

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, October 19, 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. October 05, 2016
 - b. Bills:
 1. \$584,094.69
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Introduction of New Santaquin City Employees
 - b. Award Presentation by the Utah Local Governments Trust (ULGT)
- 7. FORMAL PUBLIC HEARING**
- 8. UNFINISHED BUSINESS**
- 9. BUSINESS LICENSES**
- 10. NEW BUSINESS**
 - a. Discussion and Possible Action regarding Safe Walking Routes to School (300 West)
- 11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 10-04-2016 "A Resolution Amending Provisions of the Santaquin City Construction Standards."
 - b. Ordinance 07-02-2016 Modifying PUD Development Standards
- 12. CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
- 13. CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
- 14. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
- 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: _____
Linda Midgley, Deputy City Recorder

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
October 19, 2016**

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

Others present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, City Engineer Norm Beagley, Holly Homer, Zach Bate, Sierra Wall, Cindy Johnson, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Ben Reeves led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Ben Reeves offered an inspirational thought and an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

No conflict of interest was declared.

CONSENT AGENDA

Minutes:

October 5, 2016

Bills:

\$584,094.69

Council Member Hathaway made a motion to approve the Consent Agenda. 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 Stevenson	Aye

The vote to approve the consent agenda was unanimous.

PUBLIC FORUM

Randall Ercanbrack addressed the Council. Mr. Ercanbrack said he was requesting a lease of irrigation water from the City. He noted he had brought money in lieu of water to the City when the property was annexed. He had leased water for a few years, but when the secondary water system was put in, the lease was taken away. He said he would like to lease some water shares so he can irrigate trees.

Mr. Reeves said he had met with the Rowley's regarding a similar request, and the Council had looked at the possibility of leasing water. He said he had asked City engineer Norm Beagley to determine past water use and likely future use. A draft agreement can be put together and reviewed by City attorney Bret Rich before being submitted to the Council. He said he would like to have an iteration for the agricultural community to review, in order to ensure the agreement is a win/win situation.

Public Forum, continued:

Council Member Broadhead asked Mr. Ercanbrack how much water he was looking for. Mr. Ercanbrack said ten to 15 shares a year. He said he will have to plant the trees somewhere else if water is not available. Dennis Marker said City ordinance allows someone to turn water shares to the City, and if the shares are not being used, they can be leased back.

New Employees

Ben Reeves said the City Council had indicated they wanted to meet any new employees that were hired. There are four employees that were recently hired. The new senior citizen leader, Judy Rollins, was unable to attend this meeting and will meet the Council at a later date. The other employees are Holly Homer, the Administrative Assistant to the Community Development Department, Sierra Wall, a clerk in the Police Department, and Animal Control Officer Zach Bate.

Holly Homer addressed the Council. Ms. Homer said she recently moved to Summit Ridge, is the mother of four boys and one girl, and is excited to be part of the community. She said there was a lot to learn in Community Development and she found it intriguing and was excited to be part of the team.

Sierra Wall addressed the Council. She said she was from Eureka originally, and was attending school in order to become a nurse practitioner. Her duties in the department included clerical work and addressing GRAMA requests.

Zach Bate addressed the Council. He said he lived in Spanish Fork and had been the animal control officer for about a month and a half. He is presently single and enjoys work and sports.

ULGT Award

Josh McKell, a representative of the Utah Local Governments Trust, addressed the Council. He expressed his appreciation for the Trust's partnership with the City. He said the Trust had worked closely with Mr. Reeves and City recorder Susan Farnsworth, and a lot of credit went to the City staff. As the Trust had done well financially in the last year, they were releasing \$2 million to the Trust membership. He presented Mayor Hunsaker with a dividend check for \$10,548. In answer to a question from Council Member Stevenson, Mr. Reeves said generally the dividends are put back into lowering the insurance costs, but the Council could use the funds wherever they wanted to.

UNFINISHED BUSINESS

No unfinished business was discussed.

BUSINESS LICENSES

No new business licenses have been issued by the City.

NEW BUSINESS

Safe Walking Routes to School (300 West)

Mr. Marker said the City had received a \$580,000 grant for safe walking routes to school. This grant was in federal dollars, and the City had matched 6.77% of the grant.

Safe Walking Routes, continued:

The City is working with a UDOT design firm with the intent to install curb, gutter and sidewalk from 100 North to 560 North. Norm Beagley said the costs mandated by federal dollars had been higher than originally anticipated, and they have been looking at what they can do to construct the project. The engineers estimate is \$725,000 for the entire project. Mr. Beagley said they had looked at trying to fill the gaps on the east side rather than working on the west. The school principal, Mr. Argyle, had indicated he wants connectivity all the way down, and would prefer the west side be improved.

Mr. Beagley said the construction of curb, gutter and sidewalk to 400 North, and putting in a gravel trail for pedestrian and bike use from 400 North to 560 North, is under consideration as a means of meeting the budget. Mr. Marker said the numbers may improve when working with the contractors. Mr. Reeves said staff had a good meeting with the school personnel, and all agreed the safety of the children was the priority. Mayor Hunsaker asked about the timeline for the project. Mr. Beagley said 90 days were needed for the property acquisition part of the project, so construction would begin next year, and they hoped to build during the summer when children were not in school.

Council Member Broadhead asked if an SID had been considered for the remainder of the funds needed. He said the sidewalk would improve the value of all the home along the street, and the home owners were getting a good deal with three-quarters of the improvements paid for. Mr. Reeves said normally for road projects residents would dedicate the land to the City, but the federal process required a rigid process for land acquisition. He said an SID might work, but he would recommend separating the two projects. Setting up an SID would take at least a year, encompassing engineered design and public meetings and a vote. Mr. Beagley said the entire project could be designed now and part of it done in the future. Mayor Hunsaker asked how these residents would pay their share for the improvements.

Council Member Broadhead asked if the boundaries for the new school had been set. Mr. Reeves said the school principal had indicated they had not been set. It appeared the school wanted a one mile radius. The school district creates a map and plans around where children live to create the boundaries. Mr. Reeves said the City would like to improve the safety for children by ensuring they do not have to cross Main Street.

Putting sidewalk on the east side rather than the west was discussed. Council Member Jeffs asked if a price comparison had been done. Mr. Beagley said it had, but there were additional challenges on the east side. He said UDOT prefers a bike path on the side, and landscaping was not conducive to bikes and pedestrians being on the same side. Council Member Hathawy said there was no reason not to look at both sides. Mr. Reeves said the houses on the west side were located much further from the street than on the east side, so there was the ability to put in ten feet of asphalt. There are concerns with parking on the east side, and the school principal prefers not to use that side. Mr. Beagley said they are trying to stay on the west side and stay within the budget. It was clarified that the sidewalks owned by the LDS church are under a prescriptive easement.

Mr. Reeves said if the City is able to acquire more property is might be possible to shrink the park strip and it would no longer be necessary to have a one way street.

Safe Walking Routes, continued:

Mr. Marker said the federal guidelines do not allow the City to discuss donating right-of-way to the City, but must use a third party to negotiate and purchase the property from those who wish to be compensated.

Council Member Broadhead asked about the power poles. Mr. Reeves said staff was checking the franchise agreement to see if Rocky Mountain Power would move the poles at their own expense after the City acquires the rights-of-way. He said the survey needed to be done first to determine what was needed.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 10-04-2016 "A Resolution Amending Provisions of the Santaquin City Construction Standards."

Mr. Beagley said the construction standards had last been updated in 2012, and it was best to review and update them every 6 to 12 months in order to keep up with changes. The road standards have already been reviewed by the Council. Mr. Beagley said staff had worked with Epic Engineering, Public Works and City infrastructure inspectors on the changes.

Council Member Broadhead asked if mass grading had been addressed in the standards. Mr. Marker said the City had mass grading standards for the Hillside Overlay Zone. Council Member Broadhead asked how illegal mining fits in, and said a penalty is needed. Mr. Marker said City ordinances allow for correction time before anyone can be cited.

Council Member Broadhead made a motion to adopt Resolution 10-04-2016, "A Resolution Amending Provisions of the Santaquin City Construction Standards, effective upon passing for new projects." Council Member Stevenson seconded the motion. The vote was as follows:

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

The vote to adopt Resolution 10-04-2016 was unanimous.

Ordinance 07-02-2016 "An Ordinance Amending Planned Unit Development Standards."

Mr. Marker said he had met with Council Member Hathaway and held a phone meeting with Council Member Miller regarding the PUD ordinance. He reviewed the changes agreed on by the sub-committee members.

Council Member Hathaway made a motion to approve Ordinance 07-02-2016, "An Ordinance Amending Planned Unit Development Standards." Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye

Ordinance 07-02-2016, continued:

Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote to approve Ordinance 07-02-2016 was unanimous.

CONVENE OF THE COMMUNITY DEVELOPMENT BOARD

No Community Development Board business was discussed.

CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE

No Special Service District business was discussed.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

No Local Building Authority business was discussed.

PETITIONS AND COMMUNICATIONS

No Petitions or Communications were addressed.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES:

City Manager

Mr. Reeves said a ribbon cutting for the Theodore Ahlin park was originally planned for tonight, but the time did not work out for the family. The would like to hold a short ceremony on Saturday at noon. The family and the mayor will speak. Council Member Hathaway said he would like to speak as well. Council consensus held that the ribbon cutting be held Saturday.

The Genola City Council has expressed their support of the proposed interlocal fire agreement. Both Mayors are also in support of the agreement. Chief Olson has been asked to go back to the initial date of the billing and recalculate the bill based on the interlocal agreement methodology. Any discrepancy will be squared up.

Mr. Reeves said the City has been approached by a resident who would like to open a drive through soda shop. The resident has suggested using the old public safety building. The building will be cleaned out in the winter, and the Council has several options on what to do with it, including selling, leasing and partnering with the private sector. Mr. Reeves suggested having a work session that involves strategy for the property and fiber optic options. The building would have to be brought up to code in order to lease it, as there are asbestos, restroom and ADA issues. Council consensus held the former Kroeber property be open to leasing.

Assistant City Manager

Mr. Marker said a DRC meeting will be held Tuesday, October 25. The Stone Hollow F subdivision and Bella Vista multi-family project are on the agenda. Mr. Marker said he had met with Jose Ojeda, who indicated he was ready to turn in an annexation petition for the Tanner property next week. He would like to do a single family home project.

Assistant City Manager, continued:

Last week the Planning Commission approved a conditional use permit for a 4 unit townhome behind the West Main Square project. They would have preferred to have 5 units, but space was insufficient.

The building official had toured several libraries with members of the Library Board, in order to get an idea of what would be needed in a new library. Museum staff has one and a half rooms left to inventory. They have been asked to contact the State library to determine if the books should be kept in a different environment. The Museum Board decided against having a Witches Night Out celebration this year, as they are trying to focus on completing the inventory.

All of the drawings for the 200 west signal project have been received. The designs show a pole on each corner. Curbing and sidewalk have been eliminated, with just signal and curb returns shown. UDOT plans on completing the project this year.

REPORTS BY MAYOR AND COUNCIL MEMBERS***Mayor & Council Members***

Council Member Hathaway asked what was happening about lighting for the rodeo grounds. Mr. Marker said he had sent the information to the lighting company, and would follow up. Council Member Hathaway said he would like to 'pull the trigger' on the lights next year.

Council Member Stevenson said no Museum Board meeting would be held this month as the regular date would be during the school's fall recess.

Council Member Jeffs said the new police vehicles would arrive tomorrow, and be in commission in a few weeks. She said she had received an email from Charles Hedelius expressing his concerns on the emergency access road to Foothill Village. Mr. Reeves said he had spoken to Fire Chief Steve Olson and was putting together a response. Mr. Marker said the Foothill developers have bonded for a road cut all the way through to the property. They plan to asphalt from the Summit Ridge Parkway to the Foothill Village property in the spring. 26 feet of traversable surface is required. Mayor Hunsaker said Mr. Hedelius had mentioned that the Unified Fire Code required a wider road. Chief Olson has indicated 26 feet will be sufficient. Mr. Hedelius is also concerned about water pressure, and has made a faucet test at his house. Mr. Beagley said a fire flow test in 2014 showed 52 psi static, and with the parallel line increase, now shows 62 psi static, which exceeds State standards. This will increase even more with the subdivision water looping. It is possible there is an issue with Mr. Hedelius' home, but the system itself does exceed State standards. Mr. Hedelius has been informed of this. Council Member Jeffs said the employee luncheon will be held October 25.

Council Member Broadhead asked about the Summit Creek well. Mr. Beagley said the drilling on the well had been stopped two to three months ago when a very hard layer of granite or possibly limestone had been reached. The water being pulled is coming from a drawdown that is not sustainable. It is also milky, with a lot of clay or sediment. Mr. Beagley said he understood the pump is going to be pulled out and drilling deeper would be tried. Council Member Broadhead proposed that the Council sit down and talk about the water in a work session before anything more is done.

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

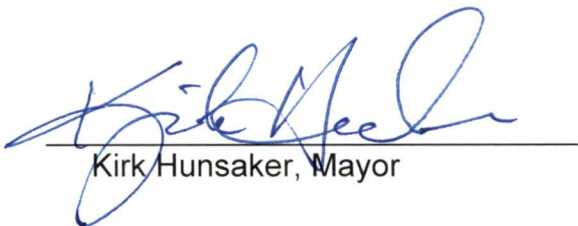
Council Member Stevenson made a motion to enter an executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange or lease of real property. Council Member Jeffs seconded the motion. The vote to enter an executive session was unanimous.

The regular meeting resumed at 8:03 p.m.

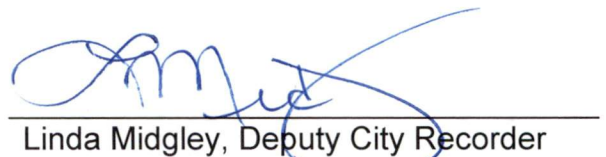
ADJOURNMENT

At 8:05 p.m. Council Member Broadhead made a motion to adjourn. Council Member Stevenson seconded the motion. The vote to adjourn was unanimous.

Approved on November 2, 2016



Kirk Hunsaker, Mayor



Linda Midgley, Deputy City Recorder