

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 05, 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. September 7, 2016
 2. September 14, 2016
 - b. Bills:
 1. \$322,019.00
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
7. **FORMAL PUBLIC HEARING**
8. **UNFINISHED BUSINESS**
9. **BUSINESS LICENSES**
10. **NEW BUSINESS**
 - a. Discussion and Possible Action regarding Powder Coating of the Traffic Signal at 200 W Main St
 - b. Discussion and Possible Action regarding Stone Hollow Plat F Preliminary Approval
11. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 10-01-2016 "A Resolution Approving an Agreement with UDOT regarding the SR198 Park and Ride"
 - b. Resolution 10-02-2016 "A Resolution Approving Addendum #1 to the UDOT US-6 Main Street Corridor Agreement"
 - c. Resolution 10-03-2016 "A Resolution Amending Provisions of the Santaquin City Construction and Paving Standards."
 - d. 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 5, 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, Nick Miller and Marianne Stevenson.

Others present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, Matt Hansen, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Ben Reeves led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Hunsaker offered an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

No conflict of interest was declared.

CONSENT AGENDA

Minutes:

September 7, 2016

September 14, 2016

Bills:

\$322,019.00

Council Member Miller 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 Miller	Aye
Council Member Stevenson	Aye

The vote to approve the consent agenda was unanimous.

PUBLIC FORUM

No comments were submitted to the Council.

UNFINISHED BUSINESS

No unfinished business was discussed.

BUSINESS LICENSES

The following Santaquin business license has been issued:
Lanely Park, Lindsay Robbins, Online Boutique

It was reported that 12 single family building permits had been issued in September, and the City is on track in 2016 to issue the highest number of permits in a single calendar year.

NEW BUSINESS***Powder Coating on Traffic Signal at 200 West Main***

Ben Reeves said he had been approached by the UDOT engineer designing the traffic signal light for 200 West. The engineer asked if the City wanted a black powder coating on the pole or preferred to leave it the standard silver color. In the past, the Council decided not to add the coating to the signal by the Maverik, as the \$8,000 to \$10,000 cost did not seem appropriate in a location where the signal would most likely be torn down and replaced. It is not likely the signal at 200 West will be replaced. Rocky Mountain Power has suggested some changes which may cause the asphalt laying period to be exceeded, which could push the project to spring. Powder coating the pole will add about two weeks to the schedule.

Council Member Broadhead asked when it was anticipated that Main Street would be widened. Mr. Marker said it was shown on the regional transportation plan that the street would be widened to 5 lanes within 5 years. The next round of funding will be in three years, and it will be looked at then to determine if there is enough traffic to justify widening the street. Council Member Broadhead asked if UDOT would apply for the funding if the City did not. Ben Reeves said this would be a joint project with UDOT. Council Member Broadhead said he was not convinced there was room for four lanes and parking on Main Street. Mr. Marker said the pole placement was designed so it would meet the future right-of-way requirement. Main Street plans include two travel lanes on each side, a turning lane and parking. The pole placement is based on that design. The design is based on the agreement with UDOT on the lanes being shortened from a 12 foot standard to 11 feet. Council Member Broadhead said if the snow was not removed the parking would not work, and asked if the City was willing to keep the curb area clear. Mr. Marker noted that businesses are generally responsible for keeping the area in front of their business clear. Council Member Broadhead said UDOT will just push the snow into the parking lane.

Mayor Hunsaker asked if there was any property in the design that would need to be purchased. Mr. Marker said the only place with issues is between Center Street and 100 West on the south side, where three businesses are built with zero setback from Main Street.

In answer to a question from Council Member Broadhead, Mr. Reeves said the funding for the powder coating would come from the street budget. Council Member Jeffs said she had been told some powder coating on other poles had rusted. Mr. Reeves said he believed that was because of the pole type, and galvanized steel poles should not rust. Council Member Hathaway said he remembered the discussion on the Maverik pole, and felt that galvanized poles looked just as good as powder coated. Mr. Reeves said the poles from the freeway to 400 East have the powder coating. Council Member Miller said he felt the pole should be powder coated to match the others. Council Member Stevenson said she would rather have nice roads. The Council discussed whether people actually notice the poles. Mr. Reeves noted that he often hears how good the entrance to Santaquin looks. Mayor Hunsaker said he thought the pole should be powder coated to keep the same Main Street look.

Council Member Broadhead said a decision should be made on Main Street. Mr. Reeves said the widening of Main Street to 400 East was anticipated by UDOT but initiated by the City. When the City feels it is time to widen Main Street further, the City can again initiate and co-sponsor the work with UDOT. An agreement for widening the street is in place with UDOT.

Powder Coating on Traffic Signal at 200 West Main, continued:

Mr. Marker said UDOT had funded a survey of Main Street in preparation for the installation of the signal. The design utilizes the right-of-way, and pole locations have been set so they do not have to move when the street is widened. Council Member Broadhead asked how much the City participated in the original Main Street expansion. Mr. Reeves said the City paid about 8%. UDOT paid for the signal, and county dollars were utilized for the road widening. The City paid for the replacement of utilities. He clarified how the funding was done.

Council Member Broadhead asked what would be cut out of the roads budget to pay for the powder coating of the signal. Mr. Reeves said the funds would come from the capital project fund, so the street overlay amount would be reduced. Council Member Miller asked for a rough idea on what two inches of overlay for one block would cost. Mr. Marker estimated the cost would be around \$14,000.

Council Member Miller made a motion to approve the powder coating for the 200 West Main Street traffic signal. Council Member Broadhead seconded the motion. The vote was as follows:

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

The motion failed by a two to three vote.

Council Member Jeffs made a motion to refuse powder coating on the 200 West Main Street traffic signal. Council Member Hathaway seconded the motion. The vote was as follows:

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

The motion passed by a three to two vote.

Stone Hollow F Preliminary Approval

Dennis Marker said this is next phase of the Summit Ridge Development. Salisbury Homes is ready to move forward with this phase. Plats C, D, and E are under construction. Plat F has been reviewed by the DRC and the Planning Commission, and has received a recommendation for preliminary approval. The plat will need a final review from staff. Council Member Broadhead asked where the subdivision is on water. Mr. Marker said Mr. Beagley has indicated enough water has been dedicated for all of Stone Hollow. Council Member Broadhead asked where the cutoff would be. Mr. Marker said that had not been calculated out.

Stone Hollow F, continued:

Council Member Broadhead made a motion to grant preliminary approval to the Stone Hollow F subdivision, as presented. 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 to grant preliminary approval to Stone Hollow F was unanimous.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 10-01-2016 "A Resolution Approving an Agreement with UDOT regarding the SR198 Park and Ride."

Ben Reeves said this item came as a request from the Council and the community in regard to a park and ride lot on the northeast side of SR 198. Due to the amount of cars for sale that had been parked in the lot, space for those patrons using it for park and ride had become limited. As the property was privately owned, the City did not have the right to enforce the removal of the 'for sale' vehicles. Robert Westover, a Santaquin citizen and UDOT employee, is working with UDOT to find a way that the City could enforce regulations on the property. Adopting this resolution would involve police protection, and would be followed by an ordinance spelling out what could be done. The agreement calls for snow removal and maintenance. There may be some issues with plowing, as it is a gravel lot. The UDOT trucks are much larger and cannot get into the space as easily.

Mayor Hunsaker said he cannot see putting any money in improving the lot, as it will be moved with changes to the interchange. A 'Park at Your Own Risk' sign could be erected. Mr. Reeves suggested adding the wording 'as approved by Santaquin City' to the section on snow plowing and maintenance. Council Member Miller suggested a sign noting that the lot is not plowed be erected.

Council Member Miller made a motion to adopt Resolution 10-01-2016, "A Resolution Approving an Agreement with UDOT regarding the SR198 Park and Ride," as amended. 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 to adopt Resolution 10-01-2016 was unanimous.

Business of the Month

Lou Glamas, a representative from the Payson/Santaquin Chamber of Commerce, presented the business of the month award to Shawn Martin of Auto Works Car Care. He said Mr. Martin had been in business for 18 years and had a good reputation for honesty and service. Mr. Martin addressed the Council. He said he had been involved with the Chamber for many years, and expressed his appreciation for the honor.

Resolution 10-02-2016 "A Resolution Approving Addendum #1 to the UDOT US-6 Main Street Corridor Agreement."

Ben Reeves said the City has an agreement with UDOT with regard to long term corridor planning. This agreement needs to be amended to include the 200 West traffic signal. This is the only change to the agreement.

Council Member Stevenson made a motion to accept Resolution 10-02-2016, "A Resolution Approving Addendum #1 to the UDOT US-6 Main Street Corridor Agreement." 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 to accept Resolution 10-02-2016 was unanimous.

Resolution 10-03-2016 "A Resolution Amending Provisions of the Santaquin City Construction and Paving Standards."

Mr. Reeves said the Community Development Department had been going through construction standards and would be making several changes. Staff felt it would be prudent to bring the paving standard changes to the Council to ensure the changes were in accordance with what the Council wanted. This will also help contractors to be aware of the standards as paving season begins. The previous changes to the standards dealt with fill, this deals with testing and paving. Changes include testing asphalt 24 hours in advance, and new standards for temperature and environmental concerns. Mayor Hunsaker said he has some concerns with the 24 hour advance. He said he had done a lot of excavations, and if asphalt does not pass, it is just redone. He has seen paving done right behind the tester, and if it is good it will pass.

Council Member Broadhead asked about the cutoff date. Mr. Marker said the tentative date had been set for October 10. Paving can be done later with the written approval of the Public Works director and the City Engineer. Council Member Broadhead said it should be one or the other, but not both. Verbal approval may be enough. Mr. Marker said it was better to have documentation, which could be as simple as an email response. If both the director and engineer were not available, the approval could be deferred to staff and a testing company. Council Member Broadhead said testing companies were not waiting around for a phone call.

Resolution 10-03-2016, continued:

Council Member Miller said he did not approve of putting this into effect in five days without warning. He felt this could lead to a potential lawsuit. Council Member Broadhead said the City could not now go back on somebody who was planning on paving in November. The resolution should become effective at the beginning of next year's cycle. Mr. Marker said the engineers could say it was a public welfare issue. The Council discussed the proper timing of the effective date for the resolution.

Council Member Miller made a motion to approve Resolution 10-03-2016, "A Resolution Amending Provisions of the Santaquin City Construction and Paving Standards", effective immediately for all projects not under construction, and at the beginning of next season for projects currently under construction. 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 to approve Resolution 10-03-2016 was unanimous.

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

Mr. Marker said this is the third time the Council has reviewed the ordinance. The Council had advised the Planning Commission to meet with those in the development community who were constructing in PUD's. After meeting with the developers, the Commission felt the homes in a PUD were often oriented to a first time buyer, and did not need to be a high end product.

The developers expressed some concerns on the covered parking requirements. A sentence has been added to the ordinance requiring that metal columns match the building in color, and that roofs be a standing seam and be similar to the associated building. Stacked apartments are required to meet the multi-family standards.

In the original standards, detached single family lots could not be smaller than 70% of the underlying zone. The intent was to create a transition between developments that have a PUD and those that do not. It was agreed by the Commission that the transition zone just include those lots that abut existing developments. Other lots would have a minimum of 6000 square feet.

The Planning Commission had an extensive discussion on masonry. The current standard is 100% masonry on the front of homes facing public streets, and 30% on the sides and back. Previous recommendations have been 60% with a three foot side wrap, and 50%. After meeting with the builders, the Commission is recommending 20% masonry on the ground floor if facing a public street, and a 3 foot wainscot if facing a private street.

Ordinance 7-02-2016, continued:

No masonry is required on the sides and rear of the houses. Townhomes would require 20% masonry on the ground floor, and the main floor should be materially distinct from the upper stories. The remaining 80% can be vinyl.

Council Member Hathaway said the Council had wanted to see less vinyl, and this allowed a lot more. Mr. Marker said the Commission was unsure whether to establish quality market minimums or maintain the market for first time buyers and continue to have homes built. Council Member Hathaway said in a few years vinyl does not hold up and looks trashy. Mr. Marker said some new vinyl products hold up well. Council Member Miller said hardiboard has to be painted and caulked, which requires more maintenance than vinyl. Mr. Marker presented comparison information on exterior products. He said the board and batten style vinyl is good quality. Mayor Hunsaker said the type of vinyl can be specified.

Council Member Miller said trying to hit specific numbers can give bad results. He said he was comfortable with 25% masonry and a 3 foot wainscot. Mayor Hunsaker asked what the Council wanted in the City, to cater to the first time home buyer or try to have improved homes for the second time home buyer. He noted that both types are needed in the City. Council Member Miller said a development next to the train tracks cannot have expensive houses. Council Member Stevenson indicated it would come down to people taking care of their homes, regardless of the price point. Mr. Marker noted that some cities require developments to include differing price points.

After further discussion, Council Member Broadhead made a motion that a sub-committee, consisting of Council Member Hathaway, Council Member Miller and Assistant City Manager Dennis Marker, go over the ordinance and review the numbers, and bring the results to the next Council meeting. Council Member Miller seconded the motion. The Council discussed if there would be enough time to review the numbers before the next Council meeting. Mr. Marker said the North Orchard developers and Bella Vista developers are waiting for the results of this ordinance. Council Member Broadhead amended his motion to include the stipulation that the sub-committee bring back the results when they have finished reviewing the proposed ordinance. Council Member Miller seconded the amended motion. The vote to approve the motion was unanimous.

Council Member made a motion to table Ordinance 07-02-2016, "An Ordinance Amending Planned Unit Development Standards" until a recommendation from the sub-committee is brought to the Council. 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 to table 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 plans have been started for the annual Christmas party. The Council was asked to forward any entertainment or food recommendations. The party will be held December 7, in lieu of the regular Council meeting.

Mr. Reeves said Council Member Jeffs had recommended the installation of a new stop sign on Stone Brook Lane. This intersection has limited sight distance because of the location of the home on the corner, and there have been a few close calls. The manual on uniform traffic control devices (MUTCD) generally states that controlled intersections such as this one do not have a stop sign. Mr. Reeves said there are two issues with installing a stop sign at this location. It would need to be the decorative type with the Santaquin base, and it would be located directly behind a street light. The cost would be around \$500. Mr. Reeves said he would prefer a public meeting be held regarding the placing of this sign, so any concerns could be voiced. There is also the possibility that this would open the door to the political placing of signs.

Council Member Broadhead said this should be the decision made by the police, public works and the engineer, not a political body. Mr. Reeves said if a council member asks staff for something, it is the nature of the department head to agree. He recommended that the Council ask the public to come to staff with their requests, not have them come through the Council. This policy would provide the most comfort for staff. Council Member Broadhead said he did not want the Council to vote on this. Council Member Broadhead said he has been asked for speed limit signs and a cross walk at the Summit Ridge Park.

Mr. Reeves said he will be out for a few days for some family medical issues.

Assistant City Manager

Mr. Marker said the DRC would be reviewing a parcel of ground at 100 West 400 South in their October 11 meeting. Several developers have expressed interest in the parcel. The proposal being reviewed would put three single family lots on 100 West and a townhome development in the center.

SITLA has mentioned that they will be willing to not charge for an easement for the emergency access from Summit Ridge to Rocky Ridge if they are granted an official right-of-way through to their property. They believe having the road there will increase vandalism.

Assistant City Manager Report, continued:

Mr. Reeves said Genola's Mayor Ward will meet with Mayor Hunsaker to go through the proposed agreement.

Mr. Reeves said the City is not permitted to give away water, so the trade with the Rowleys will be dedicated from the district. All terms remain the same. Mr. Marker will talk to the Rowleys during the October 6 water management meeting.

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

Council Member Hathaway asked about the Ahlin pond sign. Mr. Marker said it had been picked up and the Public Works department had laid out the mounting. Council Member Jeffs said the sign was put up today.

Council Member Hathaway asked about the lights at the rodeo grounds. Mr. Marker said the area had been surveyed and the results sent to the company which provides the City lighting fixtures. They are working out a plan. The recommendation from a lighting engineer estimates the grounds should have about 50 candle power. The present lights have about 15.

Council Member Stevenson said she had attended the Museum Board meeting on September 15. A question had been raised asking if City policies apply to volunteers as they do to the Museum Director. Mr. Marker said they would. Council Member Stevenson said the Board is considering meeting during the day instead of in the evening.

Council Member Broadhead suggested new hires can be introduced to the City Council, so they were aware of who was working for the City. He asked about water welding. Mr. Reeves said he wanted to finish the Rowley and Summit Creek property items before working on the water issue. Council Member Broadhead said he would like to put together a sub-committee to find out how to do this. He said people needed to know what would be available next year.

Council Member Broadhead asked about the Questar timeline. Mr. Marker said Questar is working through the overlay issues on 200 North and is planning to go in the spring. Utility crossings are in the design. Mr. Marker said he has provided comments to Questar, including letting them know they will have to change out the service.

Council Member Broadhead asked about the storm drain master plan. Mr. Marker said City engineer Norm Beagley is drafting an RFP, using the Nephi City RFP as a reference. The cost for the topographical maps will be about \$65,000. The City has identified several free LIDAR surveys that are already done. Although staff can locate water and sewer lines, the existing storm drain lines are not currently known. It would be possible to hire a seasonal worker to do this work, at an approximate cost of \$5000. This will most likely be the least expensive route.

Council Member Broadhead said he had spoken to Mr. Beagley about approaching the DEQ for grants or loans. Mr. Marker said the CDGB funds cannot be used with federal funds. Council Member Broadhead said he would like Mr. Beagley to call the DEQ and see what he can find out.

Council Member Reports, continued:

Council Member Broadhead asked about the proposed music fest. Mr. Marker said the promoters had come in about three weeks ago, and were deciding on a name, such as the Santaquin Rock Festival, and getting sponsors. The City is waiting to see a contract. Mr. Marker said the promoters had met with Rob Horlacher to ask about using the Summit Ridge area for spillover camping. Mr. Horlacher has asked that they put their proposal in writing.

Council Member Broadhead asked about the cemetery expansion idea. Mr. Reeves said his secretary was in the process of getting values on the other parcels, and he would follow up on the information. He said the expansion would be most effective with a larger parcel.

The annual Veteran's dinner will be held on November 4. Mr. Reeves said he will RSVP for the Council.

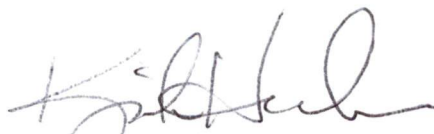
Mayor Hunsaker said MAG would hold public meeting training with David Church on Thursday, October 6. The new map and funding will also be discussed. He said the City had been attempting to contact Mark Ridley but had not yet been successful.

The fire department will hold an open house on October 11. Mayor Hunsaker suggested the Water Reclamation Facility hold an open house on a Saturday morning in November.

ADJOURNMENT

At 8:47 p.m. Council Member Miller made a motion to adjourn. Council Member Broadhead seconded the motion. The vote to adjourn was unanimous.

Approved on October 19, 2016



Kirk Hunsaker, Mayor



Linda Midgley, Deputy City Recorder