

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, January 18th, 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. January 4, 2017
 - b. Bills:
 1. \$477,877,45
 - c. Consent Action Items:
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Award – 2016 “What Do You Love About Santaquin?” Picture Contest Winner
 - b. Payson Santaquin Area Chamber of Commerce – Business of the Month
7. **FORMAL PUBLIC HEARING**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Ordinance 01-05-2017, “An Ordinance Amended Money in Lieu of Water Requirements”
 - b. Resolution 01-02-2017, “A Resolution Approving An Agreement with A&R Homes Regarding Money In Lieu of Water”
 - c. Resolution 01-03-2017, “A Resolution Approving a Water Lease Agreement with Randall Ercanbrack”
 - d. Resolution 01-04-2017, “A Resolution Approving an Agreement Regarding Participation in the Mt. Nebo Water Agency”
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 CHAMBER
JANUARY 18, 2017**

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

Others attending: City Manager Benjamin Reeves, Assistant City Manager Dennis Marker, Police Chief Rodney Hurst, Legal Counsel Brett Rich, Photo Contest Winner Katie Blake, Penny Reeves, Cindy Johnson, Randall Ercanbrack, Rob Horlocker, Shane Howarth, Alan Steele, Carilee Steele, Lorene Moore, Jose Ojeds, Randy Hallam, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Chief Hurst led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Horlocker Offered an Invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Council Member Broadhead indicated he works for EPIC Engineering and they have a payment included in the payment register.

CONSENT AGENDA

Minutes:

January 4, 2017

Bills:

\$477,877.45

Consent Action Items:

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 Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote passed unanimously.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Howarth reported indicated that he lives at 575 North HWY 198. He indicated that Apex Storage recently moved dirt around on their property which is now causing the water to drain onto his property causing flooding issues. Apex Storage will be contacted with regard to the issue.

Mr. Ojeds addressed the Mayor and Council Members with regard to setting a percentage of required water instead of allowing to pay money in lieu. He feels if there is a hard percentage set it would hinder future building within the City. He also indicated the price of water will "skyrocket" overnight which will prohibit the purchase. He also requested a copy of the Summit Creek Irrigation Shareholders list.

Award – 2016 “What Do You Love About Santaquin?” Picture Contest Winner

Ms. Reeves introduced Ms. Blake as the photo contest winner. She received a gift basket loaded with items purchased from business within the community. The monthly photos can be viewed on the Santaquin City website.

She also reported the photo contest will have a theme for each month during 2017. The committee members also have changed so the 2017 photos will be judged by different people than the 2016 photos.

Payson Santaquin Area Chamber of Commerce – Business of the Month

Ms. Moore reported she is the Chamber President. There wasn't a Business of the Month chosen for the month of January due to the refocus of the Chamber. She indicated the members have agreed to focus on community service. She stated the Installation Banquet will be held on January 31st at 7:00 pm at the Veteran's Home.

FORMAL PUBLIC HEARING

There wasn't a need to hold a Formal Public Hearing.

BUSINESS LICENSES

- Lanely Park - Lindsay Robbins - 471 South 400 East - Online Boutique
- She's Gotta Have It - Robyn Fillmore - 404 East 450 North - Fair's & Festivals
- Rebel Stickers LLC - Michael Adams - PO Box 26 - Mail Order Stickers
- Sign Gypsies - Seth Wood - 135 South Center - Online Signs
- J & P Professional Cleaning - Jennie Reiners - 812 South 30 East - Cleaning Services
- Social Media Eagles - Todd Sorensen - 976 East 370 South - Online Marketing.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

It was suggested to move to Item 9C.

Resolution 01-03-2017, “A Resolution Approving a Water Lease Agreement with Randall Ercanbrack”

It was reported the proposed contract has a 1 year term with an auto renewable in 1 year increments for 3 years. Mr. Ercanbrack would like to plant trees on the ground which may require a number of years for the trees to mature.

After a discussion, Council Member Stevenson moved to approve Resolution 01-03-2017, “A Resolution Approving a Water Lease Agreement with Randall Ercanbrack” with increasing the automatic renewal to 10 years. 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 vote passed unanimously.

Ordinance 01-05-2017, "An Ordinance Amended Money in Lieu of Water Requirements"

Assistant City Manager Marker reviewed the proposed Ordinance with the Mayor and Council Members. In Section II, it specifies the City Council will be the approving body of all acceptance of money in lieu of water. It also indicates the maximum percent of payment would be 20% of total water required. The dedication would be proportionally to each plat approval. The Ordinance also has a 2-year expiration of approval.

Council Member Broadhead indicated he would feel better with additional discussion on the issue before any decision was made.

Council Member Broadhead moved to table Ordinance 01-05-2017, "An Ordinance Amending Money in Lieu of Water Requirements". 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 vote passed unanimously.

Resolution 01-02-2017, "A Resolution Approving an Agreement with A&R Homes Regarding Money In Lieu of Water"

Mr. Ojeds requested extending the expiration time frame of the money in lieu of water. He was told as long as they are working on project the expiration time frame will extend automatically.

Council Member Jeffs moved to table Resolution 01-02-2017, "A Resolution Approving an Agreement with A&R Homes Regarding Money in Lieu of Water". 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 vote passed unanimously.

Resolution 01-04-2017, "A Resolution Approving an Agreement Regarding Participation in the Mt. Nebo Water Agency"

It was reported Jr. Baker represents Mt. Nebo Water Agency while working for Spanish Fork City. The agreement is close to being approved by all involved parties.

Council Member Broadhead moved to approve Resolution 01-04-2017, "A Resolution Approving an Agreement Regarding Participation in the Mt. Nebo Water Agency" subject to final review of the Legal Counsel. 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 vote passed unanimously.

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 address.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves

City Manager Reeves reported Summit Creek Irrigation is holding their annual Shareholders meeting on Saturday, January 21st at 10. If there will be a quorum of Council Members attending a notice will be posted.

He also reported he had spoken today with Tod Rowley with regard to a number of issues. A discussion was held with regard to the request for information pertaining to the Addendum # 5. Mr. Rowley indicated he had the requested information however he would like a chance to review it before handing it over to the City. He has some questions with regard to the billing and will seek answers from Jay Franson. They also discussed the closing of the property purchase. There was a "hiccup" with the construction easement on the North Parcel. That issue has been resolved so Mr. Rowley can finalize the release of the property with his bank on Thursday. The City will patiently await for a closing date. They also discussed water issues. Mr. Rowley was told it is well known throughout the community that the City is an interested buyer of the Summit Creek Water Shares.

Assistant City Manager Marker

Assistant City Manager Marker reported a preconstruction meeting for the Apple Valley Elementary will be scheduled within the next couple of weeks.

E-mails have been exchanged between the City Representatives and Representatives of the "Santaquin Rocks" Event. It was suggested that the property be leased for \$50,000 for the event and the event organizers would be responsible for all aspects of the event. In a return e-mail the Event Coordinators indicated they were willing to pay \$5,000. Assistant City Manager Marker will respond to them expressing the City's lack of interest in participating in the event.

The Planning Commission had work session to discuss the Home Occupation Ordinance. One issue addressed was whether or not to allow large vehicles (gross vehicle restrictions) within residential areas. A Public Hearing will be held to seek Public input before the issue is referred to the City Council for consideration.

The Planning Commission reviewed the Ordinance pertaining to cell phone antennas being installed on utility poles. There has been a recent request from a cell phone company to install a stand-a-lone pole in the right of way.

They also requested a discussion with the Mayor and Council Members with regard to the Krober property located at 200 West Main. It was reported there is limited use because of the parking requirements in the current zone. To maximize the potential for the property it would have to be combined with another piece of property. It currently is located in a CBD Zone but could be rezoned to Main Street Commercial which would allow for a single story building with enough room to satisfy parking requirements.

A comment was made that perhaps the City should surplus this piece of property along with the old fire station and see if 'someone would nibble at it'. Council Member Miller expressed his desire to "do what needs to be done to help small businesses come in". These issues along with the need for a new City Hall will be discussed during the upcoming retreat.

Assistant City Manager Marker led a discussion with regard to delivery to water to county residents. The current Ordinance indicates there needs to be a City building permit in order to receive city utilities. Alan Steele has applied for a County single family residence building permit. The question was asked if Mr. Steele would be required to dedicate water for the full acreage of where the home is being built or just the footprint of the home site. The current ordinance requires 3 acre feet of water per acre of land. That would apply to those annexing into the City. The Ordinance does not apply in this case because they are not annexing. The consensus of the Mayor and Council Members were to draft an agreement showing the legal description of area to be watered, the usage will be metered, he would pay a double culinary rate (as determined by the current Ordinance), and he would dedicate the amount of water that would be used.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

Mayor Hunsaker reported he was told the Robbins Family had refused the offer from Olson Greenhouse to purchase property. When meeting with Bart Olson, Mayor Hunsaker was told the Olson Family have approximately 30 shares of water that will be dedicated proportionally to the City if they annex property. In the meantime, the water was offered to the City for use if the City desired. Also discussed during the meeting was the under billing of water for the greenhouse use. Our current Ordinance allowed for billing corrections for 90 days in the past. It was determined there would not be any adjustment to the billings just the correction moving forward.

Council Members

Council Member Hathaway thanked those who participated in the meeting with the lighting company. They will be submitting a cost for installation of new lighting at the rodeo grounds.

Council Member Broadhead reported Monday, January 23rd at 8 am, Sensus (meter reading software company) will be meeting with the Public Works Director to demo equipment.

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)

At 7:45 pm Council Member Miller 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 vote passed unanimously.

At 8:14 pm the regular Council Meeting resumed.

Council Member Broadhead asked if those in attendance knew what was going on with the Utah League of Cities and Town Board. He indicated they have hired auditors to review the finances and the decision has not been made as to whether or not Ken Bullock, Executive Director, will retain his job.

City Manager Reeves indicated the makeup Harassment Training will be held tomorrow at noon. This is the reschedule for the class that was cancelled because of the snow. Lunch will be served and he encouraged the Council Members to attend.


ADJOURNMENT

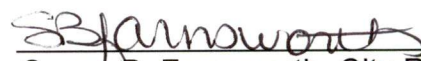
At 8:21 pm Council Member Miller moved to adjourn. Council Member Jeffs seconded the motion. The vote was as follows:

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

The vote passed unanimously.

Approved on February 1, 2017.

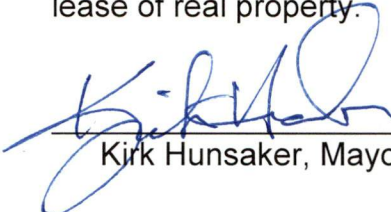

Kirk Hunsaker, Mayor


Susan B. Farnsworth, City Recorder

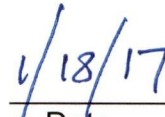


CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on January 18, 2017 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.



Kirk Hunsaker, Mayor



Date