

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, July 02, 2014, in the Council Chambers, 45 West 100 South, at **6:00 p.m.**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. CONSENT AGENDA

- a. Minutes
  1. February 5, 2014 Special Service District for Road Maintenance Board Meeting
  2. May 28, 2014 Council Meeting
  3. June 18, 2014 Council Meeting
- b. Bills
  1. \$190,717.81

5. **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. Appointment of two Library Board Members
  1. Dayna Dickey
  2. Katie Blake

6. **FORMAL PUBLIC HEARING**

7. **UNFINISHED BUSINESS**

8. **BUSINESS LICENSES**

9. **NEW BUSINESS**

- a. Discussion and Possible Action with regard to the Pole Canyon Project and Sewer Connection Fees
- b. Discussion and Possible Action with regard to approving the Bid for the Pole Canyon Sewer Extension to the Ahlin Pond
- c. Discussion and Possible Action with regard to Storm Drainage at 400 West and Main Street
- d. Discussion – 2014 General Plan

10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

- a. Resolution 07-02-2014 "A Resolution Approving the 2014 Fire Truck Lease Agreement"

11. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

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

13. **PETITIONS AND COMMUNICATIONS**

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

- a. City Manager Reeves
- b. Assistant City Manager Marker

15. **REPORTS BY MAYOR AND COUNCIL MEMBERS**

- a. Mayor Hunsaker
- b. Council Members

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

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

18. **ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

### CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY: Susan B. Farnsworth  
Susan B. Farnsworth, City Recorder

® Amendment to the agenda

**MINUTES OF A CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
JULY 2, 2014**

The meeting was called to order by Mayor Kirk Hunsaker at 6:01 p.m. Council Members attending: Matthew Carr, David Hathaway, Mandy Jeffs and Nick Miller. Council Member Broadhead was excused.

Others attending: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, City Attorney Brett Rich, City Engineer Norm Beagley, Recreation Coordinator Amy Johnson, Fire Chief Stephen Olson, Cade Jeffs, Jared Jeffs, Kayley Jeffs, LaDue Scovill, Terry Rasmussen, Bob Westover, Mark Westover, Sherrie Westover, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Miller led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Sherrie Westover offered an invocation.

**CONSENT AGENDA**

***Minutes***

February 5, 2014 Special Service District for Road Maintenance Board Meeting

May 28, 2014 Council Meeting

June 18, 2014 Council Meeting

***Bills***

\$190,717.81

Council Member Carr asked about the bill from JUB Engineering. Dennis Marker said they had been looking into options for Main Street. JUB has been informed not to do any more work on the Main Street project at this time. Council Member Carr made a motion to approve the Consent Agenda. Council Member Miller seconded the motion. The vote to approve the Consent Agenda was unanimous.

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

***Public Forum***

Terry Rasmussen addressed the Council. Mr. Rasmussen said he lived at 350 South 100 West, and a lot of the traffic coming from the subdivision above his home was not heeding the 25 mph speed limit. He said one car had come up so fast it had almost rear-ended their car as it left the driveway. Cars are travelling as fast as 40 mph, even horse trailers. Mr. Rasmussen said he used to drive a school bus so could tell when someone was driving too fast. He suggested stop signs be put on every corner. Mayor Hunsaker said the City will look into that. Police Chief Rod Hurst said he would have a traffic survey done up there, and get some facts and figures. The Mayor said additional stop signs will be looked at as well.

***Appointment of two Library Board Members***

Mayor Hunsaker said approval had been given for Katie Blake and Dayna Dickie to serve on the Library Board for three year terms. Dayna Dickie addressed the Council. Ms. Dickie said she was excited for the opportunity to serve. She teaches 4<sup>th</sup> grade at Santaquin elementary, has 3 children and is a health coach with a passion for reading and literacy.

Katie Blake said she lived in Santaquin and loved to read and loved the library. She is a stay at home mom who teaches pre-school, and is excited for this opportunity.

Council Member Miller made a motion to approve the appointment of Dayna Dickie and Katie Blake as Library Board Members. Council Member Jeffs seconded the motion. The vote to approve the appointments was unanimous. Deputy Recorder Linda Midgley administered the Oath of Office to Ms. Dickie and Ms. Blake.

### **FORMAL PUBLIC HEARING**

No formal public hearings were held.

### **UNFINISHED BUSINESS**

No unfinished business was discussed.

### **BUSINESS LICENSES**

Ben Reeves said the following business licenses have been issued by the City:

#### *Regular Licenses*

Garage Door Supply Co., Gary Jackson, Garage Door service  
Stephanie Russell Internet Sales, Ebay power selling  
Performance Maintenance, David Broadbent, Handyman Services  
Jazz it up Dance, Sarah Turpin, Dance Classes  
Anderson Nielson Law Office, Joshua Nielsen

#### *Temporary Licenses*

JC Liquidators, Cory Nuttal, Mattress Sales  
Light the Nite Fireworks, Jon Pulley, Fireworks Stand

#### *Door to Door Sales Licenses*

Southwestern Advantage, Educational Books  
Protection 1, Alarm Systems

Dennis Marker said 108 single family homes were issued building permits during the fiscal year that ended June 30, 2014.

### **NEW BUSINESS**

#### ***Discussion and Possible Action with regard to the Pole Canyon Project and Sewer Connection Fees***

Dennis Marker gave a power point presentation regarding the Pole Canyon road improvements with the policy history and comments the City has received so far. He said this is the first phase of development for the area around 900 South and Canyon Road. The Planning Commission reviewed the modification of the subdivision at their June 24, 2014 meeting. The developer proposed to reduce the number of lots by 54, with half acre lots on the edge, 1/3 acre lots in the interior, and a townhome area. The current project is primarily the installation of the sewer main and laterals into 8 new lots.

The City is making improvements to the PI pond, and working with the developer to continue the line 400 feet to the south, partnering to extend the sewer laterals from the main to existing homes. While the line is a private project, the City is partnering to do the cost of additional improvements. The overall project includes extension of the culinary line in 100 West, repavement of the entire road, and curb and gutter on the west side. The anticipated completion of the work is September 1, 2014.

Concerns expressed include property access, clean-up of debris, and restoration of any landscaping disturbed. Mr. Marker said the maximum cut-off of access at any time is 8 hours. The developer will clean up any debris, and restore landscaping and fences. The developer and the City will take pictures of the area before any work is done to ensure things are returned to their previous status, and residents are welcome to take pictures as well. If there are any issues, the residents were encouraged to call contractor Kirk Greenhalgh or City Engineer Norm Beagley.

Utah law states that if sewer is available and within 300 feet of the property line of a property with a building used for human occupancy, a municipality may require that the property be connected to the sewer line. Santaquin City Code requires that the line be connected within 90 days, at owner expense, after official notice is received. The cost to the City for the lines is between \$1800 and \$2500. By working with the developer, the City is lowering the cost to all residents, and preventing cutting into a newly paved road. Residents will have the costs of disconnecting their sewer systems and connecting to city sewer laterals.

In 1994, the connection fee charged to all residents was \$375. There were two discussions on the issue in the City minutes in 2003. Noted in the minutes was a statement by Mayor Scoville that the City intent was to charge \$375. In 2010, the City Council solidified the amount at \$375, with no impact fee being charged if this was done within 90 days. Official notice is considered given when the city main is fully accepted and sewer laterals are available to the home owner.

Council Member Carr said it was unfortunate that previous councils had promised a certain amount, but he felt the City needed to honor that. He said it is not a fair way to do things because of the cost to the City. He agreed once notice has been given residents must connect within 90 days. Council Member Jeffs said she felt the same way, as the residents didn't ask for this. After further discussion, Council consensus held that the City should honor the original agreement.

Terry Rasmussen addressed the Council. Mr. Rasmussen said if curb and gutter is only done on one side, frost will get underneath the road in the winter. He suggested both sides be done so the winter weather will not lift and break the new road. He said Payson City had spent a lot on road repair.

Sherrie Westover addressed the Council. Ms. Westover said the citizens on that side of the road were not interested in curb, gutter and sidewalk.

Mark Westover addressed the Council. Mr. Westover said he was not in favor of curb and gutter. He expressed his appreciation for what the Council was doing with the costs and said the development was moving faster than he thought it would.

Bob Westover addressed the Council. Bob Westover said he did not know if the current Council was aware of where the property line was, and asked if the City planned to take possession of its entire road. He said when the homes were built the agreement was to provide for half the roadway, and the other half would come from the Ahlin property. Mr. Westover said the lots south of his property had quit claims recorded but the others did not. He said the hydrant might have to be moved to get the full width.

Norm Beagley said there is a possibility the hydrant may be moved, as the design and the right-of-way has not been reviewed yet. The hydrant will not be moved while the developer is working. Mr. Westover said some of the property shown on the west side belongs to the City. There is a drain in the corner. Mr. Beagley said the drain has been found and the issue is being addressed. Bob Westover said he appreciated the City honoring the previous agreements, as it was the right thing to do. He said when the original sewer went in the decision was made to run the line to Mountainland. Every house on that street was already in existence when the sewer went in.

Sherrie Westover said they had met with Mr. Broadhead years ago, and he said the City would try to allocate more money to run up their road, but couldn't find any. Council Member Hathaway said he was on the council when the sewer was brought in, and there were a lot of areas the City wanted to have the sewer go to. The federal money went as far as it could. Mr. Reeves said there was an indication that some residents have already paid, but the City does not know when. If those who have paid could bring the City a copy of the check it will make research much easier.

Council Member Jeffs made a motion to keep the cost to residents of Pole Canyon the same amount as agreed to in 1994. Council Member Jeffs amended her motion to include the stipulation that owners must connect within 90 days of the official notice to receive this rate. Council Member Carr seconded the motion. By a roll call vote, Council Members Carr, Hathaway, Jeffs and Miller voted unanimously in favor of the motion.

***Discussion and Possible Action with regard to approving the bid for the Pole Canyon Sewer Extension to the Ahlin Pond***

Dennis Marker said the Council had discussed extending the sewer line to the Ahlin Pond, and had asked staff to bring information and a bid back. The developer was asked to provide a bid for milling and also to restore the entire asphalt service. Wade Eva indicated it would be money well spent to restore the service. The bid to restore the asphalt service is \$7,239.50.

The second part of the bid is extending the sewer line 400 feet to the south, and staff has looked at two options. One is to restore service, extend the lateral to the last home on the street, and put a tack coat down to keep the dust under control. The second option is to extend the road to the entrance of the Ahlin pond property. The Ahlin property is due to become a public fishery. The option to just restore and apply a tack coat is \$23,320. The cost to extend the road to the entrance of the Ahlin Pond is \$37,100. Council Member Hathaway asked how long the tack coat option would hold up. Mr. Marker said it would depend on traffic. The forest service uses it on dirt roads, and it generally lasts about two seasons.

Residents in the area indicate there are a lot of trucks that use the road. Mr. Marker said another concern might be the depth of asphalt needed with trucks, and perhaps the mine might be willing to contribute to the road. Council Member Carr asked if park impact fees could be used for the road to the pond. Mr. Reeves said because of the intent of bringing it to the park the fees could be used. Mayor Hunsaker said the tack coat would become dust in no time. He recommended the road be asphalted, seeking as much funding from the developer and the mine as possible.

Mr. Beagley said the developer is on-site now, and the sewer portion should be authorized tonight so the developer can move forward with ordering manholes.

Council Member Carr made a motion to approve extension of the Pole Canyon sewer line to the Ahlin pond, with a bid for \$7,239.50 for asphalt work; and an additional 400 feet of sewer on 100 West with a bid of \$19,300, with the anticipation the developer will reimburse half. Council Member Miller seconded the motion. By a roll call vote, Council Members Carr, Hathaway, Jeffs and Miller voted unanimously in favor of approving the bid for the Pole Canyon Sewer Extension.

***Discussion and Possible Action with regard to Storm Drainage at 400 West and Main Street***

Norm Beagley said there is a drainage issue at 400 West. A home there has flooded in the past, and could again in a storm event. All storm drainage on 300 West and 400 West is to that corner, and there are no facilities to take care of the water. There has been some discussion on sumps and infiltration galleries with UDOT. UDOT is looking for a 15 to 20 year solution, and is willing to contribute to the cost. This would most likely be done by the City paying upfront costs, then receiving a partial reimbursement from UDOT. Another 10 feet of right-of-way is needed for an infiltration gallery. Mr. Beagley recommended putting in the first set of infrastructure with some participation from UDOT, at an estimated cost of \$75,000. He said the right-of-way is already defined, and could be a dedication or easement depending on what was granted.

Mayor Hunsaker said he has seen the problem and the City needs to proceed with fixing it. The question is where it will be funded from. Mr. Reeves said the road maintenance fund could be a source, and also there is the potential to have funds come from economic development. It would be up to the Council on prioritization. Mayor Hunsaker said one good storm could lead to a liability lawsuit. Council Member Carr said he would like to widen the road to the school, as it gets so much traffic, and there would be justification for the citizens because it is so busy. Mr. Reeves said he can bring back more information on that portion of the project, but they are just looking at the storm drain issue now. Mayor Hunsaker said staff could ask the homeowner about an easement and see what his plans were.

LaDue Scovill addressed the Council. Mr. Scovill asked how close the federal requirement was to put in a storm drain system. Mr. Beagley said Santaquin is not on the list yet, and no one knows for sure when that will happen. He said it will be years before there is a pipe in the ground. Mayor Hunsaker said the City's new developments have storm drain segments already in place.



Council Member Miller made a motion to approve the numbers as presented by staff with the stipulation that the landowner be approached with regard to right-of-way and future plans. Council Member Carr seconded the motion. Through a roll call vote, Council Members Carr, Hathaway, Jeffs and Miller voted unanimously in favor of the motion.

***Discussion and Possible Action with regard to the 2014 General Plan***

Dennis Marker said the General Plan update has been through a lengthy process with the Planning Commission and public commentary from several Open Houses. The Plan has now been forwarded by the Planning Commission for Council consideration. The documents are available on the City website. Major changes include future land uses; the updated transportation plan in the circulation element; a moderate income housing element, which allows eligibility for federal funds; and an updated economic element, including per sector representation of jobs in the community. The trade area of the city, which runs to Mona, Eureka and towards Delta, has been identified. A specific note has been added pertaining to the Museum and preserving history. The biggest changes are the neighborhood plans, which identify issues, uses and possible build out scenarios for the five main Santaquin neighborhoods. Strengths, weaknesses, threats and opportunities for the City have also been identified. Mr. Marker encouraged the Council to look over the plan and send him any comments and changes. The Plan can be placed on the next agenda for adoption.

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

***Resolution 07-02-2014 "A Resolution Approving the 2014 Fire Truck Lease Agreement"***

City Manager Reeves said the City had been working with Oshkosh financing company on the fire truck lease agreement. All the documents have been submitted, and have been reviewed by the City Attorney. The Fire Department is anxious to have the work started.

City Attorney Brett Rich said he had some concerns with the document, and Oshkosh has not gotten back to him yet. This is a three way transaction, buying the equipment from Pierce with financing from Oshkosh. The definition of the delivery date in the contract is the date the equipment supplier says it is ready to pick up. According to the City recorder, delivery and insurance coverage begins when the truck arrives in Santaquin. This discrepancy needs to be addressed. The resolution also says the City authorizes two representatives to sign subsequent leases, which is contrary to policies and procedures. Mr. Rich said he would like to see the definition of 'rolling stock', as the documents say 'cannot remove without rolling stock'. There is also some minor wording that needs to be more accurate. Oshkosh is asking that the lease schedule be signed and returned immediately, and this schedule says that the equipment has been received, which it has not. After some discussion on the contract, Mr. Reeves said staff is comfortable with approval contingent on the attorney's review and approval. Chief Olson would like to see this accepted.

Council Member Miller made a motion to approve Resolution 07-02-2014, "A Resolution approving the 2014 Fire Truck Lease Agreement" pending attorney's review and approval. Council Member Jeffs seconded the motion. Through a roll call vote Council Members Carr, Hathaway, Jeffs, and Miller voted in favor of approving Resolution 07-02-2014.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

The Community Development Board was not convened.

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

The Special Service District for Roads Maintenance was not convened.

**PETITIONS AND COMMUNICATIONS**

No petitions and/or communications were received by the Council.

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES*****Fire Chief Steve Olson***

Mr. Olson said he has spent considerable time reviewing wildfire risks. The County has a Community Wildfire Protection Plan which he would like to see adopted in the City. A citizens committee would help steer the CWPP forward, with the City providing in-kind labor which the state would compensate in a grant. Seed money is available almost immediately. Mr. Olson said he is working on a packet now, and the more community support the better. The main goals would include public education, a secondary access to Summit Ridge and fuels reduction on the East side. He plans to bring in wood chippers.

Mr. Olson said a representative had been visiting Summit Ridge when a grass fire broke out, which helped them understand some of the issues. There were twelve people at the last community wildfire meeting. Mr. Olson said there have been about a dozen wildfires this year. Mr. Reeves said one concern staff has is that the State is willing to do mailings, but the City would need to allow them access to the information data base. He asked the Council if they had any concerns with giving the State access. Council consensus held that would be acceptable.

***Recreation Coordinator Amy Johnson***

Ms. Johnson said she was grateful to have opportunity to work for the City, as she loved the community and the kids here. She said soccer registration had started, and she would like to offer a multi child discount, which would help families with several children. The department will save \$1000 on soccer tickets this year, and trophy costs have dropped from \$800 to \$300. She proposed a \$5 reduction in fee for the second and each additional child in a family. If this had been in place during last year's soccer season, it would have made a difference of only \$100. It is also possible more children will be enrolled with the discount. Mr. Marker said soccer was one of the big money generating programs with a revenue stream of \$9000. The \$100 would not be a big hit and would be a good public relations move. Council consensus held that the \$5 reduction in fee for the second and additional children be adopted.

Ms. Johnson said uniforms are required for games, and there is a \$13 fee if a child needs a new uniform. She suggested implementing a give-back program, where families could donate their old uniforms back to the City, and the money generated put into scholarship programs. In regard to Orchard Days, Ms. Johnson said she met with Orchard Days chair Jolyn Forman and the rodeo program director yesterday. Ms. Johnson said she plans to ask the department directors for help with the celebration.

Council Member Hathaway said he would like to come to a recreation meeting to see where things are. Mayor Hunsaker said a recreation board will be put together after Orchard Days. Mr. Reeves said a council member will be on the Board.



***Police Chief Rod Hurst***

Council Member Miller said it had taken a long time for an officer to show up at his house during the Genola fireworks, and wondered if everyone had gone to Genola during that time. Chief Hurst said he had assigned an additional officer to cover Genola Days, and the two regular officers were working as well.

Chief Hurst asked if the Council had any questions on the police report, and what information they would like to see on a regular basis. Council Member Miller asked if statistics on the police trailer were kept, so that if a citizen asked about speeding the statistics were available. Chief Hurst said that they were kept. As a general rule speeding is not as bad as perceived, and the trailer is used to determine if there is an actual problem. It also acts as a deterrent. He said he can include the monitoring statistics in his report.

Council Member Hathaway reported that two Harleys had been making excessive noise leaving the Sinclair station. Chief Hurst said mostly OHV's and diesel trucks were cited for noise. He suggested Mr. Hathaway get the offender's name, if possible.

Council Member Carr asked about a new police officer. Chief Hurst said the application had closed Friday. He plans to have someone in place before Orchard Days. The interview for the new Police secretary will be held next Wednesday.

Issues with dispatch billing were discussed. Chief Hurst said they are moving more into social media, which may bump calls up. Dispatch goes on a three year average, so rates will not change until the three year period is up. If fire, police and ambulance are called to a situation, dispatch charges for three calls.

Mr. Reeves said a City intern had taken police reports and entered a trend analysis. This has the benefit of showing what areas of town and what times need more attention.

Four new police vehicles have been ordered. They come with a new camera system. Officers now take their SD card out of the car and upload it, which takes about three hours. Chief Hurst said the ideal situation would be to automatically upload video when the vehicles pull in. He is looking at costs for a new server with the capacity and speed to bring in a wireless system. Mr. Reeves said when officer time is considered, the system would pay for itself in a year, and this would allow the prosecutor easier accessibility to the files. Council consensus held that the system be investigated.

***City Manager Reeves***

City Manager Reeves said Orchard Days are coming up. An Eagle Scout project has been submitted proposing new fascia and a sign for the pavilion at Centennial Park. The sign composition has not been set. Dennis Marker said the 'centennial' in the park name was in commemoration of the 1896 statehood. Council consensus held that the sign be a tan color.

Mr. Reeves said the public meeting asked for by the Council can be held next week or after Orchard Days. Council consensus held the meeting be in August, and advertised in the city newsletter.

***Assistant City Manager Marker***

Mr. Marker reported he had met with librarian Lyn Oryall and the library staff, and discussed organization and hours. Library staff has some concerns about the decisions of the salary review committee. Ms. Oryall said there had been 400 sign-ups for the summer reading program. A caterpillar made from paper-mache taken from the 'hungry caterpillar' book is currently on display in the library. The library needs to be recertified, and the report to do so has been completed.

Mr. Marker said he has spoken to Museum Director Annette Bott about goals and policies, bylaws and vision for the Museum. He has also met with Amy Johnson and the recreation staff to begin going over things. Ms. Johnson has tracking mechanisms in place for sports that can be expanded to other programs.

Mr. Reeves reviewed the new City organization chart and discussed director's meeting protocol.

**REPORTS BY MAYOR AND COUNCIL MEMBERS*****Mayor Hunsaker***

Mayor Hunsaker reported he had met with Hannah Goudy Travort, who will be serving as chair for the Miss Santaquin Pageant Committee. Ashley Mortenson is stepping down. Mayor Hunsaker said Ms. Travort had expressed some wonderful ideas to make the pageant better. She will set up her plans and meet with the Council.

During the public hearing on the proposed 20 acre subdivision north of the packing sheds, several residents turned out and said they had some concerns with the traffic and believed it was too many homes for the area. With maximum density credits, 88 housing units would be the highest allowed. There was some miscommunication at the meeting as the Chair accidentally mentioned 146 units. The Planning Commission felt that as the subdivision progresses, all the citizen issues will be sufficiently addressed. The Mayor asked about extending 300 East to the north. Mr. Marker said the Loveless home is in the center of the extension, and it would split the lot. It was agreed the roads in that area would need to be looked at with the high school coming.

***Council Members***

Council Member Jeffs said a citizen had asked if low income housing was coming in around 900 East 270 South. Mr. Marker said the City had not received any proposals regarding low income housing. That area is labeled as a professional office zone in the General Plan.

Council Member Hathaway said the salary review committee was coming along. Mr. Reeves said he would like to move forward on the salary adjustment for the recreation coordinator. General salary range for a coordinator is about \$17.40 per hour. He said he would like to move in that direction with Amy Johnson. Council consensus held that direction was appropriate.

Council Member Carr asked where the City was with the quiet zone. Mr. Reeves said they needed to take the next step. Mr. Reeves said the public works building has not moved forward yet, and that issue will be reallocated when Public Works Director Wade Eva returns to work.

In response to a question regarding the noise ordinance signs, Mr. Marker said he had met with UDOT this week, and they had left a message saying the signs have been reassigned to get them going.

Council Member Carr asked when the planter boxes would be planted. He said he can deliver the flowers on Monday or Tuesday. Ben said he had anticipated taking a year off on actual planting, and has the issue scheduled on the next agenda. Council consensus held the boxes be planted this year. Council Member Carr said he would contact Public Works Lead Jason Calloway to coordinate the planting.

Mayor Hunsaker said the loose stones could be picked up at the same time. The last contractor he spoke to has guaranteed the stone work for 15 years. Council Member Hathaway said it was important to have city supervision of the application.

Council Member Carr said there was a conflict of interest issue with the SUMWA water engineer, and he will keep bringing it up with SUMWA.

Council Member Miller said the Chamber of Commerce was doing well. They have planned for a bigger food tent for Orchard Days, and will be the vendors for nachos, hamburgers, and hot dogs. Mayor Hunsaker said Chick-fil-A had a big presence at the Lehi fair.

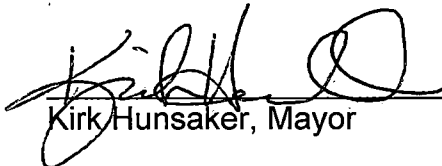
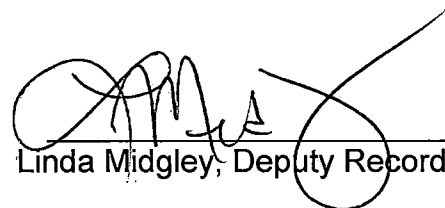
**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)  
No executive session was held.

**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 was held.

#### **ADJOURNMENT**

At 8:42 p.m. Council Member Miller made a motion to adjourn. Council Member Jeffs seconded the motion. The vote to adjourn was unanimous.

Approved on July 16, 2014.

  
Kirk Hunsaker, Mayor  
Linda Midgley, Deputy Recorder

2 July 2014

**Sewer Construction Project along 100 West (Pole Canyon Rd)**

While this is the third time that this issue has been addressed with the elected officials, I recognize that this most likely is the first time that any of you have heard this complaint. Please permit me to share a brief history, give the current status, outline my correspondence with the city, and present my concerns and request for redress.

Access to our residences has been severely impacted multiple times by major construction, prolonged throughout winter months. The previous projects include: the Silver King Subdivision, the Country Estates Subdivision and the pressurized irrigation system. In each of these instances, the projects were started in the summer and, with delays, completed the following year.

The current project is having all the signs of reliving the pressurized irrigation nightmare. It was started in the summer, languished in the fall and drag on through a long winter. The mud, rutted and potholed road complete with lack of snow removal and heavy construction equipment use resulted in damage to vehicles and excessive wear on belongings and people.

Phone calls were made to city staff in August, September, and October to ascertain when the road would be completed. With each phone call, the stated completion date was always a few weeks away, starting with September 1. In November, when it was obvious that the work would not be completed before the winter, the Mayor, Jim DeGraffenried, called a special meeting with all of the affected residents. Also present at the meeting was the manager of the roads, Denny Barnes, and the consulting engineer for the project. Unfortunately, there is no record of this meeting in the city archives.

At this meeting, the engineer tendered an excuse on why the project timeline had slipped several months and commented that the road condition was "unfortunate", but nothing could be done about it until the construction was completed in the spring. Also at that meeting, the Mayor stressed several times that when the development happened, the sewer would be on the west side of the road to preserve the road, and uninhibited access to the homes.

Again, this was a meeting that is not in the official record, however, the residents affected by the current project were all in attendance, and accepted the apologies and assurances of the mayor on the future of the road.

The current situation is that construction has started and the road is being systematically destroyed by the construction of the sewer system. There is a narrow trail bladed to the west of the existing road with a moderate amount of gravel on top to allow for a single lane of travel. The construction material is staged to the west of the trail requiring the construction equipment to traverse and travel along the trail to the trench area. The gravel is not holding up the weight of the vehicles resulting in ruts and holes. The gravel is causing excessive wear on vehicle tires and the ruts and holes are causing damage to suspension systems. On a more personal level, I own a sport/touring motorcycle that I have

historically used for commuting during the summer months. This bike cannot be used on the existing access trail, resulting in substantially higher commute costs.

Additionally, there is no traffic control, no safety observers and no separation of the work zone from the travel area. I have personally had a loaded backhoe close enough to my vehicle that the only thing I could see in the rear view mirror was the bucket of the backhoe.

When requesting information on the rationalization and reasonableness of the sewer alignment, I was informed that there were no formal documents indicating either a promised location or a preliminary design. While I appreciate the candid explanation, it does not address the 2003 documented meeting before the city council outlying our concerns on the narrow construction corridor and the need to maintain reasonable and safe access to our property. Also absent from the explanation was any test on the reasonability of separating a construction zone with the staged materials, or the reasonableness of a hastily bladed trail with a moderate amount of gravel to serve as a replacement for the paved road for the duration of the construction.

In correspondence with the mayor, who subsequently forwarded it to the city manager, I posed three questions pertaining to the construction activities. These pertained to (1) access to property via the trail described above, (2) contracted completion dates and (3) punitive enforcement of the contracted completion dates.

The replies to these questions were: (1) the city inspector will be working with the developer on the trail, (2) the city is not a party to the contract, therefore, there are no contractually mandated completion dates, only an anticipated completion date of September 1 and (3) because the city is not a party to the contract there is no mechanism for the city to enforce the anticipated completion date from the developer.

With this history, current status and brief recap of the correspondence between me and the city, I present the following concerns.

- (1) I am concerned at the passive language used to describe a future event where the city inspector will begin working with the developer on an acceptable access solution. For the safety and access issues cited above, I propose that a more reasonable approach would be to have taken the complaint seriously and have already addressed and/or fixed the problem. Please note that damage has already been inflicted and will continue as long as this trail is the only means of accessing our property. I fail to find any reasonable or rational excuse for delaying corrective action. An acceptable solution should include: no abrupt grade changes, have two travel lanes, and have a hard surface, but be constructed on temporary standards to withstand private vehicle traffic for the duration of construction. Such a road would not be cost prohibitive or adversely delay the project.
- (2) I am confused that the city can issue permits to allow the destruction of a public road, but does not have any ability to mandate the completion of the project. This concern is even more

pronounced when I'm told that the city does not have any enforceable means to ensure the timely completion of the project and the rebuild of the road.

- (3) My final concern is that there is a history of major construction projects languishing through the winter. I am specifically concerned that aggressive time lines have been presented to the city with little or no room for variability. This was the case in both the Silver King and pressurized irrigation projects. This re-emphasizes my concern at the apparent lack of oversight and enforceability of timely project completion.

In conclusion, I ask that the mayor and the city council consider the current damage being inflicted on the residents and provide a temporary, smooth surface, road for property access, and enact sufficient inspection and oversight of the project to ensure a timely completion on or before September 1. I specifically request that the city provide for the residents a copy of the critical path time line for this project with bi-weekly updates.

Respectfully Submitted,

Charles Hedelius  
1075 S. 100 W.  
Santaquin

**Ben Reeves**

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**From:** Tom Manzanares <tomfirehawk@aol.com>  
**Sent:** Wednesday, July 02, 2014 2:50 PM  
**To:** Ben Reeves  
**Subject:** 100 west sewer project

Mr. Reeves,

I will be unable to attend the meeting on July 2nd regarding the 100 west sewer project as I will be out of town .  
I would like to give my input on the issue in this email .

First : the issue of the connection and impact fees : In 2003 the sewer line was to be installed and the city had a meeting with all impacted residents . During that meeting the agreement was made by the city to the residents that a connection fee (impact fee ) of \$375 would be accessed to each property owner. I know there are minutes to that meeting available ... I as a resident of Santaquin would expect the city to live up to their agreements.

Second : we were told by the city that the sewer line when installed would be aligned to the west and outside of the asphalt surface so as not to require repaving of that half of the road . The current sewer line is being installed right down the middle of the finally existing asphalt surface, requiring removal of the entire asphalt road. If the city has intention of requiring the residents to pay for the asphalt that was in place prior to the sewer project , I object to that resolution. That would be something that was the cities decision and a matter of poor planning and residents shouldn't be required to accept the burden of cost.

Third, when the project is complete , I hope that we will be allowed a reasonable amount of time to connect to the sewer main .

Fourth: through the years , we have had to deal with a dirt road and experiencing dust and mud during the winter months. I hope that the road will be paved ASAP once testing of the project is complete. The city has plans to extend the water and sewer lines to the pond to the south. That will require disturbing the existing surface . We are already experiencing high volumes of dust particulate due to the city staff driving several times a day to access the pond and most especially the mining trucks that drive up and back 6 days a week 8 to 10 hours a day, creating dust for us constantly. I would ask that the city consider paving the road to the pond access point , or at a very minimum pave over the crest of the rise so as to alleviate most of the dust being caused by the above stated vehicles and the prevailing wind direction towards our house that directs the dust our direction.

I would very much appreciate consideration on the issues I have stated in this email ....

Sincerely , Mr and Mrs. Thomas Manzanares 1125 South 100 West