 Final Budget"***

Board Member Miller moved to approve Resolution 06-01-2017SWD, "A Resolution Approving the FY2017-18 Final Budget". Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

Board Member Miller moved to close the Santaquin Water District Meeting. Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Miller	Aye

The motion passed 3 votes to 0.

Council Member Broadhead requested a 5 minute break.

**WORK MEETING –**

***Discussion Regarding the Mixed Use Development Proposal at 400 West Main Street***

Mr. Smith addressed the Mayor and Council Members with regard to a proposed design at 400 W Main. It was proposed the City rent 8000 square feet (floor 1 & 2) for City Offices until it is feasible for a new City Office Building. City Manager Reeves indicated relocating at the 400 W address opposed to building a new building on the City property located at 100 S Main could be sooner rather than later.

Council Members Miller and Broadhead indicated they were not opposed to renting the property but would like to review all the options for funding. Council Member Broadhead requested taking a look at selling some of the City owned property. Council Member Hathaway indicated he isn't in favor of town homes. He likes the private/public partnership. City Manager Reeves suggested the developers continue with drafting concepts for townhomes on the Westerly half of the property while the City discuss the option of renting a portion of a commercial building located on the East (see attachment B for information).

***City Council Training – Emergency Management (Chief Stephen Olson)***

Chief Olson reviewed with the Mayor and Council Members the City's Emergency Operations Center (E.O.C.) Plan (see attachment "C").

He thanked them for the budget support and the opportunity to strengthen "the forces" by including part-time positions within the department.

**PETITIONS AND COMMUNICATIONS**

There weren't any Petitions or Communications to discuss this evening.

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

***City Manager Reeves***

City Manager Reeves reported he would be out of town the next 2 days. When he returns he will be working on the submitting the newly adopted budget to the State as well as compiling the budget adjustments for the current fiscal year.

He also reported he "was going to miss Dennis" who will be taking a position in Maine.

***Assistant City Manager Marker***

Assistant City Manager Marker reported there were 17 single family building permits in May and approximately 170 single for this fiscal year. He was instructed to purchase the monument sign for Main Streets Squashhead Park.

He also indicated his last day would be on Friday and voiced his appreciation for the opportunity to work here and be a part of Santaquin.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor Hunsaker***

Mayor Hunsaker thanked Assistant City Manager Marker for all he has done and indicated he will be missed.

***Council Members***

Council Member Hathaway was told the residents would be receiving information with regard to the County running the elections as well as the vote by mail process.

Council Member Broadhead suggested surplus the gravel pit and taking bids on removing the approximate 165,000 yards of aggregate. The issue will be placed on a future Council Meeting Agenda.

Council Member Miller questioned when the prioritized road project list will be ready. He indicated 150 East on 610 North to 730 North is terrible and needs some attention.

**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 call 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 call an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

**ADJOURNMENT**

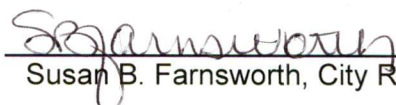
At 9:25 pm Council Member Miller moved to adjourn. Council Member Broadhead seconded the motion. The vote was as follows:

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

The motion passed 4 votes to 0.

Approved on June 28, 2017.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder



# **Summit Creek Nursery, LLC / Water Connection Proposal**

**Prepared For: Santaquin City Council**  
**Prepared By: Summit Creek Nursery, LLC**  
June 15, 2017

## **Introduction:**

Summit Creek Nursery, LLC ("Summit"), a sister company to Olson's Greenhouse Gardens, Inc., ("Olson's") which has been operating in Santaquin for over 70 years, is excited about the opportunity to purchase the James and Anita Smith Property ("Smith Property"), just west of Olson's current loading docks in Santaquin, Utah. The Olson Family Companies, including Olson's, Summit and other entities ("OFC"), believe the Smith Property's location makes it a natural fit for Olson's expansion needs. However, in order to ensure that viability of purchasing the property, Summit must ensure that it will have access to the water that is vital to its operations. It is for this purpose, that Summit has put together the following material identifying Summit's objective when it meets with the Santaquin City Council.

### **Who We Are:**

Olson's Greenhouse Gardens was started by Roy Olson in 1946. Since then, three generations have worked hard to earn a reputation for providing high quality nursery products and services to Olson's customers. In the past decade, OFC has grown throughout the mountain west. With facilities in Santaquin, Salem, Lehi, and American Fork, Utah, Boise, Idaho, and Fort Lupton, Colorado, OFC is currently situated in the top ten bedding plant suppliers in the United States. One of the largest employers in Utah County, OFC prides itself in its personalized attention to the needs of its many employees and the communities in which it does business. This is demonstrated in, among other things, the uncharacteristically high retention rates that OFC enjoys among its employees who are made to feel like family the day they are hired.

OFC considers Santaquin City "Home" and hopes to continue that legacy with the purchase of the Smith Property. The purchase would provide an additional +/- 30 acres upon which OFC plans to construct greenhouses, a shipping barn, and other growing related facilities as well as have some outdoor growing space.

## **The Essentials:**

### **Tentative Schedule:**

In order for Summit to most efficiently capitalize on the purchase of the Smith Property, it must close on the sale the end of July 31, 2017. In doing so, Summit believes that it will have the time necessary to complete groundwork and construct the buildings for use by late winter or early spring.

However, as part of Summit's due diligence, upon which the sale is contingent, steps must be taken to ensure the availability of water on the property. At the time of this proposal, Summit is planning to immediately, upon closing, begin construction of 50 individual style greenhouses. Although the layout has not been finalized, a preliminary layout can be viewed on Exhibit A attached hereto. Please note that Exhibit A is preliminary in nature and is meant more for the purpose of depicting the scale of the project at build-out. It does not necessarily reflect



the actual layout pattern or number of greenhouses. For instance, a shipping barn/staging/ and storage warehouse will be a part of the final layout and located somewhere on the property.

It is anticipated that the total build-out will be completed 3-7 years from purchase of the Smith Property.

**Objective/Proposal:**

Currently, the Smith Property is located in Utah County. However, Summit believes that annexation into Santaquin City may make the most sense. First, Summit sees the opportunity for growth as a positive thing for both itself and for Santaquin City. Summit and the OFC companies feel a strong desire to give back to Santaquin by way of providing jobs and other benefits associated with the growth that would be achieved through acquisition of and expansion on the Smith Property. In addition, OFC has a relationship with Santaquin City and believes that this relationship will serve both parties through the building process.

Currently, the plan is to tap into the City water at the northeast corner of the Smith property. Pursuant to Santaquin City Code, regardless of whether the property is annexed or remains in the county, it is within 200 ft of a city line of service and subject to the payment of fees and dedication requirements pursuant to City Code. [Santaquin City Code 8-1-4(A)].

In preliminary discussions with Dennis Marker, Benjamin Reeves, and others, Summit has expressed a need to know what is going to be required in terms of a water shares dedication. As noted above, this is an essential element of the due diligence being conducted on the property prior to purchase and it is currently a very time-sensitive issue. Because the property only comes with a limited number of Summit Creek Canal Co. water shares, it is critical that a determination be made soon or the purchase opportunity may pass.

Summit intends to continue using the property for agriculture purposes for the foreseeable future. Accordingly, Summit believes a comparison of current usage may be the most accurate estimation of future need. Currently, Olson's has three water meters serving the Rosenlund and Robbin's properties (collectively "RR Property"). Summit believes the three meters serving the RR Property appear to be a fair representation of what Summit anticipates will be done on the Smith Property.

For instance, the Rosenlund property contains approximately 50 quonset style greenhouses that are similar in size to those that will go up on the Smith Property. In addition, there are approximately 70 smaller style quonset greenhouses on the Rosenlund property and about 7.5 acres of outdoor growing space on the Robbins property. Summit believes that the RR Property represents a reasonable approximation of what is anticipated to be done on the Smith Property.

Although it would be ideal for Summit to have the numbers associated with these three meters at the time of drafting this proposal, there was some confusion as to the usage history and therefore the numbers are not yet verifiable. This is namely a result of a condensed time-frame and a desire to get this information in front of the council as quickly as possible.

Accordingly, prior to the time that Summit is able to meet with the Council on this issue, Summit will have met with Ben Reeves and/or someone from the City to review and calculate the usage on the RR Property. Summit then plans to use this calculation in said meeting with the Council to determine dedication requirements.

For purposes of full disclosure, Summit anticipates that the shares it is able to purchase with the Smith Property will be insufficient to meet the City's dedication requirement. If that is the case, Summit plans to request that the Council consider allowing Summit to offset with money-in-lieu of shares.

Our hope in providing this information is to provide the Council with enough information that it can anticipate and prepare for a discussion with Summit regarding connection to the City's water.

We look forward to the opportunity to meet, discuss, and hopefully achieve a win/win for the City and Summit on this matter.

Sincerely,

/s/ Bart Olson

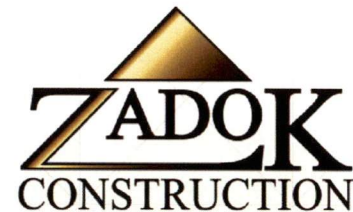


# West Main Square

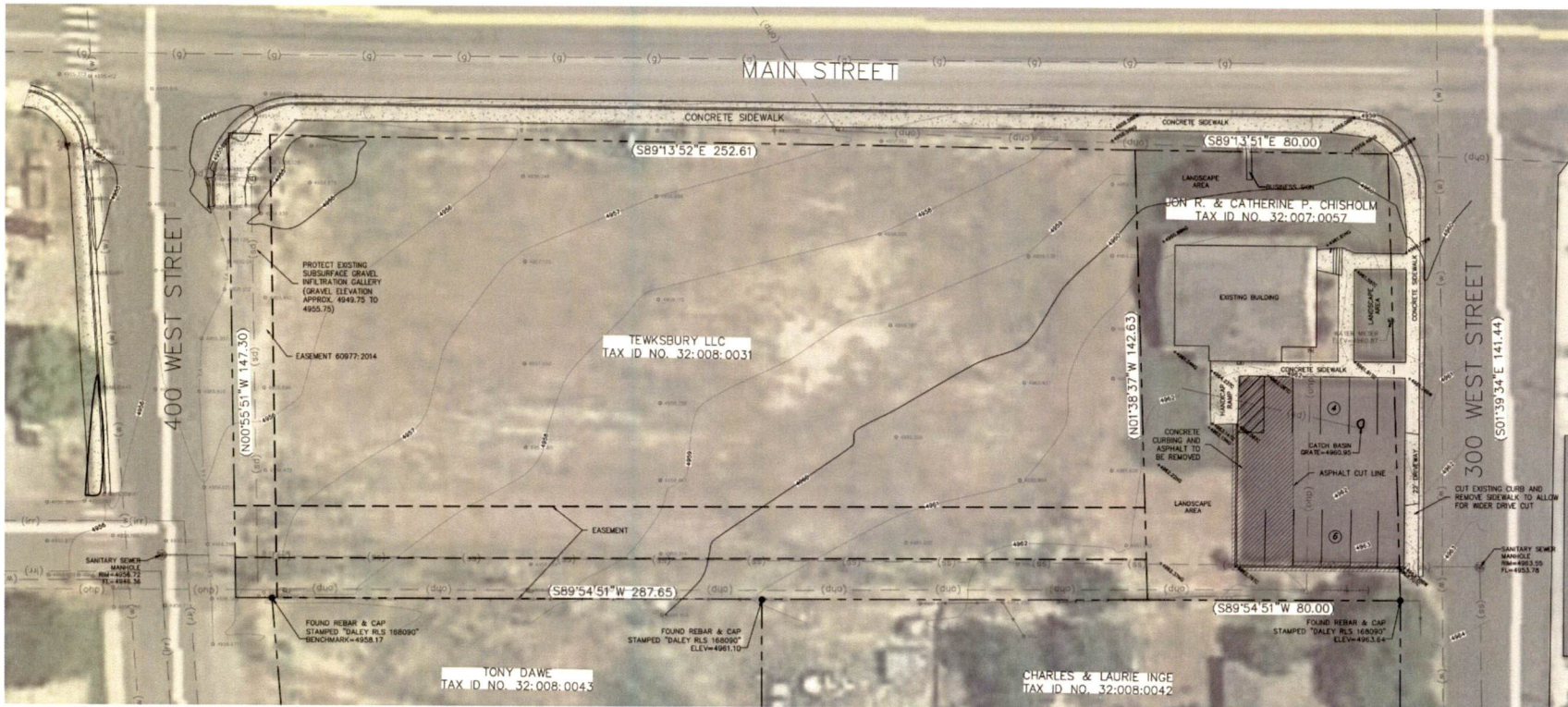
A Proposed New Build for Santaquin City



**2ND STORY**  
REAL ESTATE



## Property Location





## Previous Concepts

### Mixed Use (Apt's & Retail)



- 32,500 SQ FT (3 Levels – No Elevator)
- 10 Retail Units (800-1200 SQ FT each) + 26 Residential Units (800-1200 SQ FT each)

### Town Homes

- 19,440 SQ FT (2 Level Town homes)
- 20 Units (Approximately 972 SQ FT each)



## Proposed New Build – Mixed Use

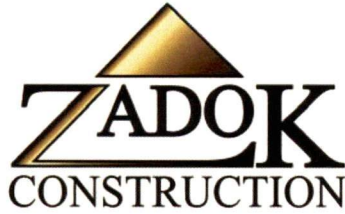


- 12,000 SQ FT (3 Levels – INC elevator, 1<sup>st</sup> floor retail, 2<sup>nd</sup>/3<sup>rd</sup> floor commercial office)
- Includes subdividing the property into two parcels for future use



## Development & Construction

- 2<sup>nd</sup> Story Real Estate & Zadok Construction would design and construct the project at no up-front cost to the City.
  - The City would be invited to participate in a design-build process aimed at suiting the needs of the various departments and their functions.
  - 2<sup>nd</sup> Story would own the property and lease to the City for a preferred term no less than 5+ years (preferably 8+), with the option for a lease-to-own contract.
  - Proposed lease terms would include a yearly rate of \$16-\$18 per SQ FT (triple net), where the property taxes, building insurance, and cost of maintenance would be paid for by the City outside of the lease payments.
-



1571 SOUTH 280 WEST, PAYSON, UT 84651

PH.801.856.1558 - FAX.888.418.7681

UT LIC# 8539659-5501 - NV LIC#0079998 - ID LIC# RCE-40637

## Professional Resume

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**Zadok Construction INC, Owned and Operated by:  
Ben Smith (President & Estimator) & Nick Miller (VP & Project Manager)  
Over 40 years of combined construction experience.**

Zadok Construction is a general contracting firm specializing in Design/Build and CM/GC projects in the hospitality industry; large enough for heavy lifting but small enough to give personal attention to clients and their projects.

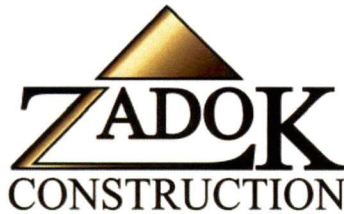
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### NOTABLE PROJECTS

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- **La Quinta Inn & Suites South Jordan, Ut. *\*\*Under Construction\*\****  
57,946 sq ft / 4 Story Hotel (104 guest rooms)  
Conventional wood framing, hydraulic elevators
- **Curtis Home Woodland Hills, Ut. *\*\*Under Construction\*\****  
4,574 sq ft / 2 Story Custom Build Home
- **Comfort Inn & Suites Wheatland, Wy.**  
39,106 SQ FT / 3 story hotel  
Conventional wood framing, hydraulic elevator.
- **Chevron Gas Station & Burger King Duchesne, Ut.**  
5,540 SQ FT / Design-Build Project  
Conventional wood framing, fuel system, commercial kitchen.
- **ABVI / Studio 6 Remodel Boise, Id.**  
2-Building hotel remodel / Building canopies, New Lobbies, Manager's Apartments, Mechanical systems
- **Wholistic Botanicals Ointment Kitchen Spanish Fork, Ut.**  
Commercial ointment cooking kitchen & washout room / Design-Build Industrial Project  
Conventional wood framing, industrial grade HVAC and kitchen hoods, specialized equipment controls and high voltage.
- **Studio 6 Hotel Duchesne, Ut.**  
37,000 SQ FT / 3 story hotel honored with the "New Construction Excellence" award of 2014 By G6 Hospitality.  
Conventional wood framing, hydraulic elevator.
- **Ballard Plaza Hotel Ballard, Ut.**  
30,000 SQ FT / 3 story hotel  
Conventional wood framing, hydraulic elevator.





1571 SOUTH 280 WEST, PAYSON, UT 84651

PH.801.856.1558 - FAX.888.418.7681

UT LIC# 8539659-5501 - NV LIC#0079998 - ID LIC# RCE-40637

**Jared Ewell - Superintendent**

*Responsibilities include: project management, jobsite management of all employees and sub-contractors, scheduling, budget control, close out, drawing/design review, estimating, development, RFI's, submittals, various trade work (framing, concrete, finish carpentry, drywall, use of backhoes, track hoes, bobcats, and forklifts).*

**Professional Skills and Talents**

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- Excellent in managing large numbers of employees and subcontractors.
- Results driven with over 14 years of management experience.
- Good monitoring for quality management/control.
- Strong understanding of construction drawings and documentation
- Knowledge and understanding of Adobe Acrobat, Microsoft Office, Word, Excel, and project management related software.
- Ability to solve problems and stay on schedule while remaining within a given budget
- Knowledge of construction safety practices and OSHA requirements.
- OSHA 30 hour trained and Certified
- Understanding and physical capabilities in rough carpentry; finish carpentry, concrete, drywall, electrical, welding, moderate heavy equipment operation.

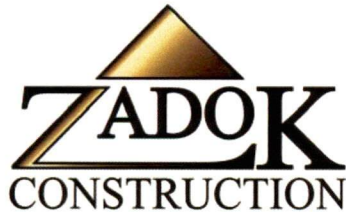
**Ryan Williams - Superintendent**

*Responsibilities include: project management, jobsite management of all employees and sub-contractors, scheduling, budget control, close out, drawing/design review, estimating, development, RFI's, submittals, various trade work (framing, concrete, electrical, plumbing, HVAC, finish carpentry, drywall, use of backhoes, track hoes, bobcats, and forklifts).*

**Professional Skills and Talents**

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- Ability to manage all types/large numbers of employees, while accomplishing several tasks at hand, with over 18 years of experience.
- Thorough understanding of construction drawings and documentation.
- Thorough knowledge and understanding of Adobe Acrobat, Photoshop, Microsoft Office, Word, Excel, and Project; as well as other project management related software.
- Scheduling of the construction process, while remaining within the constraints of a given budget
- Full knowledge of construction safety practices and OSHA requirements.
- OSHA 30 hour trained and Certified
- Full understanding and physical capabilities in rough carpentry; finish carpentry, concrete flatwork, drywall, electrical, fence installation, tile installation, welding, moderate heavy equipment operation.



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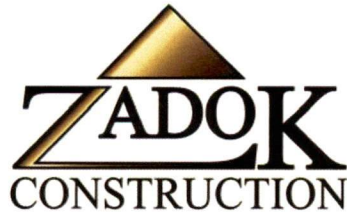
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**NOTABLE PROJECT EXPERIENCE (while with other firms)**

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- **Mana Academy West Valley City, Wy.**  
1,790 SQ FT Interior school remodel / Portable unit addition
- **Town & Country Façade Remodel SLC, Ut.**  
100,000+ SQ FT Design-Build Project / Shopping Center & Restaurant Façade Lift and Re-Roof  
Conceptual Design and Construction for Woodbury Corporation
- **Many Lands Remodel Provo, Ut.**  
Design Build / Interior & Exterior remodel to accommodate new restaurants / Site utilities & parking lot
- **Hampton Inn & Suites Farmington, Ut.**  
55,970 sq ft / 4 Story Hotel  
Conventional wood framing, dual hydraulic elevators, FFE package install.
- **Holiday Inn Express American Fork, Ut.**  
45,000 sq ft / 3 Story Hotel Conversion  
PIP implementation & conversion from Quality Inn, Construction of new pool house, FFE package install.
- **Willow Park Apartments Vernal, Ut.**  
128 Units / 5 Apt Bldgs, Garages & Clubhouse / 10 Acre Site  
Conventional wood framing, HUD project.
- **Marriott Residence Inn Idaho Falls, Id.**  
98,704 sq ft / 5 Story Extended Stay Hotel  
Conventional wood framing/structural steel & masonry; traction elevator.
- **Best Western Salt Lake City, Ut.**  
45,291 sq ft / 3 Story Hotel  
Conventional wood framing, elevator.
- **The Villas @ Sand Hollow (BLDG. #2) Hurricane, Ut.**  
30,054 sq ft / 10-Unit Condo Bldg.  
Conventional wood framing, underground structural steel & concrete parking, elevator.
- **C.S. Lewis Academy Santaquin, Ut.**  
31,951 sq ft / K-6 Charter School  
Conventional wood framing & CMU.
- **Comfort Suites Midvale, Ut.**  
39,700 sq ft / 3 Story Hotel  
Conventional wood framing, elevator, FFE package supply & install.
- **PPM Office/Parley's Hardware Orem, Ut.**  
23,478 sq ft / Office-Retail  
Concrete Tilt-Up construction, bar joist & deck roof, full building radiant heat, elevator.



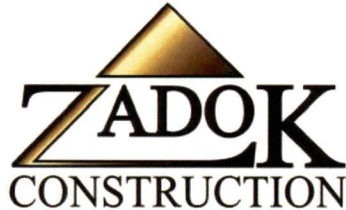


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- **Mason Cove Subdivision North Ogden, Ut.**  
36 Single-Acre lot Subdivision  
Complete infrastructure including excavation, water, sewer, pressurized irrigation, roads, concrete fence, detention pond, gas, electrical, street lights, etc.
- **Dual Immersion Academy Salt Lake City, Ut.**  
K-6 Charter School  
Remodel, Gym/Auditorium, Full Commercial Kitchen.
- **Glendale Mini Mall Salt Lake City, Ut.**  
9 Unit Strip Mall  
Remodel, Laundry Mat, 2 restaurants w/commercial kitchens, salon, jewelry store, shoe store.
- **Holladay Gardens Holladay, Ut.**  
Three level w/ underground parking  
High End Condominium Apartments  
PT Slab with underground parking, conventional wood framing, radiant heat drive and exterior walks, elevator.
- **The Flower Shop @ Daybreak South Jordan, Ut.**  
Tenant Improvement/Retail  
Worked side by side with sub-contractors and self-performed work including plumbing, electrical, mechanical, and concrete, specialties. Estimated, Managed, and self-performed.
- **Expressway Business Park, Bldg. 2 Spanish Fork, Ut.**  
23,200 sq ft / Warehouse-Retail  
CMU/Metal Building, subdivision development, helical piers.
- **Expressway Business Park, Bldg. 6 Spanish Fork, Ut.**  
23,200 sq ft / Warehouse-Retail  
CMU/Metal Building, subdivision development, helical piers.
- **Expressway Business Park, Bldg. 5 Spanish Fork, Ut.**  
9,660 sq ft / Warehouse-Retail  
CMU construction, bar joist & deck roof, subdivision development, helical piers.
- **Parkside Twin homes (Duplex) Brian Head, Ut.**  
High End mountain twin homes.  
Managed/self-preformed work.
- **American Leadership Academy Spanish Fork, Ut.**  
K-12 Charter School  
Punch List, turf athletic field, project close out
- **Ronald Regan Academy Springville, Ut.**  
K-6 Charter School  
Front office addition, playing field remodel



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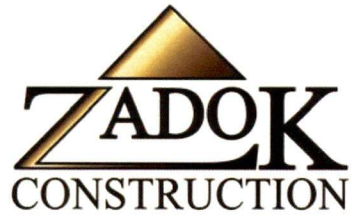
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- **Comfort Inn Rock Springs, Wy.**  
35,000 sq ft / 3 Story Hotel.  
Punch list, pool de-humidifier remodel.
- **Days Inn Perry, Ut.**  
27,291 sq ft / 3 Story Hotel  
Conventional wood framing, elevator.
- **Washington Academy St. George, Ut.**  
K-6 Charter School.  
Startup/excavation, geo piers.
- **US Synthetic Building 3 Orem, Ut**  
71,912 sq ft / Tilt-Up Construction  
Light Industrial, exposed mechanical and electrical construction. Primary power development/infrastructure.
- **Plaza at the Grove Pleasant Grove, Ut.**  
1<sup>st</sup> floor tenant improvements
- **Blue Rock Medical Center Provo, Ut.**  
Urgent Care & 1<sup>st</sup> floor doctor's office tenant improvements.
- **Brent Hardcastle Home Washington, Ut.**  
High-end two story custom home  
Stamped/colored exterior concrete and drive, waterfall feature starts upstairs and travels to lower level, stain grade finishes and custom cabinets, secret office door, covered patio and deck.
- **Cabin @ Steam Engine Meadows Brian Head, Ut.**  
Custom cabin/mountain property  
Conventional framing/log home kit.
- **Aspen Dr. Cabin Brian Head, Ut.**  
Custom cabin/mountain property  
Conventional framing/log home kit.

*For further information and more references please inquire via email: [ben@buildzadok.com](mailto:ben@buildzadok.com) or by phone @ 801.856.1558. We are able to provide strong references including building owners, building officials, previous employers, co-workers, sub-contractors, and friends.*





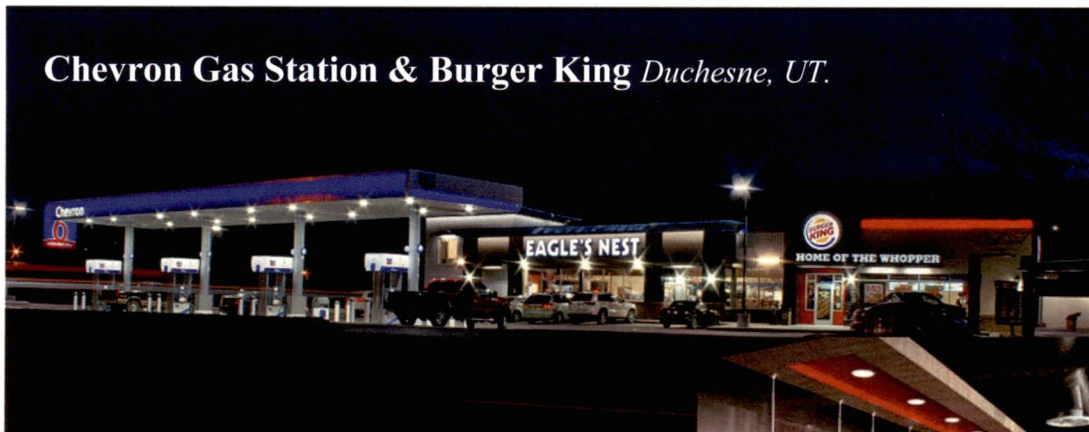
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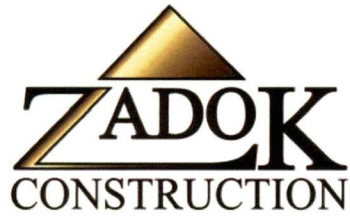
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**Chevron Gas Station & Burger King** *Duchesne, UT.*







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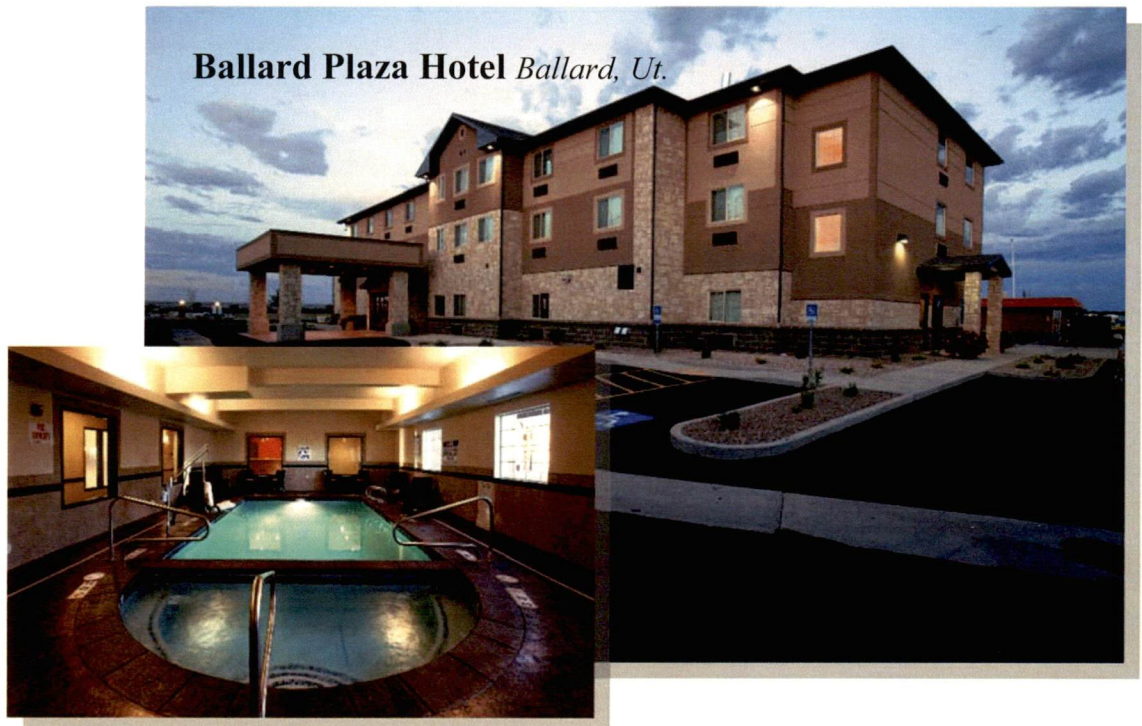
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**Studio 6 Hotel** *Duchesne, Ut.*



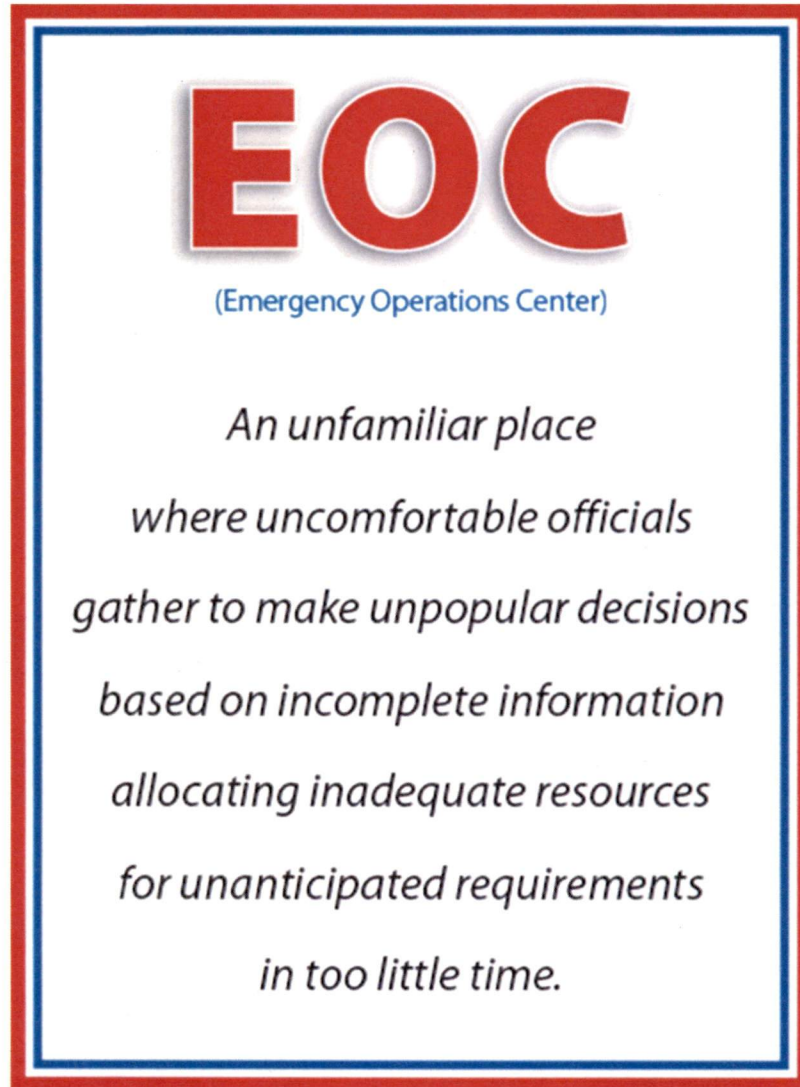
**Ballard Plaza Hotel** *Ballard, Ut.*



## **-EMERGENCY MANAGEMENT-**

### **Emergency Operations Center vs. Incident Command Post**

**Based on National Incident Management System:**



- Emergency Operations Plan:
  - The base plan that establishes fundamental policies, basic program strategies, assumptions, and mechanisms through which the City will mobilize resources and manage incidents and events through the phases of response, recovery and mitigation.
  - Living document that is evaluated regularly with training
  - Hazard analysis and contingencies included



- EOC:
  - Physical location for coordinating
    - Multiple agencies can come together to manage objectives
  - Operational and strategic support for the incident or event
  - Controlled, secure location away from weather and incident dynamics
  - Equipment and technology readily available
  - More organized environment for managing resources and people
  - Helps to coordinate with out-of-area resources and agencies
  - Supports the Incident Commander where ever possible
  - 3 activation levels:
    - Daily operations, monitoring
    - Limited Activation
    - Full-Scale Activation
- ICP:
  - Location of Incident/Unified Commander(s)
    - Can be in the field or co-located in EOC
    - IC/UC responsible for strategy, operational guidance, incident outcome
  - Direct tactical and operational control
  - Direct and immediate communication with response units
  - Initial ICP is likely to change locations

- Phases of emergency Management:
  - Prepare
  - Mitigate
  - Respond
  - Recover

