

## **NOTICE AND AGENDA**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, December 14<sup>th</sup>, 2016 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. November 16, 2016
  - b. Bills:
    1. \$1,326,820.48
  - c. Consent Action Items:
    1. Resolution 05-05-2016, "A Resolution Approving a Real Property Exchange Agreement with South Ridge Farms for the Acquisition of Right of Way for the extension of Summit Ridge Pkwy"
    2. Resolution 12-01-2016, "A Resolution Declaring Surplus Property of Santaquin City"
    3. Resolution 12-02-2016, "A Resolution Amending City Council Protocols"
    4. Resolution 12-03-2016, "A Resolution Adopting Addendum #6 to the Summit Creek Water Management Project – Well Participation"
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Chamber Business of the Month
  - b. Government Finance Officers Association (GOFA) – Distinguished Budget Award Presentation
- 7. FORMAL PUBLIC HEARING**
- 8. BUSINESS LICENSES**
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. FY2015-2016 Audit Presentation – Larson & Company, CPAs
  - b. Resolution 12-04-2016, "A Resolution Adopting Addendum #5 to the Summit Creek Water Management Project – Phase 2 Cost Sharing" – Jay Franson, Franson Civil Engineers
  - c. Discussion and Possible Action with regard to Santaquin Rock and Country Music Festivals
  - d. Discussion and Possible Action with regard to Allen Steele Development
  - e. Discussion and Possible Action to Award the Storm Drainage Master Planning Engineering Project
  - f. Resolution 12-05-2016 "A Resolution Approving an Agreement the Mt. Nebo Water Agency"
  - g. Resolution 12-06-2016 "A Resolution Approving an Interlocal Agreement with the Town of Rocky Ridge and the State Institutional Trust Lands Administration (SITLA) for an Emergency Access Easement"
  - h. Discussion and Possible Action with regard to Public Safety Services provided outside Santaquin City Limits"
  - i. Resolution 12-07-2016 "A Resolution Approving a Renewal of the Chief of Police's Employment Agreement"
  - j. Discussion and Possible Action with regard to out of State/Country Recorder's Training
- 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 B. Farnsworth, City Recorder



**MINUTES OF A CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
DECEMBER 14, 2016**

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

Others attending: City Manager Benjamin Reeves, Assistant City Manager Dennis Marker, Police Officer Mike Wall, City Engineer Norm Beagley, Larson & Company Representative Jon Haderly, Franson Engineering Presentative J Franson, Payson/Santaquin Area Chamber of Commerce Representative Louis Ballamis, Mountain View Hospital Representative Jami Tallis, Steve Nuttel, Travis Jenson, Caralee Steele, Alan Steele, Kayley Jeffs, Jared Jeffs, Cindy Johnson, Rob Horlocker, Catherine Holman, Tod Rowley, Phil Rowley, Mike Robertson, Elizabeth Robertson, Kylie Lance, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Kayley Jeffs led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mayor Hunsaker offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

Council Member Broadhead indicated he is employed by EPIC Engineering who has a billing submitted as well as EPIC Engineering represents Alan Steele who as an item of discussion in front of the Mayor and Council Members this evening.

**CONSENT AGENDA**

***Minutes:***

November 16, 2016

***Bills:***

\$1,326,820.48

***Consent Action Items:***

Resolution 12-01-2016, "A Resolution Declaring Surplus Property of Santaquin City"

Resolution 12-02-2016, "A Resolution Amending City Council Protocols"

Resolution 12-03-2016, "A Resolution Adopting Addendum #6 to the Summit Creek Water Management Project – Well Participation"

Council Member Broadhead was told the content of Resolution 12-03-2016 had previously been approved and this is the ratification process.

Council Member Miller moved to approve the Consent Agenda. Council Member Jeffs seconded the motion. The vote is 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 with an unanimous vote.

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

### ***Chamber Business of the Month***

Mr. Ballamis reported Mountain View Hospital received the Business of the Month award for December 2016. Ms. Tallis, on behalf of the hospital thanked the Chamber for the award.

### ***Government Finance Officers Association (GOFA) – Distinguished Budget Award Presentation***

Mayor Hunsaker presented City Manager Reeves with the GOFA Distinguished Budget Award. This award is the highest award presented by the Government Finance Officers Association. Congratulations City Manager Reeves for earning this very prestigious award.

## **FORMAL PUBLIC HEARING**

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

## **BUSINESS LICENSES**

There weren't any new Business Licenses to report.

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

### ***FY2015-2016 Audit Presentation – Larson & Company, CPAs***

Mr. Haderly reviewed the FY2015-2016 Audit Report. The full audit report can be reviewed at the City Office during regular business hours.

### ***Resolution 12-04-2016, "A Resolution Adopting Addendum #5 to the Summit Creek Water Management Project – Phase 2 Cost Sharing" – Jay Franson, Franson Civil Engineers***

Mr. Franson reviewed the history behind the Summit Creek Water Management Project. He reported is now a year's worth of data identifying the flows rates of the Summit Creek Irrigation.

Council Member Broadhead questioned "how we got to the point without all the issues coming to the Council for approval". It was reported in prior approved addendum's it states that the City will pay a portion of the bond that Summit Creek Irrigation has. Council Member Hathaway echoed Council Member Broadhead's concerns.

Council Member Hathaway was told the water will be metered which in turn will give a more accurate accounting and data showing how much water is going to be used as recharge water. There currently are 3 meters installed (on the stream gauge out of the canyon, 400 N booster, and new well at 500 S) with an additional 2 meters scheduled to be installed. All the events since 2012 when the project first began, has been leading up to the application for a "Recharge and Recovery Permit". It was reported the City is spearheading the application process. Phil Rowley addressed the Mayor and Council Members by saying the Mayor and Representatives of the City have been a part of the committee from the inception. He feels it is the responsibility of those sitting on the committee to bring the issues to the Council for approval instead the Board as a whole. He indicated if the City wished to discontinue the involvement with the project "Summit Creek will go on without them". This project has been a "wish" for many years and with the involvement of Santaquin City the project is coming to pass.

Council Member Jeffs was told at the yearly Summit Creek Irrigation Meeting the project was approved by the shareholders as well as the Summit Creek Board.



Manager Reeves stated through Addendum #4 Summit Creek Irrigation has been authorization to pay all the bills association with the project.

Council Member Broadhead requested a copy of the project expenditures and an accounting of the monies spent so far. City Manager Reeves will obtain that information for the Mayor and Council Members.

After the discussion, Council Member Miller moved to table Resolution 12-04-2016, "A Resolution Adopting Addendum #5 to the Summit Creek Water Management Project. 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 with an unanimous vote.

***Discussion and Possible Action with regard to Santaquin Rock and Country Music Festivals***

Mr. Nuttel and Mr. Jenson addressed the Mayor and Council Members with regard to hosting a Rock and Country Music Festival within the City limits. Mr. Nuttel proposed a 2 day Country Festival in June and a 2 day Rock Festival in July, 2017.

Council Member Hathaway was told a "mini City" will be built for each of the events. The events will be self-sufficient which would include 24 hour security. The City Council was told the VIP Parking and camping would be positioned closer to the stage. He indicated they would use the local Fire/EMS for each event. The music will conclude by 11 pm for each event. Council Member Jeffs was told the security team only has jurisdiction within the event.

After the discussion, it was determined a committee would be formed to discuss holding the events.

***Discussion and Possible Action with regard to Allen Steele Development***

Assistant City Manager Marker reminded the Mayor and Council Members this is a discussion item only. The County is reviewing issues with regard to a proposed annexation. There has been discussions held with regard the number of homes that are being proposed. Assistant City Manager Marker reviewed a number of issues with regard to roads, water and sewer (see attachment "A for the breakout).

At approximately 8:00 pm, Mayor Hunsaker requested a 5 minute break.

The meeting resumed at approximately 8:09 pm.

Assistant City Manager Marker resumed the review of the proposed annexation of the property owned by Allen Steele. Mr. Steele reminded the Mayor and Council that his family has worked with Santaquin City on all issues. They sold the property to the City for the sewer lagoons. He indicated right now all they want to do is build 1 home on the property. Council Member



Broadhead asked if at the time the General Plan was adopted were the property owners consulted. He was told that there were a number of public meetings held but he couldn't say with certainty if they were in attendance. It was mentioned that the property belongs to Mr. Steele. He should be able to do with the property as he likes. Ms. Lance asked what the difference is between the proposed Steele property and the Depew property. She was told access to the Depew home was all amenities including the access is privately owned and the City does not maintenance requirements. Mrs. Robertson indicated she did attend one of the public meetings. She wants to farm the farm and not be restricted. Her concern is that if the Steele's are allowed annex then the City would require the Kay's to give property for widening the road. Mayor Hunsaker suggested allowing Ms. Robertson to be a part of drafting an annexation agreement. Assistant City Manager Marker indicated that if the property is annexed into the City the road issue would need to be addressed. The County Boundary Commission is currently reviewing the annexation because a petition has been submitted. Ms. Roberson was told at development water dedication would be required. Assistant City Manager Marker will review all requirements with Mr. Steele before he makes a final decision as to whether to continue with the proposed annexation.

***Discussion and Possible Action to Award the Storm Drainage Master Planning Engineering Project***

City Engineer Beagley reviewed the evaluation and scoring of the firms who submitted RFP's. He recommended, based on the information submitted, awarding the contract to Horrocks Engineers. The project will be paid for with CDBG contributing \$80,000 and the City matching funds which will be spread over 2 budget years (see attachment "B").

Council Member Broadhead moved to award the storm Drainage Master Plan Project, not to exceed \$151,882.00, to Horrocks Engineering. 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 with an unanimous vote.

***Resolution 12-05-2016 "A Resolution Approving an Agreement the Mt. Nebo Water Agency"***

Council Member Broadhead moved to table Resolution 12-05-2016, "A Resolution Approving an Agreement with the Mt. Nebo Water Agency" until all the attorneys have a chance to review the proposed agreement. 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 with an unanimous vote.



***Resolution 12-06-2016 "A Resolution Approving an Interlocal Agreement with the Town of Rocky Ridge and the State Institutional Trust Lands Administration (SITLA) for an Emergency Access Easement"***

Council Member Miller moved to approve Resolution 12-06-2016, "A Resolution Approving an Interlocal Agreement with the Town of Rocky Ridge and the State Institutional Trust Lands Administration (SITLA) for an Emergency Access Easement" contingent upon Rocky Ridge Town's approval. 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 with an unanimous vote.

***Discussion and Possible Action with regard to Public Safety Services provided outside Santaquin City Limits"***

City Manager Reeves reviewed a presentation with regard to Public Safety Services provided outside Santaquin City Limits (see attachment "C"). He recommended agreeing to the modified agreement submitted by Genola Representatives for EMS Services and increase the Police contract by approximately 20% each year until the cost per citizen is equal between Santaquin and Genola. Council Member Broadhead was told the current contract is approximately 5 years old. He indicated it may be time for Genola to put out an RFP and have Santaquin bid on it. City Manager Reeves has been invited to make a presentation to Genola's Town Council at their next Council Meeting.

***Resolution 12-07-2016 "A Resolution Approving a Renewal of the Chief of Police's Employment Agreement"***

A discussion was held as to the percentage of wage increase associated with the Police Chief's contract renewal. Council Member Jeffs recommended a 7% increase which would be in the amount of \$5,775.95 per year. Council Member Miller indicated he thinks 7% is too large of an amount for a yearly increase. Council Member Stevenson agreed with Council Member Miller. After a brief discussion, the majority of the Council Members agreed on a 6% increase.

Council Member Jeffs moved to approve Resolution 12-07-2016, "A Resolution Approving a Renewal of the Chief of Police's Employment Agreement" with a 6% wage increase (approximately \$5000 per year) starting immediately. 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	Nay
Council Member Stevenson	Nay

The vote passed with a 3 to 2 vote.

***Discussion and Possible Action with regard to out of State/Country Recorder's Training***

Council Member Miller moved to approve the out of State/Country training for the City Recorder, not to exceed approximately \$2300. 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 with an unanimous vote.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

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

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

There wasn't a need to convene the Special Service District for Roads Maintenance.

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

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

**CONVENE OF THE SANTAQUIN WATER DISTRICT**

Council Member Broadhead moved to convene the Santaquin Water District. Council Member Miller seconded the motion. The vote is 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 with an unanimous vote.

***Resolution 12-01-2016SWD, "A Resolution Approving a Real Property Exchange Agreement with South Ridge Farms for the Acquisition of Right of Way for the extension of Summit Ridge Parkway."***

Board Member Broadhead moved to approve Resolution 12-01-2016SWD, "A Resolution Approving a Real Property Exchange Agreement with South Ridge Farms for the Acquisition of Right of Way for the Extension of Summit Ridge Parkway". Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Jeffs	Aye
Board Member Miller	Aye
Board Member Stevenson	Aye

The vote passed with an unanimous vote.



***Resolution 12-02-2016SWD, "A Resolution Approving a Real Property Exchange Agreement with Cherry Springs Properties for the Acquisition of Right of Way for the extension of Summit Ridge Parkway."***

Board Member Miller moved to approve Resolution 12-02-2016SWD, "A Resolution Approving a Real Property Exchange Agreement with Cherry Springs Properties for the Acquisitions of Right of Way for the extension of Summit Ridge Parkway". Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Jeffs	Aye
Board Member Miller	Aye
Board Member Stevenson	Aye

The vote passed with an unanimous vote.

Board Member Broadhead moved to reconvene the City Council Meeting. Board Member Jeffs seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Jeffs	Aye
Board Member Miller	Aye
Board Member Stevenson	Aye

The vote passed with an unanimous vote.

**PETITIONS AND COMMUNICATIONS**

There weren't any Petitions or Communications.

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

***City Manager Reeves***

City Manager Reeves reported he had been contacted by a charity who would like to hold an event called "Beehive Drive" formerly known as "Fast Pass Utah". They are a charity of the Utah Highway Patrol Association. This a group of high end automobile enthusiasts who drive through Utah escorted by the Highway Patrol. They pick 3 City's/Towns to stop in. What they are asking of the City is to provide a lunch which they will reimburse the cost for. They raise funds for scholarships which benefit youth throughout the state. They anticipate taking 2 students from each place they stop to Washington DC on a history tour. They also give money to the local high school for scholarships. In the past they were hosted by Mona and Nephi. The event is scheduled for July 12<sup>th</sup>. It was mentioned this would be a great event for the royalty to participate in. The Council were in support of the event. The staff will be working with the event coordinators.

***Assistant City Manager Marker***

The closure on the Summit Ridge property is scheduled for this week. There is still water issues that needs to be resolved. The new property owners will most likely be requesting to pay money in lieu water dedication. The approximate amount paid to the City would be about \$1.4 Million. The issue will be discussed at greater length when an actual request is received.

Planning Commission reviewed a request for construction of 18 units of town homes located at 450 S 50 W. Included in the plans for the property could include 3 single family lots also. The Planning Commission heard comments from the neighbors during that meeting.

He also reported they have received an application for a 4 unit town home which is proposed for across from Santaquin Elementary. The plans will be reviewed tomorrow by DRC.

It was reported the City has received a conceptual layout for a Soda Shop. It was proposed business be placed on the City owned property at 200 West. They would have a drive through only (see attachment "D" for the layout and business plan). Council Member Broadhead suggested the property be put up for lease to the general public. At that time the individual interested in the business could bid on the lease. The issue will be included on the next agenda for discussion.

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

### ***Mayor Hunsaker***

Mayor Hunsaker didn't have anything to report.

### ***Council Members***

Council Member Hathaway voiced his concerns with accepting warm spring's water as a dedicated water right. He isn't in favor of "getting involved with that mess".

He reminded the Mayor and Council Members that when the Chamber combined with Payson the feasibility of the combination would be discussed after a year. He would like to hold a discussion during a future Council Meeting.

Council Member Hathaway reported a Citizen wanted to know why we had an outside caterer was used for the Employee Christmas Party. The Mayor indicated he made the choice.

At 10:30 pm Council Member Broadhead moved to extend the meeting for 10 minutes. Council Member Miller seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Hathaway	Aye
Board Member Jeffs	Aye
Board Member Miller	Aye
Board Member Stevenson	Aye

The vote passed with an unanimous vote.

Council Member Hathaway indicated he would like to see the Recreation "have Santa". He was told the Recreation Director tries to prioritize her time and staffing.

Council Member Jeffs indicated she wanted to be included on the "concert committee".

Council Member Broadhead indicated he had with Dennis Brandon with regard to wielding of water. He wondered who the City would wield water to Olson's Greenhouse but not to him. He was told a water wielding discussion is scheduled for a new future Council Meeting.



It was reported over approximately the last 5 years there has been a water billing error to Olson's Greenhouse. This error is in approximately \$53,000. The Mayor will schedule a meeting with Bart Olson to discuss options on how to recoup the under billing amount.

**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

There wasn't a need to hold an Executive Session to discuss the character, professional competence, or physical or mental health of an individual.

**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

There wasn't a need to hold an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

**ADJOURNMENT**

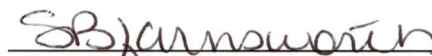
At 10:38 pm, Council Member Miller moved to adjourn. Council Member Stevenson seconded the motion. The vote was as follows:

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

The vote passed with an unanimous vote.

Approved on January 4, 2017.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder

STEELE ANNEXATION

LOCATED IN THE:  
EAST HALF OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASIN AND MERRIMAN,  
CITY OF SALT LAKE, UTAH COUNTY, UTAH



FOUND BRASS CAP  
W/14 SEC 3

Parcel Line Table		
Line #	Length	Direction
L1	415.84	S52°49'40"W
L2	184.71	S81°55'12"W
L3	180.14	S67°38'42"W
L4	63.57	S55°51'50"W
L5	16.02	S72°06'18"W
L6	39.27	S87°18'38"W
L7	13.90	S80°38'21"W
L8	175.94	N40°25'27"E
L9	123.20	N11°22'41"E
L10	171.72	N37°54'30"E
L11	83.37	N49°37'19"W
L12	145.18	S48°53'49"W
L13	171.05	S88°11'18"E
L14	139.05	N10°39'13"E
L15	172.72	S00°07'19"E

Curve Table				
Curve #	Length	Radius	Chord Distance	Chord Length
C1	114.70	1830.06	2°32'28"	114.68
C2	751.19	5766.00	7°39'17"	750.97

FOUND BRASS CAP  
S/1 COR SEC 3

N89°55'22"W 3635.39' (CALC)

OWNER:  
SUMMIT CREEK IRRIGATION  
AND CANAL COMPANY

OWNER:  
SUMMIT CREEK IRRIGATION  
AND CANAL COMPANY

OWNER:  
ALAN K. AND CARALEE STEELE  
PARCEL NO. 32-508-9508

OVERALL ANNEXATION AREA:  
220788 S.F. / 5.05 AC. ±

CALCULATED POSITION  
NE COR SEC 3

POINT OF  
BEGINNING

FOUND BRASS CAP  
E/14 COR SEC 3

OWNER:  
SCOTT & KAY

OWNER:  
GREEN DOR AND BONNIE KAY

OWNER:  
DORRAN FAMILY  
LIMITED PARTNERSHIP

CALCULATED POSITION  
NE COR SEC 3

BOUNDARY DESCRIPTION  
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRIMAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 3, THENCE SOUTH 02°29'00" EAST 136.48 FEET ALONG THE EAST LINE OF SAID SECTION 3 TO THE SOUTH LINE OF THE ALAN AND CARALEE STEELE PARCEL, NUMBER 32-508-9508; THENCE ALONG THE SOUTH LINE OF SAID STEELE PARCEL, THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 89°15'00" WEST 148.44 FEET; (2) SOUTH 80°48'00" WEST 418.36 FEET; (3) SOUTH 61°55'12" WEST 184.71 FEET; (4) SOUTH 60°38'42" WEST 180.14 FEET; (5) SOUTH 55°51'50" WEST 63.57 FEET; (6) SOUTH 72°06'18" WEST 16.02 FEET; (7) SOUTH 87°18'38" WEST 39.27 FEET; (8) NORTH 80°38'21" WEST 13.90 FEET TO A POINT ON THE EAST ROW LINE OF UNION PACIFIC RAILROAD AND THE BEGINNING OF AN 1830.06 FOOT RADIUS CURVE TO THE RIGHT. THENCE ALONG THE EAST UNION PACIFIC ROW LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 41°22'28" EAST 708.96 FEET TO THE BEGINNING OF A STRAIGHT FOOT RADIUS CURVE TO THE LEFT; (2) 701.10 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 57°28'17" (CHORD BEARS NORTH 30°07'41" EAST 705.57 FEET); THENCE NORTH 40°14'41" EAST 459.41 FEET ALONG THE NORTH LINE OF THE ALAN AND CARALEE PARCEL, NUMBER 32-508-9508 TO A POINT ON THE EAST LINE OF SAID SECTION 3, THENCE SOUTH 02°29'00" EAST 136.48 FEET ALONG THE EAST LINE OF SAID SECTION 3, THENCE SOUTH 89°15'00" WEST 148.44 FEET; THENCE SOUTH 80°48'00" WEST 418.36 FEET TO A POINT ON THE QUARTER SECTION LINE, THENCE NORTH 87°29'00" EAST 139.05 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 2246738 S.F. / 51.8 ACRES ±.

ACCEPTANCE BY LEGISLATIVE BODY  
THIS IS TO CERTIFY THAT WE, SALT LAKE COUNTY MAYOR AND COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SALT LAKE, UTAH, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREIN. ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1879) 15-1-04 AND 15-2-01 THRU 631 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREINAFTER AS THE STEELE ANNEXATION.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015

RECORDED  
ATTEST: \_\_\_\_\_  
RECORDER  
SURVEYOR CERTIFICATE  
I, PHILIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 38988 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN WAS PERFORMED UNDER MY DIRECTION.

PHILIP R. CHRISTENSEN  
P.L.S. 315086  
DATE  
VICINITY MAP  
A map showing the location of the project site within the surrounding area, including roads and other landmarks.

LEGEND

- SECTION CORNER (FOUND)
- SECTION CORNER (CALCULATED)
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- BEARING BREAK

**STEELE ANNEXATION**

SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
UTAH COUNTY, UTAH

epic

PROJECT #  
87

DATE:  
02/11/16

CHECKED:  
JDM

SHEET NO:  
1 OF 1



# STEELE ANNEXATION SANTAQUIN CITY

## KEY/LEGEND

- PLAY GROUND
- OPEN SPACE/  
PARK AREA
- ROADWAYS
- RESIDENTIAL  
MULTI FAMILY
- RESIDENTIAL  
MULTI FAMILY

60 FOOT RIGHT OF WAY

STORM POND

56 FOOT INTERIOR ROAD  
RIGHT OF WAY

UTILITY EASEMENT

56 FOOT RIGHT OF WAY  
TO 14400 SOUTH





12-14-16 COUNCIL MEETING  
ATTACHMENT "A-3"

Jurisdiction	Development Type	Roads		Sewer	Culinary	Irrigation	Policy Consideration	
		Improvements	Secondary Access				General Plan	Annexation
Utah County	Large Lot (5 ac lots)	County will require 24' paved surface.	County would determine if secondary access is required	Development within 300' must connect to City Sewer.  No upgrades needed  <b>Policy Consideration:</b> Would city consider providing utility services to non-residents?	Need to Construct 8" culinary line from 500 East to property and Connect to City utilities  <b>Policy Consideration:</b> City utility ordinances require connections are allowed only after a City building permit is issued (i.e. must be annexed). Would city consider providing utility services to non-residents?	County would determine irrigation needs and sources (likely city connection).  <b>Policy Consideration:</b> Would city consider providing utility services to non-residents?  <b>Policy Consideration:</b> Whether a resident or non-resident service is provided, what non-residential uses would be permitted (e.g. crop vs stock vs grey water, etc.). City utility regulations don't limit uses of irrigation water so long as it is being paid for.	County zoning allows for large lot residential developments. This conflicts with the City's general plan for the area, which calls for future business park development.  A limited number of units, depending on location may not drastically impact the potential for non-residential uses in the future.	<b>NOTE: No action regarding the Steele annexation can take place until the Utah County Boundary Commission takes action on the submitted appeal.</b>  1) Historically annexation requests were considered based on their merited benefits to the City. Annexation of the Steele property, which would only permit large lot development or limited residential development, would result in a long term financial loss to the City (if those are the only uses built). The limited amount of residential development would not provide sufficient revenue to cover utility and road maintenance costs nor public safety service costs.  2) Development of a business park would provide the greatest long term financial benefit to the City, but will not likely happen for many years and not until a secondary access route connecting to Highway 6 can be constructed. One of the purposes in allowing the annexation to move forward would be to control the development potential of the property while recognizing the additional burden of cost until non-residential uses are constructed.  <b>Policy Consideration:</b> Should annexation be considered as a tool to control growth and development or only be considered when financial benefits will be derived?
	Cluster Lots							
Santaquin	Large Lots	City <b>Rural private</b> street allows for 24' gravel surface for max of 6 lots. <b>Rural public</b> street allows 24' asphalt surface without curb, gutter, sidewalk but a <b>56' ROW is needed</b> and lots must be over 1 acre in size.  <b>Policy Consideration:</b> Would city allow a Rural Public road to remain as is (i.e. not require a 56' ROW where there isn't one now)?	Development of more than 8 units on the Steele property will require a secondary access. This assumes no other properties between 500 East and the subject property develop.	Development within 300' must connect to City Sewer.  No upgrades needed	Need to Construct 8" culinary line from 500 East to property and Connect to City utilities  Current stock water connection would likely remain	Need to extend City irrigation system.	General Plan shows industrial/Business Park on the property.  Residential development could impede future business park development. However, a limited number of units, depending on location may not drastically impact the potential for non-residential uses.	
	1/4 acre lots	City Public street would be required all the way from 500 East plus one additional access route. Applicant would need to acquire and construct all street ROW.		Development within 300' must connect to sewer.			Residential development of this type would negate any business park potential.	
	Industrial		Development creating more than 80 trips per day will require a secondary access.	Based on impacts, some upgrades may be needed			Use would be consistent with General Plan	



**Norm Beagley**

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**From:** Norm Beagley  
**Sent:** Thursday, December 08, 2016 12:49 PM  
**To:** Kirk Hunsaker; Keith Broadhead (external); Nick Miller; Amanda Jeffs; Marianne Stevenson; David Hathaway  
**Cc:** Ben Reeves; Dennis Marker  
**Subject:** Santaquin City Storm Drain Master Plan

Good afternoon Mayor & Council Members,

We have completed our review and evaluation of the storm drain master plan proposals submitted.

The table below shows the results of the review and evaluation.

We are recommending for your consideration that the City award the contract to Horrocks Engineers to perform the storm drain master plan effort.

If you would like further information on the scoring and the overall evaluation or on the proposals submitted I would be happy to discuss with you further.

Please let me know if you have any questions.

Thank you for your time.

*Norm Beagley, P.E.*  
Santaquin City Engineer  
275 West Main Street  
Santaquin, Utah 84655  
[nbeagley@santaquin.org](mailto:nbeagley@santaquin.org)  
(801) 754-1011 x 225 Office  
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(801) 636-6899 Cell

Santaquin City  
Storm Drain Master Plan

Selection Committee Evaluation & Scoring

Proposing Firm	Project Team (20 points possible)	Relevant Experience (35 points possible)	Approach (35 points possible)	Subtotal Score	Fee Proposal Points (10 points possible)	Total Score
Horrocks Engineers	16.2	31.2	28.8	76.2	6.0	82.2
JUB/HAL	18.2	28.0	28.7	74.8	5.7	80.5
Epic Engineering	17.5	25.0	23.3	65.8	10.0	75.8
AE2S	14.8	28.2	24.0	67.0	7.8	74.8
Civco/Entellus	12.5	22.8	24.3	59.7	7.7	67.3
CWE	12.7	22.5	21.2	56.3	6.2	62.5



Rank	Proposed Fee Amount
1	\$ 151,882.00
2	\$ 156,073.00
3	\$ 99,004.00
4	\$ 129,054.00
5	\$ 130,473.00
6	\$ 150,355.00

DRAFT



## Public Safety Outsourcing

December 14, 2016



# History – Emergency Medical Services (EMS)

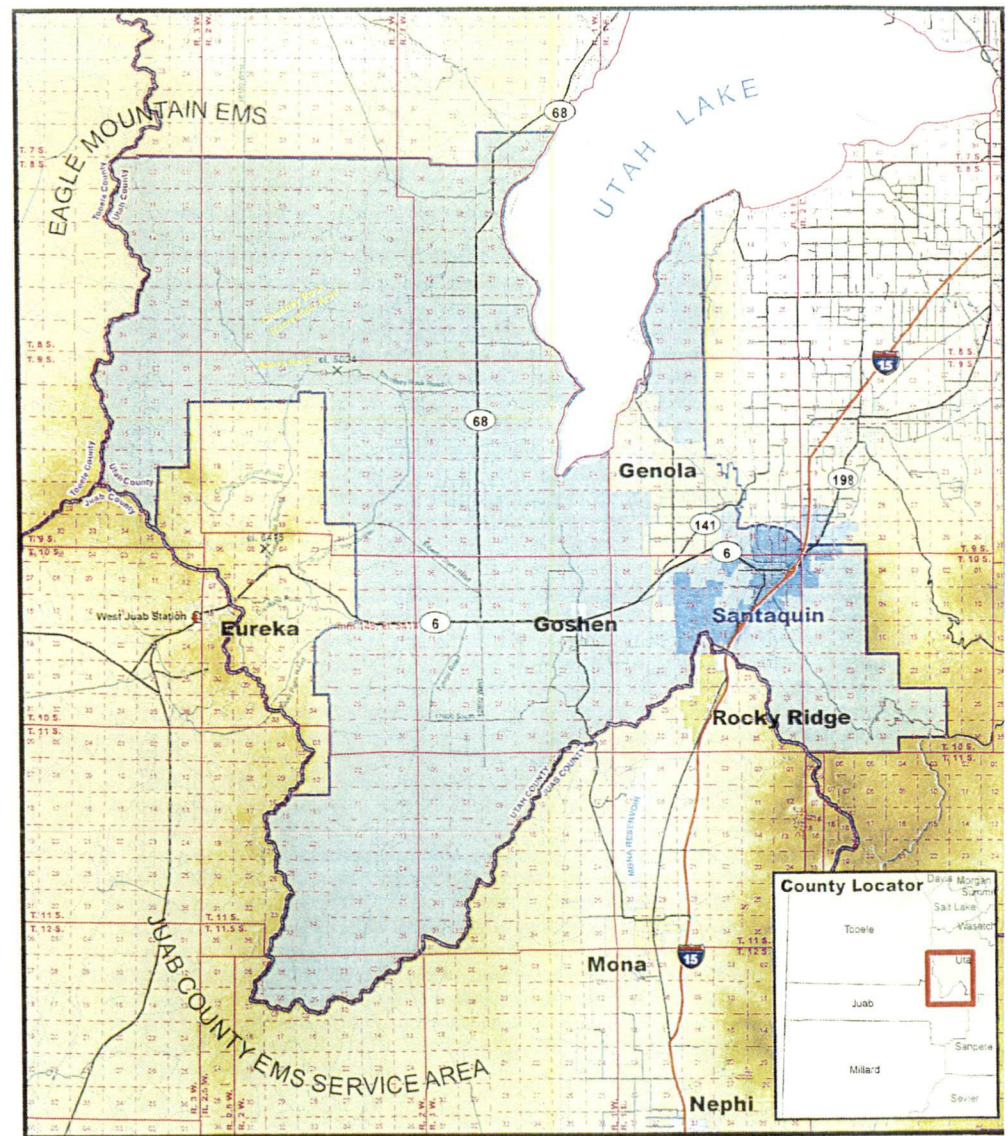


- Santaquin City provides EMS to areas outside the city limits
- The Town of Goshen has a contract to provide said services
- The Town of Genola has contributed towards said services under a handshake agreement
- In 2014, (*billing in 2015*) Santaquin City corrected an accounting error (*payroll liability*) while also investing more heavily in training and equipment for the newly combined Fire/EMS Department.
- This increase in expenditures translated into an increased charge to both Genola & Goshen
- This increasing of billing shed light on the fact that Genola is operating without a contract



# EMS Service Area Map

- At the direction of the Santaquin City Council, Chief Olson and Chief McMullin met to work out the language of a new agreement
- The new draft agreement significantly drops the costs born by areas outside of Santaquin's municipal boundaries
- This reduction sparked a more comprehensive financial review which also included Police Services





# EMS Departmental Costs



	2011	2012	2013	2014	2015	2016
Department Operating Cost	\$172,891	\$143,388	\$158,585	\$315,303	\$256,266	\$278,961
Capital Costs*	<u>\$7,906</u>	<u>\$6,551</u>	<u>\$40,656</u>	<u>\$41,101</u>	<u>\$40,890</u>	<u>\$39,527</u>
Total Cost	\$180,797	\$149,939	\$165,814	\$322,449	\$263,729	\$285,061
Less EMS Revenue**:	<u>(\$150,030)</u>	<u>(\$113,918)</u>	<u>(\$126,881)</u>	<u>(\$153,674)</u>	<u>(\$187,989)</u>	<u>(\$155,997)</u>
Unfunded Costs:	\$30,767	\$36,021	\$38,933	\$168,775	\$75,741	\$129,064

\* Capital Costs include the Ambulance and the Defibrillator Debt Service. It does not include any costs for the PS Building or Utilities

\*\* EMS Revenue includes all Ambulance Billing Revenue, Grants and Payments by Goshen



# EMS Departmental Costs



	2011	2012	2013	2014	2015	2016
Unfunded Costs:	\$30,767	\$36,021	\$38,933	\$168,775	\$75,741	\$129,064
Amount covered by Genola	\$1,695	\$1,483	\$2,656	\$3,386	\$11,559	\$2,631
Amount covered by Goshen	\$1,496	\$0	\$2,125	\$3,762	\$23,199	\$2,392
Amount covered by Santaquin	\$27,575	\$34,539	\$34,152	\$161,627	\$40,942	\$124,041



# Demographics - Population



Population	2011	2012	2013	2014	2015	2016
Genola	1389	1392	1400	1414	1419	*MAG State of Utah Census Estimates
Goshen	933	936	946	954	944	
Santaquin	9523	9874	10058	10310	10572	
<b>Total Population</b>	<b>11845</b>	<b>12202</b>	<b>12404</b>	<b>12678</b>	<b>12935</b>	
Genola %	11.7%	11.4%	1.3%	11.2%	11.0%	
Goshen %	7.9%	7.7%	7.6%	7.5%	7.3%	
Santaquin %	80.4	80.9%	81.1%	81.3%	81.7%	



# Demographics – General Fund Balance



General Fund	2011	2012	2013	2014	2015	2016
Genola	\$483,273	\$529,692	\$1,366,006	\$547,899	576,768	\$680,350
Goshen	\$318,522	\$228,000	\$225,000	\$225,000	\$225,000	\$225,000
Santaquin	\$4,476,393	\$4,846,923	\$5,764,662	\$4,494,248	\$5,205,130	\$5,232,133
Total GF	\$5,278,188	\$5,604,615	\$7,355,668	\$5,267,147	\$6,006,898	\$6,137,483
Genola %	9.2%	9.5%	18.6%	10.4%	9.6%	11.1%
Goshen %	6.0%	4.1%	3.1%	4.3%	3.7%	3.7%
Santaquin %	84.8%	86.5%	78.4%	85.3%	86.7%	85.2%



# EMS Departmental Costs – *by population*



Genola:	2011	2012	2013	2014	2015	2016
Amount covered by Genola	\$1,695	\$1,483	\$2,656	\$3,386	\$11,559	\$2,631
Genola Population	1389	1392	1400	1414	1419	?
Cost per Genola Resident	\$1.22	\$1.07	\$1.90	\$2.39	\$8.17	?

Santaquin:	2011	2012	2013	2014	2015	2016
Amount covered by Santaquin	\$27,575	\$34,539	\$34,152	\$161,627	\$40,942	\$124,041
Santaquin Population	9523	9874	10058	10310	10572	?
Cost per Genola Resident	\$2.90	\$3.50	\$3.40	\$15.68	\$3.87	?



## EMS Departmental Costs – *by population continued*



Genola:	2011	2012	2013	2014	2015	2016
What Genola should have paid if based on population	\$3,608	\$4,109	\$4,394	\$18,824	\$8,309	?
Amount actually paid by Genola	\$1,695	\$1,483	\$2,656	\$3,386	\$11,559	\$2,631
Difference	\$1,912	\$2,627	\$1,738	\$15,438	(\$3,290)	?

Santaquin:	2011	2012	2013	2014	2015	2016
What Santaquin should have paid if based on population	\$24,736	\$29,149	\$31,569	\$137,251	\$61,904	?
Amount actually paid by Santaquin	\$27,575	\$34,539	\$34,152	\$161,627	\$40,942	\$124,041
Difference	(\$2,840)	(\$5,390)	(\$2,583)	(\$24,376)	\$20,962	?



# EMS Departmental Costs – *by general fund balance*



Genola:	2011	2012	2013	2014	2015	2016
What Genola should have paid if based on General Fund	\$2,817	\$3,404	\$7,230	\$17,556	\$7,272	\$14,307
Amount covered by Genola	\$1,695	\$1,483	\$2,656	\$3,386	\$11,559	\$2,631
Difference	\$1,112	\$1,922	\$4,574	\$14,171	(\$4,327)	\$11,676

Santaquin:	2011	2012	2013	2014	2015	2016
What Santaquin should have paid if based on General Fund	\$26,093	\$31,152	\$30,512	\$144,009	\$65,631	\$110,026
Amount covered by Santaquin	\$27,575	\$34,539	\$34,152	\$161,627	\$40,942	\$124,041
Difference	(\$1,482)	(\$3,387)	(\$3,640)	(\$17,618)	\$24,689	(\$14,015)



# Police Departmental Costs – *by population*



Genola:	2011	2012	2013	2014	2015	2016
Amount covered by Genola	\$60,000	\$60,171	\$60,308	\$60,461	\$62,806	\$62,411
Genola Population	1389	1392	1400	1414	1419	?
Cost per Genola Resident	\$43.20	\$43.23	\$43.08	\$42.76	\$44.26	?

Santaquin:	2011	2012	2013	2014	2015	2016
Amount covered by Santaquin	\$980,496	\$1,097,969	\$1,070,378	\$1,146,107	\$1,252,611	\$1,315,983
Santaquin Population	9523	9874	10058	10310	10572	?
Cost per Genola Resident	\$102.96	\$111.20	\$106.42	\$111.16	\$118.48	?



# Police Departmental Costs – *by population continued*



Genola:	2011	2012	2013	2014	2015	2016
What Genola should have paid if based on population	\$132,446	\$143,097	\$138,153	\$145,521	\$155,665	?
Amount actually paid by Genola	\$60,000	\$60,171	\$60,308	\$60,461	\$62,806	\$62,411
Difference	\$72,446	\$82,926	\$77,845	\$85,060	\$92,859	?

Santaquin:	2011	2012	2013	2014	2015	2016
What Santaquin should have paid if based on population	\$908,050	\$1,015,043	\$992,533	\$1,061,047	\$1,159,752	?
Amount actually paid by Santaquin	\$980,496	\$1,097,969	\$1,070,378	\$1,146,107	\$1,252,611	\$1,315,983
Difference	(\$72,446)	(\$82,926)	(\$77,845)	(\$85,060)	(\$92,859)	?



# Police Departmental Costs – *by general fund*



Genola:	2011	2012	2013	2014	2015	2016
What Genola should have paid if based on population	\$95,268	\$109,456	\$209,977	\$125,510	\$126,303	\$152,797
Amount actually paid by Genola	\$60,000	\$60,171	\$60,308	\$60,461	\$62,806	\$62,411
Difference	\$35,268	\$49,285	\$149,669	\$65,049	\$63,497	\$90,386

Santaquin:	2011	2012	2013	2014	2015	2016
What Santaquin should have paid if based on population	\$882,437	\$1,001,570	\$886,123	\$1,029,517	\$1,139,842	\$1,175,065
Amount actually paid by Santaquin	\$980,496	\$1,097,969	\$1,070,378	\$1,146,107	\$1,252,611	\$1,315,983
Difference	(\$98,059)	(\$96,399)	(\$184,256)	(\$116,591)	(\$112,769)	(\$140,918)



## Demographics – Property Taxes Rates, Etc.

Year	Genola	Santaquin	%Diff
2016	0.0009020	0.0019090	111.6%
2015	0.0009490	0.0020750	118.7%
2014	0.0009720	0.0021760	123.9%
2013	0.0010450	0.0024080	130.4%
2012	0.0010240	0.0018170	77.4%
2011	0.0009570	0.0018300	91.2%

### New Home Construction Average Cost:

Genola \$268,700 – Santaquin \$265,990

### Median House Value:

Genola \$272,754 – Santaquin \$186,332

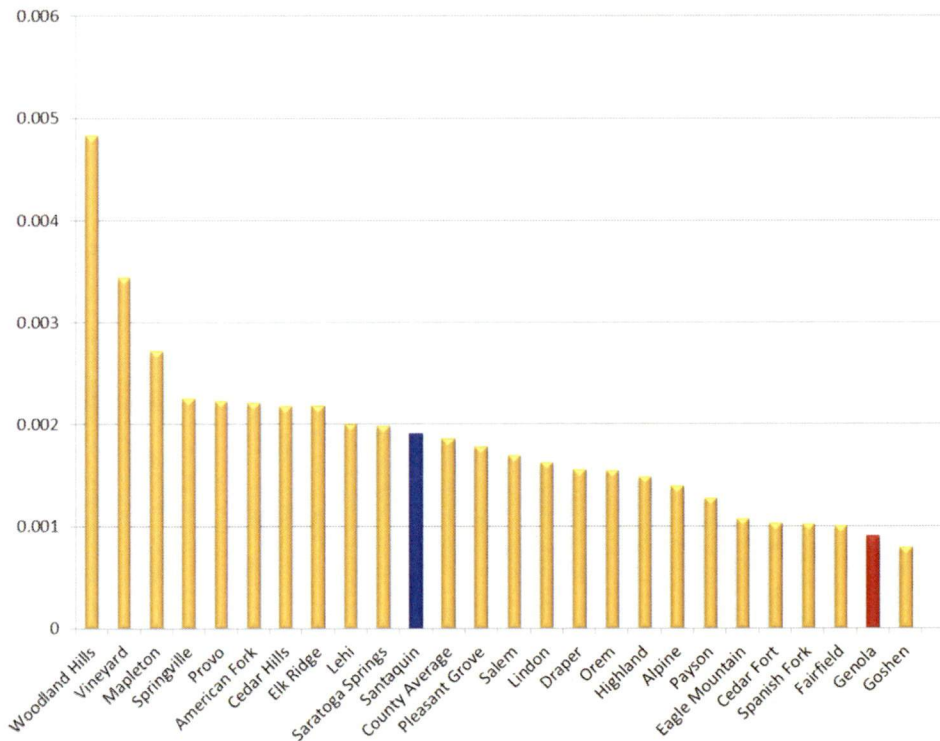
### Estimated Household Income:

Genola \$62,892 – Santaquin \$59,404



# Property Tax Rates by City - 2016

2016 Property Tax Rates by City within Utah County



## 2016 Property Tax Rates by City

Rank	City	2016 Rate
1	Woodland Hills	0.004839
2	Vineyard	0.003446
3	Mapleton	0.002729
4	Springville	0.002262
5	Provo	0.002239
6	American Fork	0.002216
7	Cedar Hills	0.002186
8	Elk Ridge	0.00218
9	Lehi	0.002005
10	Saratoga Springs	0.001994
11	Santaquin	0.001909
	County Average	0.001850
12	Pleasant Grove	0.001775
13	Salem	0.001697
14	Lindon	0.00163
15	Draper	0.00156
16	Orem	0.00155
17	Highland	0.001494
18	Alpine	0.001388
19	Payson	0.001279
20	Eagle Mountain	0.001081
21	Cedar Fort	0.001037
22	Spanish Fork	0.001031
23	Fairfield	0.001012
24	Genola	0.000902
25	Goshen	0.000799



Business Plan

The Soda Shop

Santaquin, Utah, 84655

November 28, 2016

Vicki Lyons

Benjamin, Utah, 84660

Phone (801) 717-7567



## **The Soda Shop Business Plan**

### **Company Description**

- Company primarily offers a wide variety of cold and hot beverages.
- Company will also offer a variety of small treats.
- Our primary customers will come from Santaquin, Goshen, Genola, Mona, and surrounding areas.
- Our business will provide personal income to owners, employment to Santaquin residents, and a fun place to get a treat and drink.
- We believe that our business will be profitable/successful because people in Utah love their flavored beverages.

### **Market Analysis**

- Soda pop has a high margin of profit.
- Soda pop has a long life cycle which will help mitigate product turn over.
- Our plan is to primarily focus on specialty flavored soda pops, as well as including hot beverages.
- We want to individualize our business by offering specialty sizes for kids, seasonal options, and health conscious drinks.

### **Organization and Management**

- We plan for our business to be a limited liability corporation; we will apply for a LLC license.
- We plan to have available positions for shift supervisors and workers.
- Our business will bring in employment opportunities for the citizens of Santaquin, which will generate income and jobs.
- Our business will bring business growth opportunities to the city.

### **Marketing and Sales**

- We plan to market out business by making a Facebook and Instagram page. By having social media pages for our business we will also be able to ask for customer feedback.
- We plan to offer a frequent buyer punch card which will encourage sales.
- We plan on offering promotion coupons to schools for rewards for student achievement.



### **Financial Projections**

- Cost of renting city ground
- Cost of building
- Land rent
- Business loan for building, supplies, etc.
- Legal/accounting fees
- Insurance
- Long term exterior improvement and landscaping
- Monthly utilities and city hookup fees
- Ice machine, latte machine, refrigerators, blenders, office supplies, Menu board
- Rent soda from venders, syrups, variety of tea and coffees
- Ipad, cash register

### **Executive Summary**

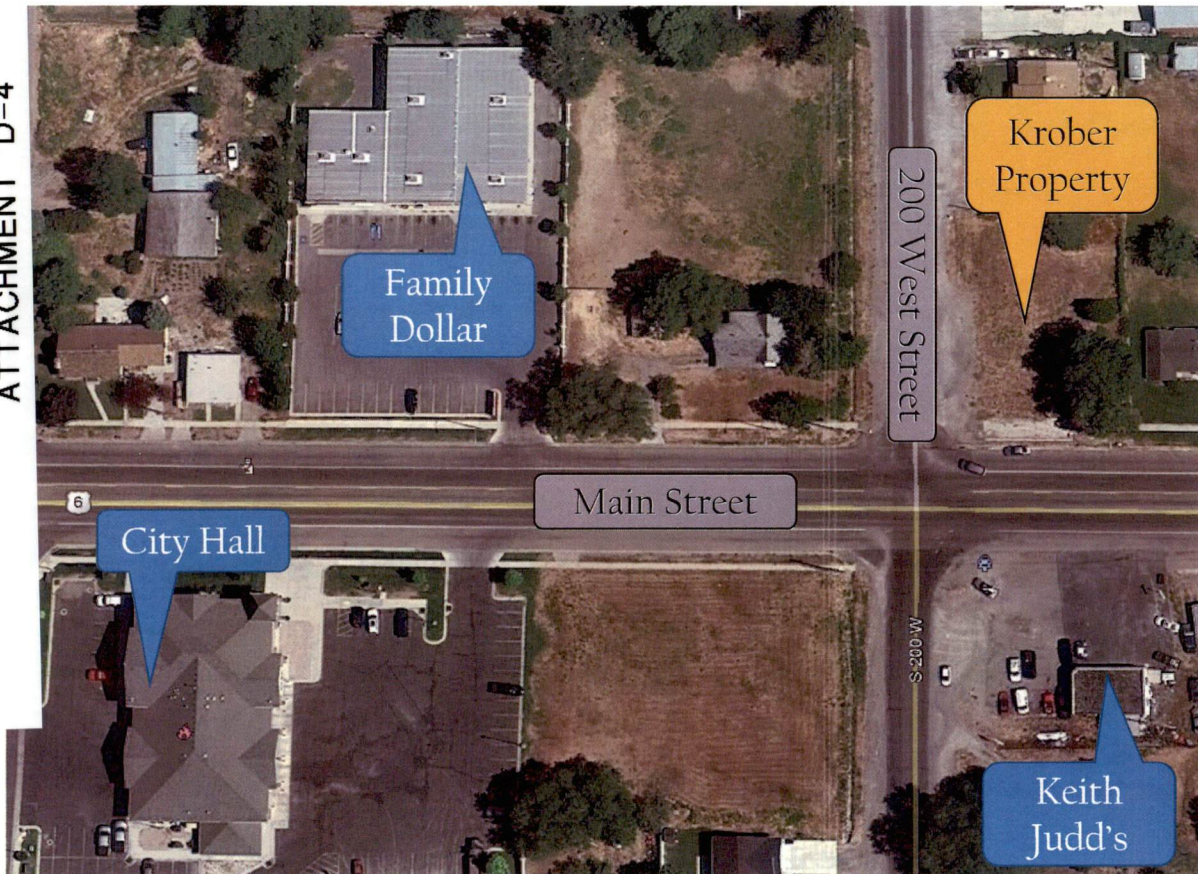
- Our business goal is to provide income for owners, provide employment opportunities to Santaquin, and provide a fun place to get a treat and drink.
- Our menu will offer a variety of cold soda drinks, as well as hot beverages.
- We feel our product will be successful because Utah county people consume a lot of soda, making it a popular product choice.
- Our business will have high visibility on main street.
- We plan to offer our products at reasonable prices, and will have more mix in options than typical gas stations provide.



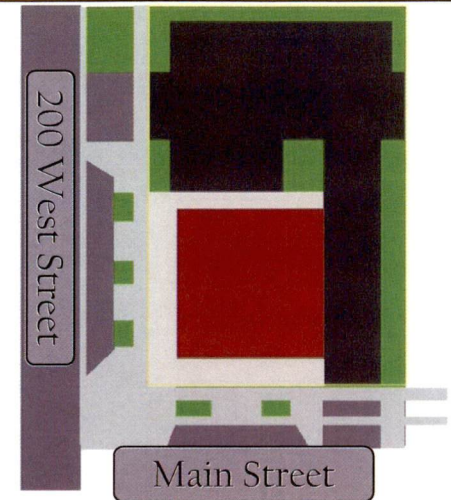
# The Soda Shop

## Possible Conceptual Layouts

12-14-16 COUNCIL MEETING  
ATTACHMENT "D-4"



Drive Through Layout Option



No Drive Through Layout Option

