

NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on June 6, 2012 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

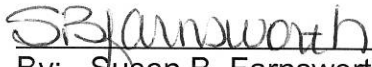
DISCUSSION ITEMS

1. Discussion - North Orchards CC&Rs
2. Discussion - Summit Creek Irrigation Maintenance Agreement
3. FY2012-2013 Budget
4. City Council Meeting Agenda Items
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
JUNE 06, 2012**

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

Others attending: City Manager Ben Reeves, Director Dennis Marker, City Planner Greg Flint, Director Dennis Howard, Anna Jackson, and Norm Beagley.

DISCUSSION ITEMS

Miss Santaquin Pageant

It was reported there were originally four Miss Santaquin participants but one dropped out this week. The rules for Miss Utah stipulate there must be a minimum of 4 participants with each participant raising a minimum of \$100.00 for the National Children's Network. The young lady who will not be participating has already registered with the National Children's Network but hasn't raised any money. An offer was made to pay the amount needed so Santaquin could be represented. Ms. Jackson gave the Mayor and Council Members tickets to attend the event being held this Saturday evening.

Discussion - North Orchards CC&Rs

Director Marker reported the North Orchard property was annexed into the City back in 2004. At the time of annexation there were CC&Rs approved by the City Officials and recorded with the Utah County Recorder's Office. The developer has requested modification to the existing CC&Rs to allow vinyl siding. It was suggested allowing the builder to use "shingle" looking vinyl but not "slatted" vinyl. (See attachment "A" for information presented to the Mayor and Council Members) Council Member Carr was opposed to a change midway through the build-out of the project. Director Marker indicated the change requested would affect the town homes and not the single family homes. It was reported there may be a major price difference between masonry and siding finishes. Council Member Broadhead was told the multi-family units are required to submit stamped drawings that are reviewed by an Architectural Review Committee. Currently that "committee" consists of the Developer. Council Member Payne believes there was a level of expectancy that may not be met if a change to the CC&R's is allowed. Council consensus held they would be willing to discuss a give-and-take situation with the requested changes. The discussion will continue at a later date.

Discussion - Summit Creek Irrigation Maintenance Agreement

City Manager Reeves reported he is working on a maintenance agreement between Summit Creek Irrigation and Santaquin City. Legal Counsel Rich will have a draft copy ready for review by next Council Meeting. Council Member Carr requested a review of the fees associated with the contract. (See attachment "B" for information presented to the Mayor and Council Members this evening)

FY2012-2013 Budget

City Manager Reeves reviewed the latest numbers associated with the proposed budget. Council Member Broadhead said he would like increases to begin at the "bottom" and work their way up the employee pay chain. Council Member Carr said he would like to see the

full time employees compensated because of their longevity. Council Member Linford voiced his support of keeping the raises as formally discussed. Council Member Broadhead said he wanted to clarify his thoughts. He feels the 1½% Cost of Living should be given to each employee at this time with the merit raises being discussed when the refinance is completed. City Manager Reeves reported there are some part time employees who have been here for a long period of time who will receive under a minimum threshold of \$0.25 per person.

Council consensus held that the budget be passed as is, but wage increases held off until August 1st to see where the City stands on the refinancing issue.

City Council Meeting Agenda Items

Manager Marker reported those financing the Mike Carter project would be willing to dedicate the park property to the City if the City immediately begins the development of the parcel. Director Marker reported the topography of the land limits the development potential. Council Member Linford voiced his concern with a Financial Institution having a say as to when the property development begins. Director Marker reported the park property would be dedicated with Plat "G" which would be Mr. Carter's next development plat. The issue will be tabled during the Council Meeting because Mr. Carter is ill and unable to attend the meeting this evening.

General Discussion

No time was available for additional discussion.

The meeting adjourned at 6:55 p.m.

Approved on June 20, 2012.


James E. DeGraffenried, Mayor

Susan B. Farnsworth, City Recorder

months of occupancy, the Association may use the deposit to complete the landscaping. "Front yard landscaping" for purposes of this section is defined as landscaping in the front yards between the front of the house and the curb on the entire width of the lot excluding the driveway and sidewalk. This also includes the unfenced area between the home and street side curb on corner lots. Consistent with City ordinances, Owners shall landscape and maintain park strip areas in front of their Lots. Front yard landscaping shall include: final grading of the lot, two (2) 1-1/2" caliper trees or two (2) 4' tall evergreen or deciduous trees, four (4) one gallon shrubs, automatic sprinkling system, and grass sod. In order to assure uniformity of street appearance, no trees are to be planted upon property on the street side of any sidewalks without specific approval of the City. Any plants or trees installed by any builder or developer of a Lot shall be maintained by the Owner of the Lot and shall be replaced with the same kind and caliber of plant or tree at the sole expense of the Owner of the Lot. Landscaping shall not be installed until the APRA has given approval following a plan review as set forth in Article IV. See Exhibit 'D'

3.2.3 Garages. Each single family dwelling is to be provided with a two (2) car enclosed garage as a minimum.

3.2.4 Roof Pitch. Rooflines shall have a minimum roof pitch of 6:12 for single story homes and 5:12 for two story homes.

3.2.5 Upgraded Building Materials. Residences shall be built with Upgraded Building Materials, with 20% of front of residence consisting of brick or stone. No metal or vinyl siding is allowed. Brick or stone materials must wrap a minimum of two feet around the outer most side corner of Residences.

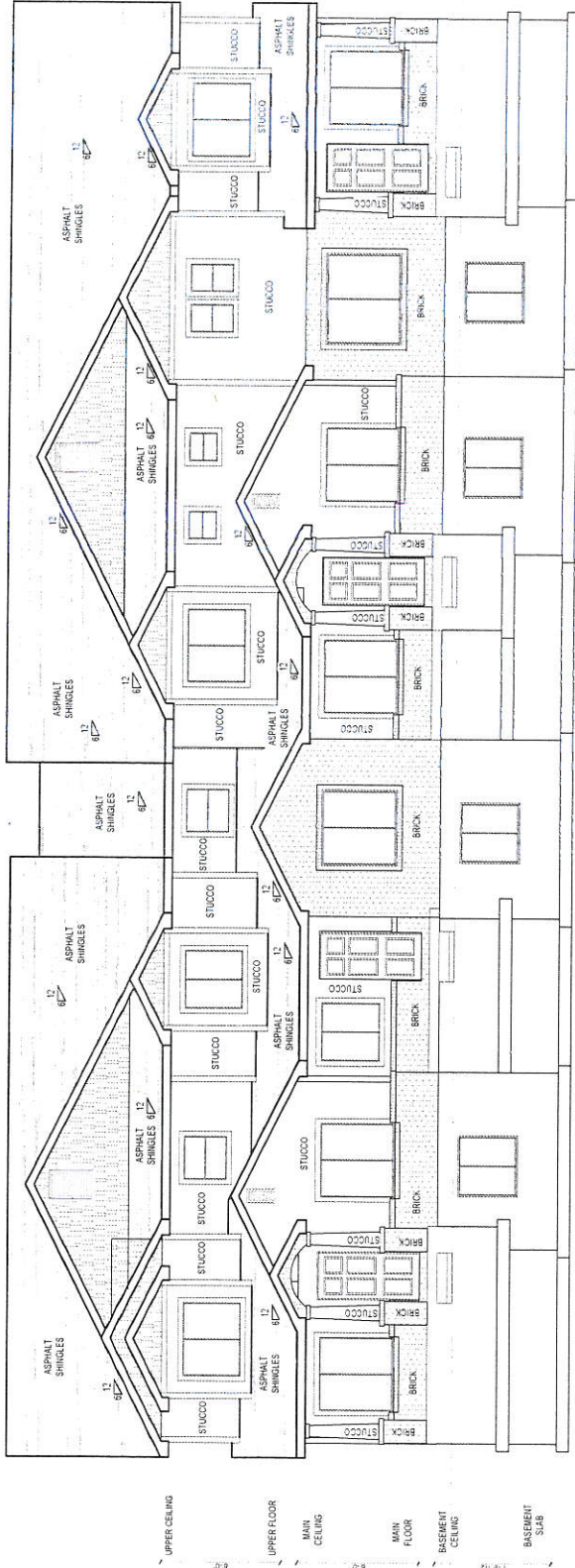
3.2.6 Front Porches. All Cottage Home dwellings shall have usable front porches.

3.2.7 Shingles. All roofs shall be built with 30 year architectural grade shingles.

3.2.8 Minimum Size of Residence. Residences built on any Lot shall be at least 1,200 square feet in size. Square footage of any style shall be measured excluding garages, basements, porches, verandas, patios, porches and steps.

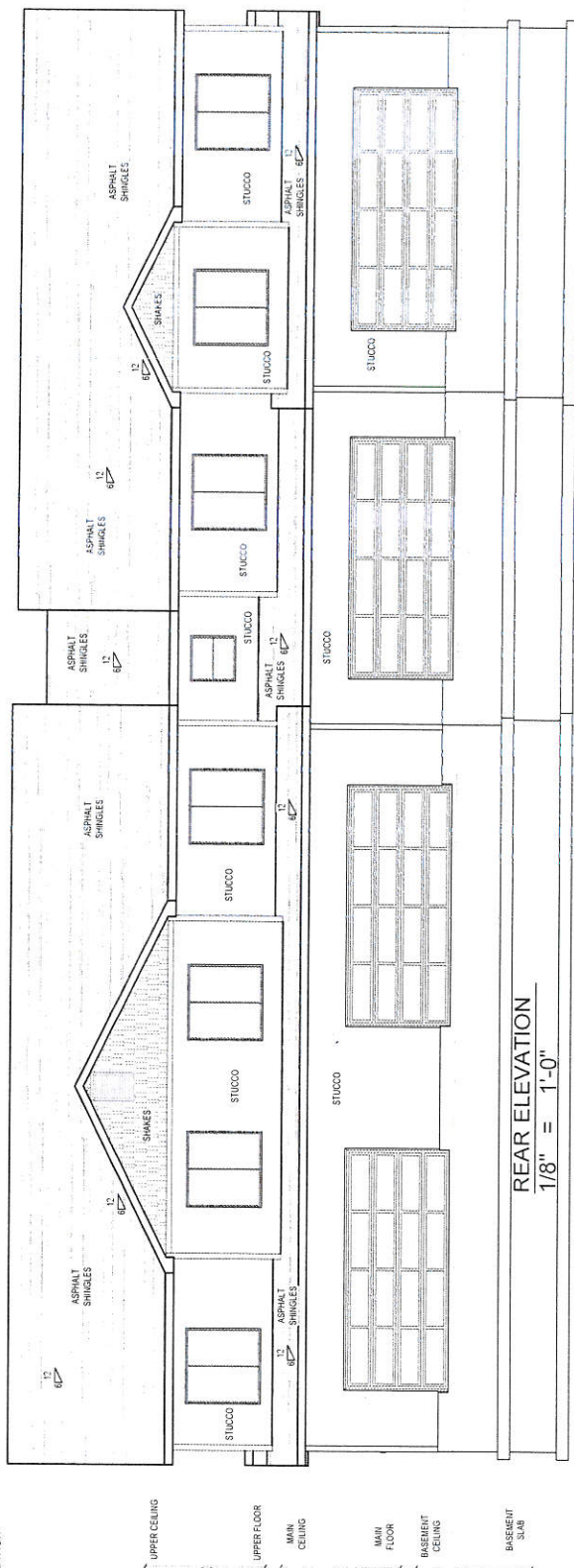
3.2.9 Building Location. No building or structure shall be located on any Lot nearer to the front and side street line, if any, than the minimum building set back lines as required by the City and illustrated on the recorded subdivision plats affected by these CC&Rs.

In addition, the following shall apply:



FRONT ELEVATION
1/8" = 1'-0"

ROOF VENT NOTE:
SEE PAGE A2 LIGHT & VENTILATION
NOTES PARAGRAPH 9



REAR ELEVATION
1/8" = 1'-0"

SCALE: 1/8" = 1'

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ADDRESS:
AH PLAT A-4 - 4-PLEX - SPEC
GINGER GOLD ROAD
SANTAQUIN, UT 84655

SPEC
4 - PLEX

470 NORTH 2450 WEST
TREMONTON UT, 84337
CONTACT: JAY STOCKING
(801) 277-1003

5/24/2012

REVISION: R-1P

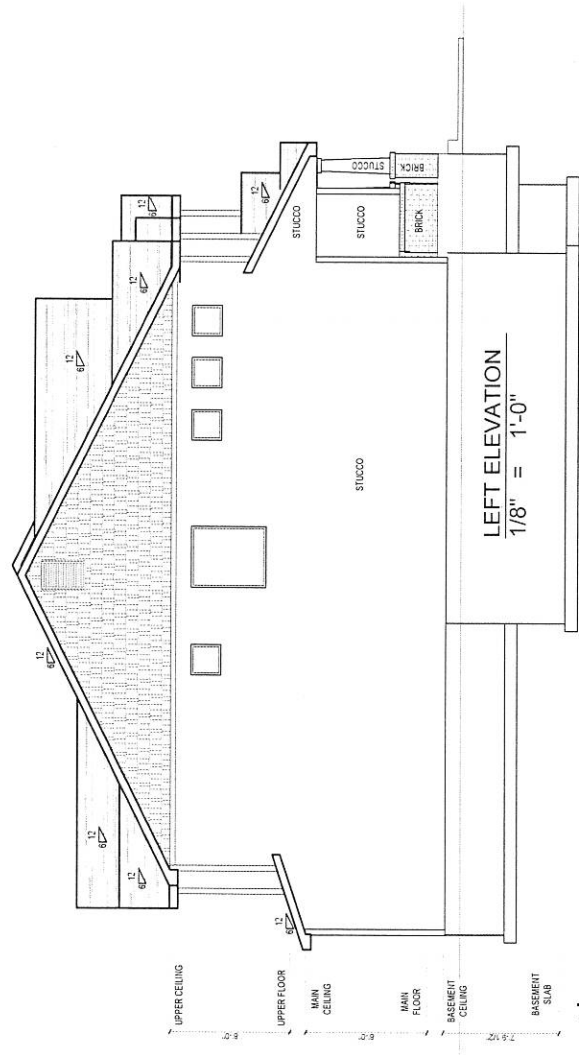
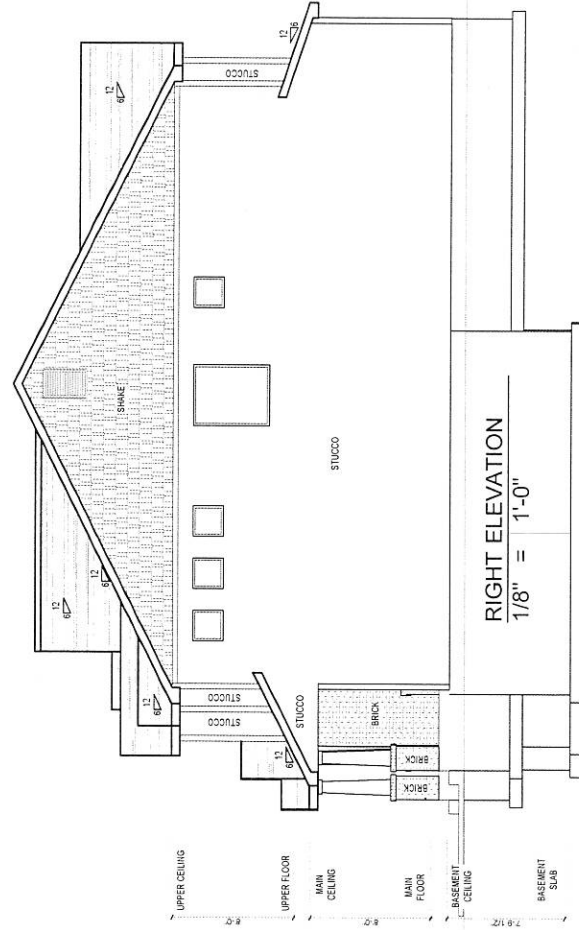
FRONT & REAR
ELEVATIONS

A 4

SHEET 4 OF 24

ROOF VENT NOTE:

SEE PAGE A2 LIGHT & VENTILATION
NOTES PARAGRAPH 9



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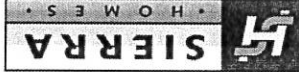
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SPEC
4 - PLEX



470 NORTH 2450 WEST
TREMONTON UT, 84337

CONTACT: JAY STOCKING

5/24/2012

REVISION: R-1P

RIGHT & LEFT ELEVATI

A 5

SHEET 5 OF 24









MEMORANDUM

To: Mayor & City Council
From: Benjamin Reeves, City Manager
Date: June 6, 2012
Subject: Council Meeting Staff Notes

Gentlemen,

The following items will be discussed during the June 6th City Council Work Meeting:

1. Discussion – North Orchards CC&Rs – Scott Brand is preparing to submit plans for an addition townhouse unit and a new plat on North Center Street. He has proposed some changes to the CC&Rs that we would like to discuss with the council. Dennis Marker will represent this agenda item
2. Discussion – Summit Creek Irrigation Maintenance Agreement – This past week there was another irrigation break in which our city crews have responded. This event brought to the surface that we need to complete a reimbursement agreement for work performed by city crews for emergency repairs to their system. The following are general terms that I proposed to Todd Rowley so that we could both concurrently work with our boards to refine.

For Emergency Repairs:

<u>Labor:</u>	\$32.50/hr*	<i>This is the actual average PW employee rate with benefits for our entire public works department</i>
<u>Equipment:</u>		
Backhoe	\$65/hr*	from the FEMA Equipment Reimbursement Schedule
Dump Truck	\$35/hr*	from the FEMA Equipment Reimbursement Schedule
Flatbed Truck	\$20/hr*	from the FEMA Equipment Reimbursement Schedule
VacTruck	\$50/hr*	Estimated cost per hour (not on the FEMA Schedule)

Parts & Materials:

Where possible, all parts and materials will be billed directly to Summit Creek Irrigation from the supplier. Where not possible, the actual invoice for parts and materials will be provided by the city directly to Summit Creek Irrigation for reimbursement

** Rate are subject to annual review based actual costs and/or changes to FEMA billing schedules. Any rate changes must be accepted by both parties before proposed changes take effect. (We like to utilize the FEMA schedule for our equipment base rates where possible as it is the numbers we have to go by in the event of a major disaster that may provide Federal Reimbursement. Because of this, it is best to be consistent and reduce redundancy by having only one city reimbursement schedule.)*

For Non-Emergency System Improvements:

Summit Creek Irrigation *may* work with the Santaquin City Public Works Department to complete proposed non-emergency system improvements utilizing the aforementioned rate schedule *if* the Santaquin City Public Works Department has the time and capacity to complete said improvements. However, Summit Creek Irrigation reserves the right to utilize any contractor/service provider for non-emergency system improvements at its sole discretion. Likewise, Santaquin City reserves the right to deny the acceptance of proposed work if the project's proposed time and resource requirements would preclude the city from performing its normal day to day operations and maintenance.

Liability:

As always, Summit Creek Irrigation will maintain insurance and responsibility for all system assets. Summit Creek will also list Santaquin City as named insured on its liability policy.

3. FY2012-2013 – This past week I proposed two changes to the tentative budget, which have been incorporated into Resolution 06-01-2012 (agenda item 11b). However, the email exchange posed some questions with regard to salary adjustments. I requested of the Mayor that we add a discussion item in the work meeting to review any last minute concern prior to the public hearing and possible approval of said resolution.
4. City Council Meeting Agenda Items
5. General Discussion

The following items will be discussed during the June 6th City Council Regular Meeting: