

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 18, 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. May 4, 2016
 - b. Bills:
 1. \$752,554.63
- 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 with regard to the ordering of a 10 Wheeler Snow Plow/Dump Truck
- 11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 05-03-2016 "A Resolution Approving the FY2016-2017 Tentative Budget for Santaquin City and its three sub-organizations; Santaquin City Community Development Agency (CDA), Santaquin City Special Service District for Road Maintenance (SSD) and Santaquin City Local Building Authority (LBA)"
 - b. Resolution 05-04-2016, "A Resolution Approving a Real Property Purchase Agreement with Summit Creek Irrigation for the Acquisition of Right of Way for the extension of Summit Ridge Parkway"
 - c. 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 Parkway"
 - d. Resolution 05-06-2016, "A Resolution Approving a Franchise Agreement with Neighborhood Network Inc
- 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: _____
Susan B. Farnsworth, City Recorder

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MAY 18, 2016**

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

Others present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, City Attorney Brett Rich, Police Chief Rod Hurst, Jonathan Pemberthy, Troop 1619, Renae Gheen, Rebekah Gheen, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Chief Rod Hurst led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Ben Reeves offered an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Council Member Broadhead said one of the bills being paid was to the company he worked for.

CONSENT AGENDA

Minutes:

May 4, 2016

Bills:

\$752,554.63

Council Member Miller made a motion to approve the Consent Agenda. Council Member Hathaway seconded the motion. The vote was as follows:

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

The vote to approve the consent agenda was unanimous.

PUBLIC FORUM

Ty Davis and Ben Vasquez addressed the Council. Mr. Vasquez said they were heading the car show event for Orchard days. They have been considering additional events for the City, for example, bringing back the mud bogs and sled poling with diesel trucks. Mr. Vasquez asked what could be done to do this. He noted that Payson City offers monster truck rides during Onion Days. Mr. Vasquez said these events would bring more spectators and put Santaquin on the map.

Council Member Miller asked where they were considering having these events. The mud bogs were formerly held by the old lagoons. Mr. Vasquez said a Dyno day would be held during the City celebration, and next year Santaquin will be on the Dyno circuit.

Public Forum, continued:

Council Member Broadhead asked how much property would be needed. Mr. Vasquez said 500 feet in a straight dead away. Council Member Broadhead said the City has 35 acres south of town, which is being considered for soccer fields, but there may be room for both. Council consensus held that these events be considered, and it was suggested Mr. Vasquez and Mr. Davis talk with recreation director Amy Johnson and see what resources might be available for these events.

Mr. Davis said he had spent seven years in the military, and there were a lot of opportunities in the east which were not available here. He said kids now get into trouble for doing the things that used to be ignored, and it would help the community to have these events to keep the kids busy and not bored.

FORMAL PUBLIC HEARINGS

No Formal Public Hearings were held.

BUSINESS LICENSES

No new business licenses were issued.

NEW BUSINESS

10 Wheeler Snow Plow/Dump Truck

Ben Reeves said the 2016-2017 fiscal year tentative budget will be scheduled on the next City Council agenda, and the final budget will be reviewed next month. One of the tentative purchases proposed is a 10 wheeler snow plow/dump truck. Public Works Director Wade Eva has indicated that UDOT is ordering at least 30 of these vehicles. He would like to make the purchase order sooner so it can be processed before the UDOT order, in the interests of time. He has been able to find a ten wheeler with a snow plow and sander for approximately \$180,200. The bill would be paid from the 2016-2017 fiscal year budget.

Council Member Broadhead asked what would be done with the oldest truck. Mr. Reeves said it would most likely be surplus. Council Member Broadhead said the City was getting close to the time when three trucks would not be enough, and it might be worthwhile to keep the older one as well.

Council Member Broadhead made a motion to approve purchase of 10 wheeler at a cost of up to \$190,000. 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 purchase of a 10 wheeler was unanimous.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 05-03-2016 "A Resolution Approving the FY 2016-2017 Tentative Budget for Santaquin City and its three sub-organizations: Santaquin City Community Development Agency (CDA); Santaquin City Special Service District for Road Maintenance (SSD); and Santaquin City Local Building Authority (LBA)."

Mr. Reeves said this is the next step in the budget process. The budget has been balanced, and changes can be made over the next month. The tentative budget will become a public document, complying with State law.

Council Member Jeffs asked what is done if something was not in the budget and spending goes over. Mr. Reeves said if revenues come in lower than expected, spending will be retracted. Revenues are watched during the year, and restrictions are put on spending if the trend is towards smaller revenues. If revenues are higher, Council action will allow for some desired items to be put back into the budget. He said 'we do the best we can to make the best use of resources'. Council Member Broadhead asked when changes could be made. Mr. Reeves said changes can be made until the last day. Changes can also be made after the public hearing.

Council Member Broadhead said he wanted to discuss the City's agreement with Genola. Genola received a bill from Santaquin EMS for \$11,000. Council Member Broadhead said he has not been able to find an agreement that indicates they have to pay it. Originally there was a handshake agreement for \$3,000. Mr. Reeves said the fire chief and EMS director are out of town, so he does not have complete information on this. He agreed there is no formal agreement with Genola, but as the fire department budget has grown, so has the amount charged to Genola. Fire fighters were originally paid at the end of the fiscal year, but the liability was not shown on the books. This has been cleaned up, with the result that a double payroll was made one year to account for the liability properly. The \$11,000 is a one time payment.

Mr. Reeves said the Genola fire chief met with Santaquin staff to come to a consensus on past billings. Council Member Broadhead said Goshen has the same problem. Mr. Reeves said the City has a written agreement with Goshen. Council Member Broadhead said if Santaquin has 'done Genola wrong', it needs to be rectified. He said we had agreed to cover the area, and we can't charge our sister cities because of our decisions, as that was not ethical. The two cities have a good relationship now, and it would not be good for that to be lost. Mayor Hunsaker said he has been working with Mayor Ward to come up with the answer. Mr. Reeves said the issue will be on the agenda in two weeks.

Council Member Broadhead said the police funds should be a separate issue. Mr. Reeves agreed.

Council Member Miller made a motion to adopt Resolution 05-03-2016, "A Resolution Approving the FY 2016-2017 Tentative Budget for Santaquin City and its three sub-organizations: Santaquin City Community Development Agency (CDA); Santaquin City Special Service District for Road Maintenance (SSD); and Santaquin City Local Building Authority (LBA)." Council Member Jeffs seconded the motion. The vote was as follows:

Resolution 05-03-2016, continued:

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

The motion to adopt Resolution 05-03-2016 passed unanimously.

Resolution 05-06-2016 “A Resolution Approving a Franchise Agreement with Neighborhood Network, Inc.”

Mr. Marker said the City had been approached by Neighborhood Network, a company which is proposing a fiber optic system be extended through Santaquin. Ultimately the company desires to have a franchise agreement with the City. State code specifically states that cities must have an ordinance addressing telecommunications before a franchise agreement is made.

Jonathan Penberthy, a Neighborhood Networks representative, addressed the Council. Mr. Pemberty said his company had decided to give smaller cities the same kind of opportunities for communication as Provo City. Council Member Broadhead asked if this would be an exclusive franchise. It was indicated this would not be exclusive. Mr. Marker said all current franchise agreements will be reviewed as the telecommunications ordinance is written.

Mr. Penberthy said the fiber optic lines would run to homes and businesses. As per the proposed agreement, in exchange for City support to help bring information concerning the company to the public, free service will be provided to all public buildings. The lines will be laid with underground boring. Mr. Penberthy said they would like to put all lines underground. Overhead lines will only be used if necessary, as underground is a ‘nicer aesthetic’. Conduit will be laid to houses. Mr. Penberthy said they will trench in areas where there are not existing homes. The company has no intention on tearing up the roads, as it is easier to drill underneath. Mr. Marker said this is different than UTOPIA, where cities bought into ownership of the system. Mr. Penberthy said the City can negotiate for dark fiber (unused lines) if needed.

Council Member Broadhead asked if the City could require underground installation be used. Mr. Penberthy said the company may utilize existing poles in special circumstances, such as over railroad crossings. In Springville, at least 80% of the lines are underground. He noted that underground lines make the business district look better and allow for more rapid growth, which is beneficial for their company. Mr. Penberthy said ‘underground only’ could be put in the agreement, and the company could come to the Council for an exception if they come across an above ground need. Mr. Reeves suggested the DRC might make that determination, rather than meeting with the Council every time.

Mr. Penberthy said the company planned to charge \$40 a month for a 250 MB package, and \$70 per month for a 1 GB package. Mr. Marker said under a franchise agreement the City would collect a franchise fee. The City may agree not to collect the full fee for a few years while the company becomes established in the City. Mr. Penberthy said this is their agreement with Springville. Council consensus held this would be acceptable.

Resolution 05-06-2016, continued:

Mr. Penberthy said Neighborhood Network would like to construct their company headquarters here, and is currently in negotiations with Ridley's for property near the grocery store. They would like to launch in June. Mr. Reeves said the resolution would be brought back June 1. In answer to Mr. Penberthy's question regarding help from the City with publicity, Council consensus held that a public announcement of a new company could be done on a one time basis.

Council Member Miller made a motion to table Resolution 05-06-2016, "*A Resolution Approving a Franchise Agreement with Neighborhood Network, Inc.*" Council Member Broadhead 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 motion to table Resolution 05-06-2016 passed unanimously.

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 substantial completion walkthrough of the new public works building is planned for Friday, May 20. Staff members will be attending the walkthrough. He asked if the City Council would like to hold a ribbon cutting. Council consensus held that a ribbon cutting be scheduled for June 1 at 5 p.m.

Assistant City Manager

Mr. Marker said that during their May 10 meeting, the DRC had reviewed the Ercanbrack subdivision, the Depew subdivision, the first site plan for the Ben Franklin apartments, and an RV expansion at the Maverik gas station. There are a few minor issues with the apartments. The Maverik would like to add an RV fueling area to the east of their current building, and extend Main Street 200 feet to the east. A turnaround is not needed as circulation will be throughout the parking lot.

Staff Reports, Assistant City Manager

The Planning Commission will hold a public hearing on the Main Street code amendment on May 26. Following public comment, the Commission will formalize their recommendation. A joint session to discuss the amendment will be held with the Council on June 8th.

Mr. Marker said during the review of the North Orchards concept revision, the Commission had asked that City standards for PUD's be reviewed. Modifications have been made to the PUD ordinance, and a public hearing will be held during the second meeting in June.

The School District is closing on 14 acres in the North Orchards development. An elementary school is planned for the east side of Center Street. Timing for the construction of the school has not been set. North Orchards plans to revise their concept with the addition of the school. The Council will be the approving body for a new agreement with North Orchards.

Oak Summit has submitted a 5 lot subdivision plat, around the Peter Rabbit Springs area. The Peter Rabbit Springs ground has been dedicated to the City. A good portion of the area is mountainous. A concept design for the park has been prepared.

Mr. Marker said he had met with the group working on the Parks and Recreation fee and analysis plans. It would cost around 13 million to replace the current parks and lands. With the anticipation of future residents, it will take roughly a million dollars a year to keep the current park level of service.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Members

Council Member Hathaway said he had met with the employees at Powerhouse Diesel Performance, and they have some issues concerning a lack of communication with Amy Johnson in regard to vendors for the rodeo. He said one volunteer was shut out last year and Ms. Johnson was not letting her help this year. There is some confusion on what is allowed. Council Member Hathaway asked that Ms. Johnson meet with the people involved to get the issues 'hammered out.' Mr. Marker said Ms. Johnson had a meeting regarding the Orchard Days booklet tomorrow at 11, and could have a discussion then. Council Member Hathaway asked about the sign for the Theodore Ahlin Park. Mr. Marker said he had spoken with the Ahlins today to confirm the spelling on the sign.

Council Member Stevenson asked about the grocery store. Mr. Reeves said Ridley's had closed on the Olson property on Monday, but no plans have been brought to the City as yet.

Council Member Stevenson asked if there were any leads on who had vandalized the Veteran's memorial. Chief Hurst said they had no leads or suspects at this time. Mr. Reeves said the insurance deductible was \$1000, which the veterans were attempting to raise. The veteran's group plans to speak about respecting veterans and property during their Memorial Day presentation.

Council Member Broadhead asked what was going on with the south road in Summit Ridge. The bad spots have been patched, and Wade Eva thinks this will hold until the next fiscal year.

Council Reports, Council Member Broadhead

Council Member Broadhead asked about the proposed soccer fields. Mr. Reeves said City Engineer Norm Beagley, Mr. Eva and Mr. Marker are looking at the Parks plan and considering the best direction to move forward. Mayor Hunsaker said the City would like to get the fields done this year, but did not want to spend the majority of the available park impact fees. Mr. Reeves said there is about \$700,000 in park impact funds.

Current priorities shown in the Master Plan include a park at 400 East in conjunction with the grocery store, a trail system for Highland Drive and the Red Barn area, and improvements to the rodeo grounds. The Council ultimately decides what projects will be funded. Council Member Broadhead said putting in the soccer fields might help get the soccer players out of the cemetery. Mr. Marker said the estimated cost for two soccer fields and one baseball field was \$3.4 million.

Mayor

Mayor Hunsaker said he had recently met with the Utah Valley Home Builders Association. He asked them why no homes in Santaquin were in the Parade of Homes. There are 40 homes in the parade, but none are in Payson or Santaquin. 16 of the builders have two homes in the parade. Few custom homes similar to Parade homes are built in Santaquin.

Mayor Hunsaker asked if the City had worked with the Association on impact fees. Mr. Marker said staff had worked with a representative a few years ago on water fees, but it had been indicated they did not want to have an involvement with the creation of fees. He agreed to reach out to the Association.

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

None held.

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

At 7:01 p.m. Council Member Miller made a motion to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Council Member Stevenson seconded the motion. The vote to enter into an executive session was unanimous.

The Council returned to the regular meeting at 8:54 p.m.

Resolution 05-04-2016 "A Resolution Approving a Real Property Purchase Agreement with Summit Creek Irrigation for the Acquisition of Right-of-Way for the extension of Summit Ridge Parkway"

Council Member Broadhead made a motion to adopt Resolution 05-04-2016, "*A Resolution Approving a Real Property Purchase Agreement with Summit Creek Irrigation for the Acquisition of Right-of-Way for the extension of Summit Ridge Parkway*" at a land cost of up to \$41,040. Council Member Miller seconded the motion. Council Member Broadhead amended his motion to include the wording 'contingent on HG Utah being willing to pay the land cost'. Council Member Miller seconded the amended motion. The vote was as follows:

Resolution 05-04-2016 , continued:

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

The motion to adopt Resolution 05-04-2016 passed unanimously.

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 Parkway"

Council Member Miller made a motion to table 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 Parkway*". 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 motion to table Resolution 05-05-2016 passed unanimously.


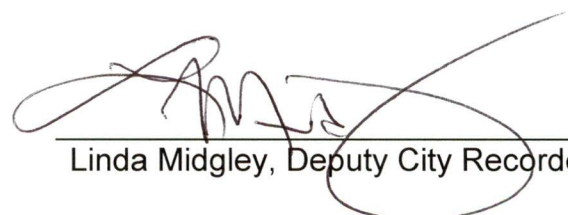
ADJOURNMENT

At 8:55 p.m. Council Member Miller made a motion to adjourn. Council Member Jeffs seconded the motion. The vote was as follows:

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

The vote to adjourn was unanimous.

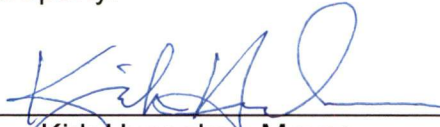
Approved on June 1, 2016


Kirk Hunsaker, Mayor
Linda Midgley, Deputy City Recorder



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on May 18, 2016 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.



Kirk Hunsaker, Mayor

05/18/16

Date