

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, February 15, 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. February 1, 2017
  - b. Bills:
    1. \$313,336.65
  - c. Consent Action Items:
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
- 7. FORMAL PUBLIC HEARING**
- 8. BUSINESS LICENSES**
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and Possible Action Regarding Expansion of the New Elementary School
  - b. Discussion and Possible Action Regarding a Deferral Agreement for the Westover 2 Lot Subdivision
  - c. Resolution 02-01-2017, "A Resolution Approving a Right of Way Use Agreement with Mobilitie"
  - d. Discussion Regarding Telecommunications
- 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. PETITIONS AND COMMUNICATIONS**
- 14. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. City Manager Reeves
  - b. Assistant City Manager Marker
- 15. REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor Hunsaker
  - b. Council Members
- 16. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- 17. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 18. 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  
FEBRUARY 15, 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 Marianne Stevenson. Nick Miller was excused.

Others attending: City Manager Benjamin Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, Recreation Representatives Amy Johnson and Nikki Stevens, American Legion Representatives Ron Peterson, Sterling Spencer and Curt Ripplinger, Bryce Christensen, Cindy Holman, Catherine Holman, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Mr. Peterson led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Council Member Broadhead offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

There weren't any Conflicts of Interest declared.

**CONSENT AGENDA**

***Minutes:***

February 1, 2017

***Bills:***

\$313,336.65

***Consent Action Items:***

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

Keith Broadhead	Aye
David Hathaway	Aye
Mandy Jeffs	Aye
Marianne Stevenson	Aye

The motion passed by unanimous vote.

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

Ms. Holman addressed the Mayor and Council Members with regard to the Senior's Center. She reported the building needs to have the ceiling repaired. She has a concern with the Board of Health shutting them down if the problem isn't resolved. City Manager Reeves indicated the issue will be discussed later in the meeting.

Mr. Spencer, Vice Commander of the American Legion, asked if there was anyone who is could lower the flags at the cemetery when the Public Works Department were lowering the other flags throughout the City. He also requested approval to install Veterans Memorial Plaques in the Cemetery. They would be installed in concrete and placed behind the headstones that are already there. The plaques will be flat and easy to mow over. City Manager Reeves will work with the Veterans on the project.



Mr. Peterson was told the Recreation building as a whole is being evaluated. The evaluation will include any improvements to the Museum area.

### FORMAL PUBLIC HEARING

There weren't any Formal Public Hearings scheduled.

### BUSINESS LICENSES

Since the previous Council Meeting the following new Business Licenses have been approved:

- Rock Canyon Landscaping - Joseph Hales - 235 South Highland - Maintenance & Landscape
- Rosewood Construction - Jay Allred - 258 North 700 East - Framing Construction

### NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

#### ***Discussion and Possible Action Regarding Expansion of the New Elementary School***

City Manager Reeves reported, at the request of the Mayor and Council Members, he and Assistant City Manager Marker investigated the option of partnering with Nebo School District to expand the gym area of the new elementary school. There wouldn't be an office available for the Recreation Staff. The expansion would cost approximately \$240,000. He indicated if the City were desirous to partner with Nebo School they would need to know as soon as possible so a change order could be submitted to contractor. The cost for the expansion would be funded from the approximate \$950,000 of available Impact Fees money.

After the discussion Council Member Broadhead moved to approve partnering with Nebo School to expand the gym of the Apple Valley Elementary School in the amount of \$240,000 and direct the staff to bring back the required paperwork to finalize the contract. Council Member Stevenson seconded the motion. The vote was as follows:

Keith Broadhead	Aye
David Hathaway	Aye
Mandy Jeffs	Aye
Marianne Stevenson	Aye

The motion passed by unanimous vote.

#### ***Discussion and Possible Action Regarding a Deferral Agreement for the Westover 2 Lot Subdivision***

Assistant City Manager Marker reviewed the proposed Westover 2 Lot Subdivision. He indicated a Deferral Agreement would be appropriate for the subdivision (see attachment "A").

Council Member Broadhead moved to authorize the Mayor to enter into a Deferral Agreement with Edwin and LaDean Westover. Council Member Jeffs seconded the motion. The vote was as follows:

Keith Broadhead	Aye
David Hathaway	Aye
Mandy Jeffs	Aye
Marianne Stevenson	Aye

The motion passed by unanimous vote.

***Resolution 02-01-2017, "A Resolution Approving a Right of Way Use Agreement with Mobilitie"***

Council Member Broadhead moved to approve Resolution 02-01-2017, "A Resolution approving a Right of Way Use Agreement with Mobilitie" pending Legal Counsel approval. Council Member Hathaway seconded the motion. The vote was as follows:

Keith Broadhead	Aye
David Hathaway	Aye
Mandy Jeffs	Aye
Marianne Stevenson	Aye

The motion passed by unanimous vote.

***Discussion Regarding Telecommunications***

Assistant City Manager Marker reported UTOPIA is interested in installing "their system" within the City. The City would be obligated to draft a franchise agreement only. The City would not be financially obligated to pay any debt associated with the installation of the system. A discussion was held with regard to the laws pertaining to charging a franchise agreement. Council Member Broadhead suggested trying to bore under the railroad. Addition discussion will be held at a later date.

**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 Road Maintenance.

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

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

**PETITIONS AND COMMUNICATIONS**

There weren't any Petitions or Communications to discuss.

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

***City Manager Reeves***

Chamber of Commerce is seeking to have an agreement between all entities involved in the organization. The proposed agreement will be presented to the Mayor and Council for approval at a future Council Meeting.

Also reported, Santaquin City now has a Board Member serving on the Mount Nebo Water Board.

In closing, City Manager Reeves reported Summit Creek Irrigation will be assessing a onetime \$15 fee per share fee to help pay some of their debt.

***Assistant City Manager Marker***

Assistant City Manager Marker reported an idea of retrofitting the old Public Works Building to be used as a Recreation Center. He reviewed a proposed building concept. Assistant City Manager Marker will draft a cost estimate for the project.



Also discussed was the possibility of constructing a new Senior's Center on the North side of the Library. A conceptual design was reviewed. There would need to public input which could be held before the issue would need to be placed on the ballot.

Musco Lighting specialists will meet with city staff on Thursday, February 16 to discuss lighting changes at the rodeo grounds. A similar proposal has been received from our street lighting company at a cost of \$82,000 with no installation.

Our recreation planning consultant provided a concept for the 10 acre South Summit Ridge Park. If there are no concerns we will have them complete the documents for city approval.

The three 3-story buildings near 100 South 300 West are planning to break ground in March. They recently finished Architectural Review and have addressed all site plan comments.

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

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

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

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

Council Member Jeffs reported the Police Department will be advertising the Officer opening.

**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 with regard to pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


### **ADJOURNMENT**

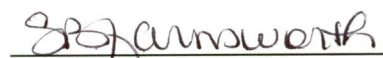
At 7:35 pm Council Member Broadhead moved to adjourn. Council Member seconded the motion. The vote was as follows:

Keith Broadhead	Aye
David Hathaway	Aye
Mandy Jeffs	Aye
Marianne Stevenson	Aye

The motion passed by unanimous vote.

Approved on March 1, 2017.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder



## Memorandum

To: Mayor Hunsaker and City Council  
From: Norm Beagley, City Engineer  
Date: February 9, 2017  
Re: Considerations for Granting Request for Deferral Agreement Westover 2 Lot Subdivision

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City Engineering has reviewed a request from Ed Westover and Bryce Christensen for an infrastructure improvements deferral agreement for the Westover 2 lot subdivision located at approximately 1000 South 100 West (Pole Canyon Road).

Mr. Westover currently owns approximately 13.34 acres of undeveloped land at the above location. Mr. Westover and Mr. Christensen are currently going through the City's subdivision process to subdivide this 13.34 acres into two lots. The northerly lot 1 (to remain undeveloped at this time) will be approximately 5.29 acres and the southerly lot 2 will be approximately 8.05 acres. Lot 2 is being purchased by Mr. Christensen and is proposed to have one single family home built on it at this current time.

City Engineering staff recommends that the City enter into a deferral agreement for this subdivision. The following are Engineering staff's reasons for the recommended deferral agreement:

- For both parcels created with this subdivision there exists a potential future roadway (future subdivision access), each approximately 56 feet in width. These two future roadways/accesses could/would serve further future development to the east of 100 West.
  - If future roadways are constructed, any frontage improvements installed now would need to be demolished/removed at that time to accommodate the future roadway.
  - If/when further development does occur to the east (beyond the one single family home currently proposed on the south lot #2) all frontage improvements would be required at that time.
- Full roadway width asphalt does not currently exist on the east side of 100 West Street for approximately 1,325 feet (from 900 South to the last home on the east side which is addressed as 1125 South 100 West)
- No other roadway improvements (i.e. curb, gutter, sidewalk, landscaping) currently exists on the east side of 100 West for that same 1,325 feet
- If full roadway widening (i.e. roadbase, asphalt, curb, gutter and sidewalk) were to be installed at this time, it could cause concentrated (point source) flooding damage to the property/home located at 1075 South 100 West (the Hedelius property)
- If full asphalt were to be installed for just this one property (approximately 56' in length by 20' in width) some of the existing asphalt surface and roadbase could be damaged due to irregular vehicle traffic flows/patterns, turning movements, etc.