

NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on Wednesday, November 20, 2013 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

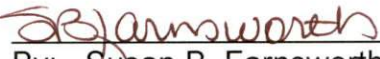
DISCUSSION ITEMS

1. Discussion Sunroc Development South of Santaquin City
2. Discussion regarding Transportation Master Plan Engineering Firm Applicants
3. Departmental Budget Review – Public Works
4. Departmental Budget Review – Leisure Services
5. General Discussion

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 Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING

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.


By: Susan B. Farnsworth, City Recorder

Posted:
City Offices
Post Office
Zions Bank

**MINUTES OF A COUNCIL WORK SESSION
HELD IN THE COUNCIL CHAMBERS
NOVEMBER 20, 2013**

The meeting was called to order by Mayor James E. DeGraffenried at 6:00 pm. Council Members attending: Keith Broadhead, Matthew Carr, Kirk Hunsaker, James Linford and Rick Steele.

Others attending: City Manager Ben Reeves, Director Dennis Marker, Director Dennis Howard, Director Wade Eva, Director Kevin Schmidt, Amy Johnson, Wayne Humphries, and Brent Sumsion.

DISCUSSION ITEMS

Discussion Sunroc Development South of Santaquin City

Director Marker opened the discussion regarding the operations of the pit south of Santaquin and the mutual benefits to both parties by working together on such items as future irrigation reservoirs, freeway corridor preservation and construction, and water quality protection. The desire of this meeting is to have both parties discuss potential benefits of working together, rather than the city pursuing an adversarial position in opposition to the landfill proposal in this area.

Mayor DeGraffenried shared some history regarding discussions with other Sunroc Representatives regarding the possible benefits of working together. He asked Mr. Humphries and Director Marker to discuss their interests in potentially working together.

Mr. Humphries shared the discussion previously held between Sunroc Representatives, City Manager Reeves and Director Marker regarding the possible benefits of working together. Sunroc is desirous to know the city's interest level and possible terms if this were to move forward.

Director Marker shared the possible benefits to Sunroc by working with Santaquin that would allow Sunroc to extract aggregate from deeper depth.

Council Member Carr asked the question of how long Sunroc intends to conduct operations in this general area. What is your game plan in this area? Mr. Humphries indicated that they are currently working to complete the north side of Summit Ridge Parkway first, then to proceed to the south side of Summit Ridge Parkway before moving on to their property. Depending upon the general market conditions of rock and sand, it could take as long as 15-20 years.

Councilman Steele asked if Sunroc is interested in annexing into Santaquin? Mr. Sumsion shared that Sunroc is interested in working with the city and creating a Win-Win relationship. Their intended use is to not only mine the materials on the property but also to have a location to store materials from other sites as they become available.

Councilman Linford asked whether they are really interested in the landfill aspects of the project or if they are more interested in the mining operations. Mr. Sumsion indicated that landfill operations are needed mostly for the storage of materials. Mr. Humphries agreed that storage space is limited and this location is needed for this purpose.

Council Member Linford asked if Sunroc has reviewed the MAG plan for a future freeway corridor. Mr. Sumsion indicated that they have reviewed the plan but that it may be 20

years out or more. Council Member Linford indicated that he did not approve of gravel pits. Council Member Carr indicated that it is in the best interest of the city to work as partners to insure that both parties win. Mayor DeGraffenried indicated that everyone uses gravel every time we drive on a road. He believes there are opportunities to benefit both parties by working together. He discussed the future freeway exit on the SITLA property and how this development can benefit both sides. He further indicated that if we don't work together that no one wins. He said that he believe that both parties should work towards a master plan for that area where Sunroc can make money and the development of the city will continue in a positive direction. He understands that Sunroc needs to proceed with the Utah County permit. However, we would like our planners to work with them concurrently to develop an agreement that is win-win. Councilman Carr and Councilman Steele agreed with the Mayor's statements.

Councilman Hunsaker asked what the benefits to the city would be by annexing as he could see benefits to Sunroc by possibly excavating the SITLA Property. Director Marker indicated that there is potentially revenue that would come to the city and the city would have a little more say as to how the property would develop over time. The Mayor indicated that while it is important for Santaquin to have some say, that he recognizes that Santaquin would not be in a position where it would not dictate as much as the city would be a partner in these discussions.

Discussion continued with regard to the possibility for a future reservoir. Councilman Steele did not believe it would work well for this purpose as it is a gravel pit. However, it could be used for aquifer recharge. Other possible uses could include a golf course or other purposes.

Councilman Linford asked how deep they really want to go in their mining operations. Sunroc indicated that they have not completed any core drilling. However, the depth of the current digging operations includes the depth of a backhoe (25').

The Mayor indicated that there will be issues that need to be resolved. However, he believes that both parties have more benefit afforded to them by working together than by not working together and continually having problems.

The Mayor indicated that the purpose of this evening's meeting is not to solve all problems but rather to determine if we want to begin the process of working together (e.g. establishing terms. etc.). Mr. Sumsion indicated that Sunroc is willing to work together and begin negotiations.

The Mayor asked the Council-Elect what their opinions on working together on an annexation agreement. Councilman Hunsaker as the future mayor is supportive. David Hathaway is also supportive of their operations. Nick Miller agreed. Mandy Jeffs indicated that she believes it is always in our best interest if we work together. Mr. Sumsion indicated that he would like to begin discussions with SITLA as well to determine their future corridor alignment and to discuss the potential of working with them.

Councilman Steele indicated that rather than landfill operations it may be in the best interest to work with SITLA on their cuts and fills to possibly start filling in the areas that need to be filled

The Mayor indicated that we should begin the discussions. Director Marker suggested that we should include all of the property areas to develop a master planning process with SITLA and others. Discussion should also continue with the terms of an annexations agreement.

Discussion regarding Transportation Master Plan Engineering Firm Applicants

Director Marker shared the final results of the scoring as well as completed more reference checks. The staff would like to determine the council's desired direction on the bids submitted. He indicated that the references for Interplan came in very highly rated. He also stated that City Manager Reeves and he talked with Interplan to insure that they can complete the work needed within their bid amount. Staff suggests that the city should proceed with Interplan.

Councilman Linford express concerns related to the financial component of the project. Director Marker indicated the architectural firm has a CPA on staff that will complete this work. Council Member Hunsaker indicated that he would like us to proceed. Council Member Carr agreed based on the references received.

Council Member Broadhead had concerns with the large differences between bids and whether there was a problem with the scope document. Director Marker indicated that Interplan will be utilizing the MAG model which saved them significantly compared to other bids and could explain the differential. Council Member Broadhead was agreeable with moving forward with Interplan.

The Mayor asked for the consensus of the council with was to move forward with having the staff outline the terms of the agreement with Interplan to complete this work.

The Mayor called for a break before going into the regular meeting at 6:50 pm.

Departmental Budget Review – Public Works

Not discussed

Departmental Budget Review – Leisure Services

Not discussed

General Discussion

There wasn't time for a general discussion.

At 6:50 pm the meeting adjourned.

Approved on December 18, 2013.


James E. DeGraffenried, Mayor


Dennis L. Marker
Community Development Director