

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, January 20, 2016 in the Council Chambers, 45 West 100 South, at 6:30 pm.

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. DECLARATION OF ANY CONFLICT OF INTEREST
5. CONSENT AGENDA

a. Minutes:

1. January 6, 2015

b. Bills:

1. \$404,965.59

6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement

- a. Eagle Scout Project Award Recognition – Brian Wilkins
- b. Communities that Care Student Recognitions – Isaac Marker
- c. Recognition of former Planning Commissioners Adam Beesley & Brian Rowley
- d. 2015 Picture of the Year Award Recognition
- e. Re-Appointment of City Recorder – Susan Farnsworth
- f. Re-Appointment of City Treasurer – Shannon Hoffman

7. FORMAL PUBLIC HEARING

8. UNFINISHED BUSINESS

9. BUSINESS LICENSES

10. NEW BUSINESS

11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

- a. Ordinance 01-03-2016 "A Temporary Ordinance Requesting Review of the Main Street Business District Zones"

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. Utah Open Public Meetings Act - Annual Training
- b. City Manager Reeves
- c. 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
JANUARY 20, 2016**

The meeting was called to order by Mayor Kirk Hunsaker at 6:30 p.m. Council Members attending: Keith Broadhead, David Hathaway, Mandy Jeffs, Nick Miller and Marianne Stevenson.

Others present: Assistant City Manager Dennis Marker, Police Chief Rod Hurst, City Recorder Susan Farnsworth, City Treasurer Shannon Hoffman, Scout Troop 1273, Adam Beesley, Shanna Gray, Catherine Holman, Kim Lefler, Isaac Marker, Hayden Perez, Brian Rowley, Brian Wilkins, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Scout Hayden Perez led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Miller offered an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Council Member Broadhead said some bills to Epic Engineering are being paid at this time, and he is an employee of Epic Engineering, but does not own or operate the company.

CONSENT AGENDA

Minutes:

January 6, 2016

Bills:

\$404,965.59

Council Member Miller moved to approve the Consent Agenda. 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 approve the consent agenda was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Eagle Scout Project Award Presentation – Brian Wilkins

Brian Wilkins was presented with an Eagle Scout project award. Mr. Wilkins said he had painted fire hydrants in the bench area and also taught the scouts working with him about fire hydrants and what to paint. He raised the money to buy the paint and brushes, which were purchased from Jones Paint and Glass. Mayor Hunsaker expressed his appreciation to Mr. Wilkins for helping with public safety and being an example to other scouts.

Communities that Care

Kim Lefler, a representative from Communities that Care, a substance abuse coalition, said Isaac Marker had been selected for the Mayor Recognition award. Payson junior high school nominated Mr. Marker for the award.

Communities that Care, continued:

The recommendation for Mr. Marker states that he is a very athletic student who is always prepared and focused, as well as willing to befriend everyone. The recommendation noted that Mr. Marker did not discriminate and always treated other students with the utmost respect. Mayor Hunsaker expressed his appreciation for Mr. Marker's achievement.

Planning Commissioner Recognition

Former Planning Commissioners Adam Beesley and Brian Rowley were presented with certificates for their years of service on the Planning Commission. Mayor Hunsaker expressed his appreciation for their service. He said the way the City runs begins with the Planning Commission.

2015 Picture of the Year

Steve Gray was the winner of the Santaquin 2015 photo contest. As Mr. Gray was not able to attend the meeting, his wife, Shanna Gray, was presented with the winner's gift basket. The photo contest will continue through 2016.

Re-appointments

Council Member Jeffs made a motion to re-appoint Susan Farnsworth as City Recorder. Council Member Stevenson seconded the motion. The vote to re-appoint Ms. Farnsworth was unanimous. Council Member Miller made a motion to re-appoint Shannon Hoffman as City Treasurer. Council Member Jeffs seconded the motion. The vote to re-appoint Ms. Hoffman was unanimous.

Mr. Marker clarified the contracts for Ms. Hoffman and Ms. Farnsworth automatically expire if they are not reappointed.

FORMAL PUBLIC HEARING

No Formal Public Hearings were scheduled.

UNFINISHED BUSINESS

No unfinished business was discussed

BUSINESS LICENSES

The following new business licenses were issued following all required applications and inspections:

- Power House Diesel Performance, Ty Davis, 315 East Main Street

NEW BUSINESS

No new business was discussed.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 01-03-2016 "A Temporary Ordinance Requesting Review of the Main Street Business District Zones"

Dennis Marker said the City Council had requested a temporary ordinance that would initiate reconsideration of different provisions within the Main street business district area.

Ordinance 01-03-2016, continued:

For those in attendance, Mr. Marker clarified where the Main Street Zone districts were located. He said the intent of the zone is to bolster development around Main Street and to create more of a downtown area. He noted that at the Planning Commission meeting held January 14 the Commission had reviewed a proposed 3 story mixed use building to be built on Main Street. Interest has also been expressed in other developments along Main. The Council and some Planning Commissioners have expressed concern about some of the standards within those zones.

Mr. Marker said the ordinance on the agenda tonight has two options – one is to implement stricter standards while the ordinance is being reviewed, and the second option would keep any new Main Street development proposed during the six month period from receiving final approval. Council Member Miller asked about the stricter definitions. Mr. Marker said legal counsel felt that new provisions could be stricter, but not more lax during the six month period. Council Member Miller asked what would happen if a comment was made on parking regulations tonight. Mr. Marker said this ordinance initiates a code review process, which will be placed on the next Planning Commission agenda and start the research process. This would involve looking at development potential, the general plan, obtaining public and City Council input and a public hearing. The Council could also choose to have a steering committee involved in the process. The process would need to take place during the next six months, with a possible six months extension.

Council Member Miller asked if the Council can suggest changes tonight and change their minds later. Mr. Marker said the Council can provide direction tonight and ultimately, regardless of what the Planning Commission recommends, will make the decision on what the final draft of the ordinance will be. He recommended the Council meet in a joint session with the Planning Commission and invite some members of the public to speak, perhaps a realtor who understands the market or a developer. Council Member Broadhead said he would prefer to go with the stay on approvals, and he was not prepared to put forth any stipulations tonight. He asked that the Planning Commission make this a priority.

Mr. Marker said the Council can handle this any way they wish. Council Member Broadhead said he would like to see bigger units in apartments, from 1600 to 2000 square feet. The units above the pharmacy on Main Street have 1300 square feet. Council Member Broadhead said the apartments did not have sufficient parking, and street parking may be lost, according to UDOT. Parking should be saved for commercial use. Council Member Broadhead said he did not see having residential units above commercial working for Santaquin on Main Street. The proposed project should have more open space, and he felt it would not be a comfortable place to live. He indicated the City wanted people to stay and support businesses, and this kind of development would just be people moving in and out, renting until they could move.

Council Member Jeffs said a second access would be better, especially in emergency situations. Council Member Miller said more parking is needed. Snow removal takes up some parking stalls. Underground parking was discussed. Mr. Marker said national parking standards call for 5 stalls per 1000 square feet for commercial uses. There is some overlap allowance on the number of stalls with mixed-use developments, which can be re-visited. Council Member Broadhead mentioned that resident parking bleeds out onto Main Street.

Ordinance 01-03-2016, continued:

Mr. Marker said the initial Planning Commission discussion could be held at the January 28 meeting. Council Member Broadhead suggested the Planning Commission be given some direction, then have them do some work and come up with ideas and then call a joint meeting. Mayor Hunsaker suggested it be run past the Planning Commission next week and Mr. Marker bring their ideas back to the Council.

Excluding commercial from the changes was discussed. After some discussion, Council consensus held that the entire ordinance be reviewed. Council Member Miller said the HVAC issue needed to be addressed. He indicated all such units should be hidden on Main Street. Mr. Marker said a lot of standards apply to developments. Code sections regarding zone standards, parking, landscaping and lighting regulations will need to be looked at to see which apply to the Main Street zones. Council Member Hathaway said he wanted to make sure restrictions on Main Street did not discourage businesses from coming in. Mayor Hunsaker indicated it would be good to have a developer and/or realtor come to a meeting and talk about what they think is the future of Santaquin.

Council Member Broadhead made a motion to approve Ordinance 01-03-2016, "A temporary ordinance requesting review of the Main Street Business District Zones, selecting option 2: No commercial, multi-family or mixed used developments proposed after the date of this ordinance may receive final approval within the Main Street Business District zones." 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 approve Ordinance 01-03-2016 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

Utah Open Meetings Act Annual Training

Dennis Marker said State law requires that City Councils and other public bodies receive training on the Utah Open Meetings Act once a year. The council reviewed a Utah League of Cities and Towns training video concerning open meetings.

Utah Open Meetings Act Training, continued:

Mr. Marker said the Council had in the past gone into closed meetings, and during the meeting have given staff directions. He suggested staff direction be given when the Council is back in the regular meeting so it is on the public record. In the future, if a closed meeting is anticipated, the agenda will include an item for staff directions.

Recently the provisions regarding potential conflicts of interest have been added to the agenda. Under State law Council Members are required to state if they have a potential conflict of interest. They are not required to step down from their seat if they feel they can act appropriately and state this for the record. However, other council members may vote them down if they feel it is appropriate, and the member with the conflict would be required to recuse him/herself.

Council Member Broadhead asked if contract negotiations should be held in a closed meeting. After some discussion, it was agreed to consult with City Attorney Bret Rich on the question.

Assistant City Manager Marker

Assistant City Manager Marker said the Planning Commission had reviewed the Ben Franklin mixed use project in their January 14 meeting, and had approved the project with several conditions. These included funding a traffic study coordinated with the school district, encouragement in finding a second access, the need for perimeter fencing during construction, a snow removal requirement, and that the developer follow all zoning requirements of the City.

The Planning Commission agenda for January 28 will include a public hearing regarding the North Orchards development. The current owner of a portion of the development has submitted a proposed new concept for where densities will be located. The North Orchards development was annexed in 2004, with a development agreement on where the densities would be located. As the terms of the agreement were not met, it is now considered void. Plat approvals had been given before the agreement was considered void. The developer would like to shift the townhomes from the east side to the west. The densities would remain the same, but the location would change.

PUD standards, architectural requirements, the level of amenities and open space requirements have changed since the original agreement was made. One issue may be that the original proposal included a clubhouse and pool, which has now been changed to a clubhouse and splash pad. This may move into issues on expectations when the original homes were purchased. The Planning Commission may take more than one meeting to discuss this, and may wish to draft a new agreement.

Council Member Broadhead asked if the Ben Franklin developer has to do the traffic study with the school. Mr. Marker said he was highly encouraged to work with the school district to see how drop-offs could be managed. Council Member Broadhead asked if the City could require a traffic study, as the project would not require one by itself and it was not the developer's fault the school was there.

Staff reports, continued:

Council Member Miller said the developer was quick to accept the traffic study requirement in the Planning Commission meeting. Mr. Marker said the developer was aware the City may not have required the study.

Mr. Marker said the school had indicated they had presented a plan to a former City manager regarding solutions for drop-offs on the north and east side of the building and were informed the plan was not wanted.

Overall circulation and possible school participation with new drop-offs and road widening was discussed, including land for the junior high, access to rodeo grounds, and working on roads around the baseball fields.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Members

Council Member Hathaway said the Tabitha's donation box on Main Street, between Holiday Oil and the Brumby's restaurant, is a mess. Mr. Marker said the business owner had been asked to relocate similar boxes off of City property. Police Chief Rod Hurst asked what the Council would like done about it. Mayor Hunsaker said the property owners should be the ones to pursue a remedy, and if it was not cleaned up, then the police could take action. Mr. Marker said he would contact Catoor Enterprises, the property owner.

Council Member Stevenson asked what had happened to the recycle bin at the school. Council Member Miller said the recycle company had decided the bin was too far out of the way and they were no longer going to use it. The PTA plans to approach another company to see if recycling can be restored at the school.

Council Member Broadhead said the first SUVMWA meeting of the year will be held Thursday, January 21. It appears there are still issues between Strawberry Canal, Central Utah Water and some cities.

Council Member Broadhead asked about the declaration of surplus that was to have been on the agenda. Mr. Marker said they had hoped to have the Questar property and the former public safety building property surplus on the same agenda, and the Questar information had just come to the City that day.

Council Member Broadhead asked about upgrading the public works building with offices. Mr. Marker said there had been some discussion regarding the addition of offices to the public works building, and having some personnel, such as the engineer, move to the building. Additional footings have been put inside of the building to accommodate this, and the City is getting bids from the contractor on the cost of putting in more offices. There are some issues, such as no high speed connection with the main building.

Council Member Miller said the public hearing on the mixed use building reviewed at the Planning Commission meeting had been well presented. Every public concern had been addressed except blocking the view of the mountains. The PTA had some concerns but left the meeting happy. Council Member Miller said the City staff presentation was also very good.

Mayor and Council reports, continued:

Mayor Hunsaker

Mayor Hunsaker said he has the opportunity to nominate a new member to the UTA board. He has until the end of the week to submit the nomination. He asked the Council members to let him know if they have any ideas on who to nominate.

Mayor Hunsaker said he had met with Derick Whipple, the director of the Highline Canal Company. Mr. Whipple indicated he would like to repair any issues with Santaquin and be of help to the City. He suggested Santaquin become a member of the Mt. Nebo water district. The goal of the water district is to provide more water, use federal funding better, and improve water resources.

The Justice Court recertification has been approved, and is good for next four years. Mayor Hunsaker said he had received an email from Doug Rowley concerning the USS Santaquin, a tugboat which is now in the harbor of Guantanamo Bay. The tugboat was mentioned in an article in the Deseret News newspaper. The original USS Utah is underwater in Pearl Harbor, but a new Virginia class submarine, 337 feet long, will be renamed USS Utah.

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

No executive session to discuss the character, professional competence, or physical or mental health of an individual was held.

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

No Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property was held.

ADJOURNMENT

At 8:18 p.m. 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 to adjourn was unanimous.

Approved on February 3, 2016


Kirk Hunsaker, Mayor


Linda Midgley, Deputy City Recorder