

## NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on February 8, 2012 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

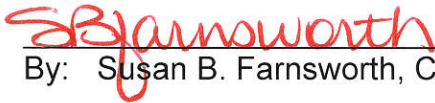
### DISCUSSION ITEMS

1. Tour of existing parks and city owned property
  - a. Twin Home Park
  - b. Squashhead Park
  - c. Orchard Cove Park
  - d. Ahlin Pond Property
  - e. Summit Ridge Property
2. Utilizing of Park Impact Fees
3. 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 COUNCILWORK SESSION  
HELD IN THE COUNCIL CHAMBERS  
FEBRUARY 8, 2012**

The meeting was called to order by Mayor James E. DeGraffenried. Council Members attending: Matthew Carr, James Linford, Richard Payne and Rich Steele. Keith Broadhead was excused.

Others attending: City Manager Ben Reeves, Legal Counsel Brett Rich, Community Development Director Dennis Marker, Leisure Services Director Kevin Schmidt, Brent Norton, Nick Miller and other unidentified individuals.

**DISCUSSION ITEMS**

***Tour of existing parks and city owned property***

- Twin Home Park
- Squash Head Park
- Orchard Cove Park
- Ahlin Pond Property
- Summit Ridge Property

Those participating in the tour: Mayor DeGraffenried, Council Member Carr, Linford, Payne and Steele, Directors Marker and Schmidt as well as City Manager Reeves. The conversation/discussion held while visiting the sites includes:

Orchard Cove Park – this area of town causes concern for the Public Works Department due to the “alligatoring” of the asphalt. Council Member Steele said “maybe we should clamp down on our bonding a little bit”. Director Marker indicated the City requires a two-year bond with the inspections being handled by the Inspections Department. This particular roadway was supposedly inspected by a former employee. Director Marker indicated there was a more strict inspection policy in place now. As for the park property, Director Marker indicated due to the lack of development in the area, it would be more prudent to partially expand the park to the North. When more development occurs, the remainder of the park can be completed. Addition of a tennis court adjacent to the existing court would cost approximately \$50,000. Council Member Steele said “one’s not enough”? The idea would be to extend the current pad which would allow an additional court. It was reported the Tennis program increased 400% this past summer. It was discussed that a Park light would be installed with security measures instead of adding Tennis Court lighting. The project would include a sidewalk from the existing sidewalk to the play area and expansion of the playing field to the North. The existing play equipment wasn’t the highest quality when it was installed and it has been vandalized numerous times. Planting large diameter trees would be required due to the past vandalism. Director Schmidt reported in order to apply for any Parks and Recreation Grants the City has to have a formal plan in place. The existing Tennis Court is in need of resurfacing.

Twin Homes Park – the Parks and Recreation Plan calls for playground equipment to be installed but the area is very small. It was suggested installing sidewalk from the existing sidewalk to the bowery, installation of a curb cut which would allow the Public Works equipment access without sustaining any equipment damage, and installing additional lighting for security.

On the drive to the next park, Director Marker indicated he spoke with Brian Phillips, UDOT Representative, at a luncheon today. He was told UDOT has prepared a concept report to receive additional funding to enhance the intersection at Hwy 198 and Main Street and

widen the roadway from the Freeway to 400 East. The plan will be submitted to MAG to begin the funding process. They also would add a lane to the Northbound off ramp. The funding they are seeking would be 2015 funding however usually the funding can be accelerated. Additional information will be shared as it is available.

Pole Canyon Property – Those on the tour arrived at property adjacent to the Ahlin Pond Property. City Manager Reeves reported they had met with Richard Barton who purchased 80 acres of property from Zions Bank. During the meeting they discussed a potential sports complex being built in this area. Mr. Barton was very open minded as to selling a portion of the land as long as the City enhanced it. He doesn't want it to sit vacant. When the complex was laid out, it was determined a minimum of 20 acres would be needed. If additional park space was included an additional 10 acres should be added. There is a need and requirement of the current development agreement to install a frontage road to the South Interchange. The City could purchase the property from the owner and in turn the owner installs the required roadway. If this were to happen the requirements of the agreement would be met and an easy access to the complex would be acquired. It was reported that Payson spend about \$4 million on their sports complex, built approximately 6 years ago. Of that \$4 million, \$1.8 million was actual improvements. The rest was land acquisition. There is a tremendous amount of cost associated with building a sports complex.

City Manager Reeves asked if it would be most appropriate, in order to fulfill the commitments for the City to do the following:

- Enhance the Orchard Cove Property
- Purchase the Pole Canyon Property
- Require the developer install the roadway, sooner rather than later which in turn would open up the property for development
- Use the remainder of the Impact Fees to Engineer the sports complex and ready the project for a Municipal Election

Council Member Steele was told the roadway is required to be completed before any development begins.

City Manager Reeves questioned if it was a timing issue. Does the City purchase the land now or require open space within the development. Director Marker indicated the property on which the P.I. pond sits is the only required open space under the development agreement for the property. Council Member Steele was told the pond property was still in dispute. Director Marker said an agreement associated with resolving the property issues would be presented to the City Council for review and consideration on February 15<sup>th</sup>.

Director Marker indicted the proposed complex site on the Barton property would not require any building removal since it is a "green field". It was the recommendation of the Public Works Director to construct the complex on this particular piece of property.

Director Schmidt reported the Recreation programs of the City are in need of open grass space for football, soccer and other sports. Use of the proposed complex would depend on the design. Councilmember Payne commented he would like to have the complex and open grass space separate.



Director Marker said the property owner is very interested in this idea. Council Member Steele voiced his concern with the lack of business at the business currently located on the South interchange. He would hope a sports complex would entice additional business to that area as well as provide customers for the existing business.

Those on the tour were told the current plan for a rail station, located by the "Summit Ridge" gravel pit, would include approximately ½ acre of ground. Because it is an end of the line station, there has to be enough parking to accommodate the rail users.

Those attending the tour arrived back at the Council Chambers at 6:45 pm.

#### ***Utilizing of Park Impact Fees***

Director Marker presented a slideshow with regard to a sports complex. The Capital Facilities Plan was adopted in 2008. As per State Law, it is time to update the plan. (See attachment "A" for the presentation)

It is Staff recommendation to complete the previously discussed park projects. Council Member Linford's opinion is the Orchard Cove Park needs to be upgraded. He indicated there have been promises made to the residents in that area. Council Member Steele is of the opinion to spend some money on the Orchard Cove Park, build a one stall restroom in Summit Ridge and use the remainder of the money to purchase land. Director Marker indicated he is gathering construction costs for a restroom. Council Member Payne indicated we need to invest in the existing parks and would like to begin the process of amending the existing Facility Plan. Council Member Carr is in favor of the restroom installation at Summit Ridge. He is hesitant at increasing the size of the Orchard Cove Park due to it being "an out of the way park" which requires traveling through residential areas. The Staff received direction to prepare the required documents/analyses for approval at the February 15 City Council Meeting:

- Cost/design for restroom at the Sunset Trails Park
- Orchard Cove Park (North Park) expansion
- Squash Head Park Project
- Twin Homes Park
- Continue negotiations for purchase of land previously known as the Ahlin Property
- Proceed with the required steps to revise the Capital Facilities Plan


#### ***General Discussion***

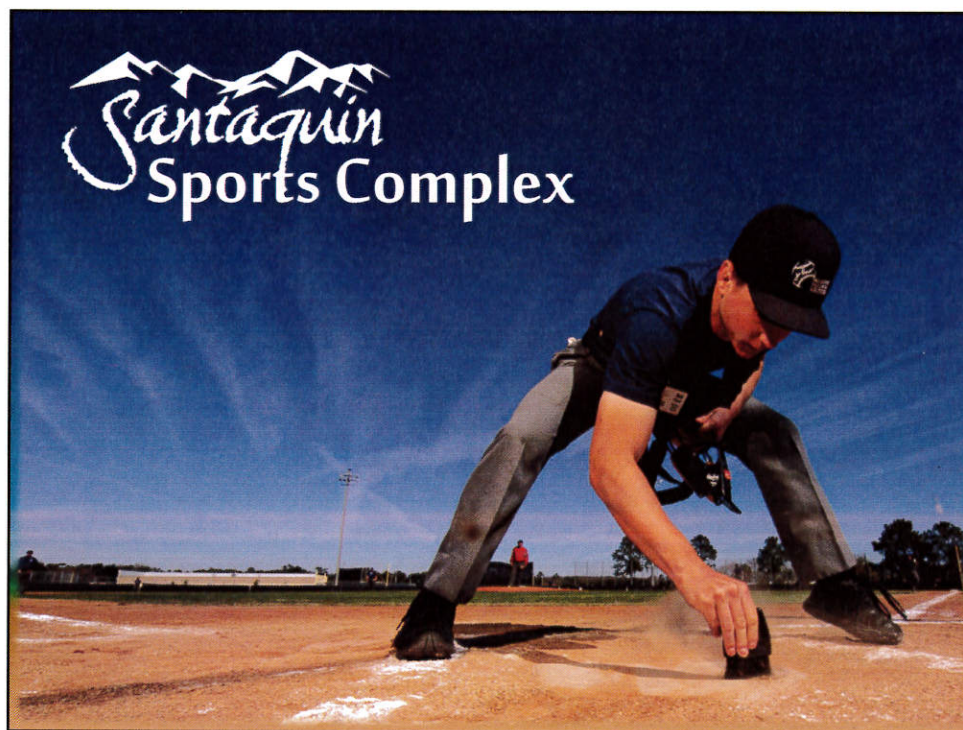
Nothing

At 7:20 pm the Work Session adjourned.

Approved on February 15, 2012.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder



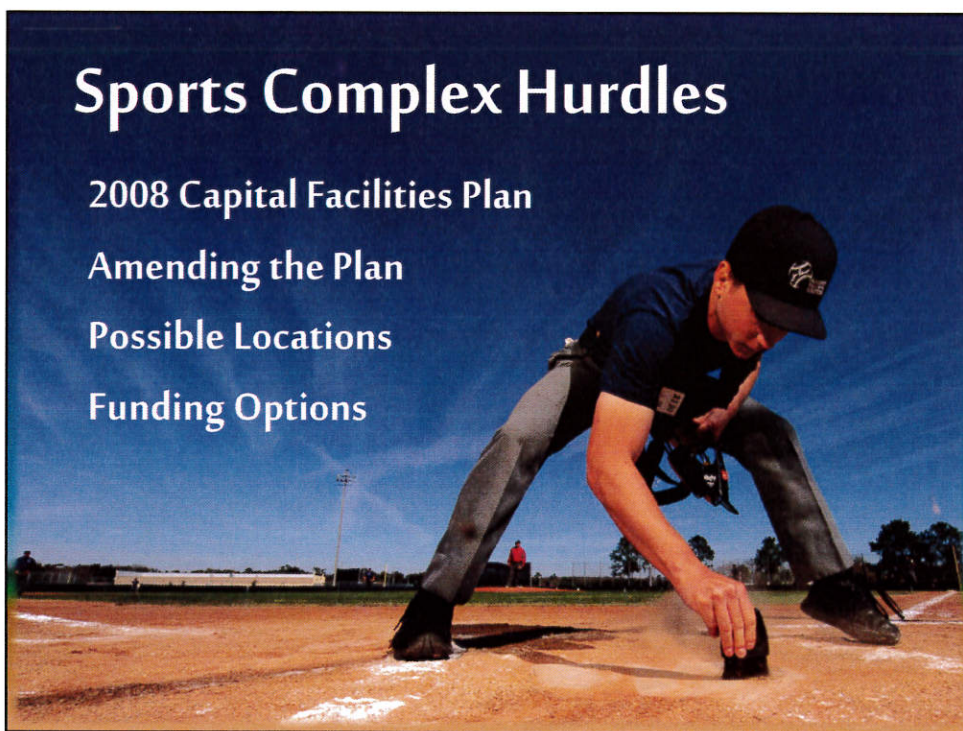
## Sports Complex Hurdles

2008 Capital Facilities Plan

Amending the Plan

Possible Locations

Funding Options





# 2008 Capital Facilities Plan

## Recommendations

- Priority on land acquisition
- Provide balance of uses in parks
- Provide equitable distribution in City
- Plan for flexibility



Amending the Plan

Possible Locations

Funding Options

# 2008 Capital Facilities Plan

## City Deficiencies

Recreation Area or Facility	Desired Level of Service (1 per)	Current Inventory	Number Needed to Meet NRPA Standard	2008 Deficiency 8000 Pop	2012 Deficiency 9,200 Pop
League Youth Baseball Fields	5000	4	2	0	2
Softball Fields	3000	2	3	-1	-1
Playgrounds	5000	4	2	0	2
Tennis Courts	4000	1	2	-1	-1
Covered Picnic Areas	2500	7	4	0	3
Adult Soccer Fields	2000	2	5	-3	-3
Volleyball Outdoor	3000	1	3	-2	-2
Lacrosse/Rugby/Football	6000	0	2	-2	-2
Aquatic Outdoor (s.f.)	1000	706	5520.0	5520.0	-4814.0
Basketball Courts Outdoor	2500	3	4	-2	-1
Gymnasium/Indoor Basketball	5000	0	2	-2	-2
Volleyball Courts Indoor	5300	0	2	-2	-2

Amending the Plan

Possible Locations

Funding Options



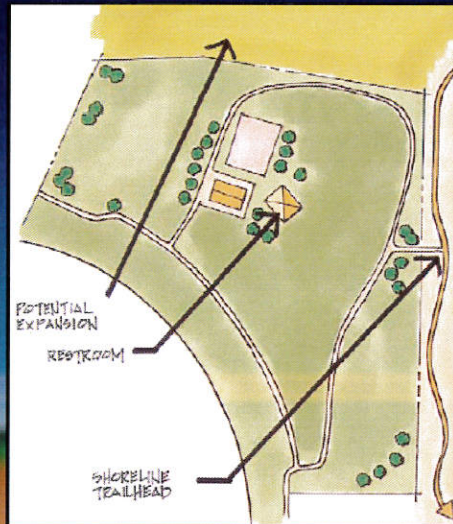


## 2008 Capital Facilities Plan

### 5-10 Year Plans

#### East Side Park

Add Restroom  
Provide Trailhead  
Extend to the north



Amending the Plan

Possible Locations

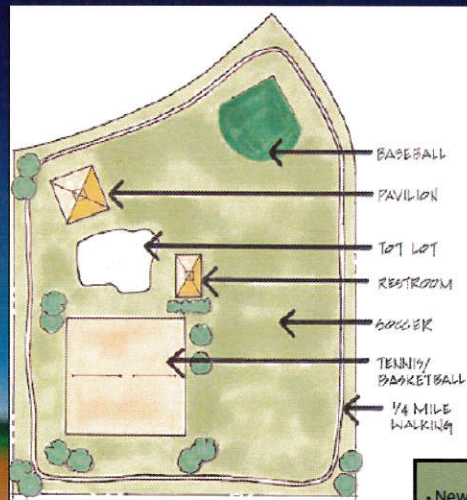
Funding Options

## 2008 Capital Facilities Plan

### 5-10 Year Plans

#### Orchard Cove Park

New Tot Lot  
Expand Tennis Court  
Bowery  
Youth Baseball/Soccer  
Walking Trail  
Horseshoe Pits  
Restroom  
Landscaping and fencing  
Swings



Amending the Plan

Possible Locations

Funding Options

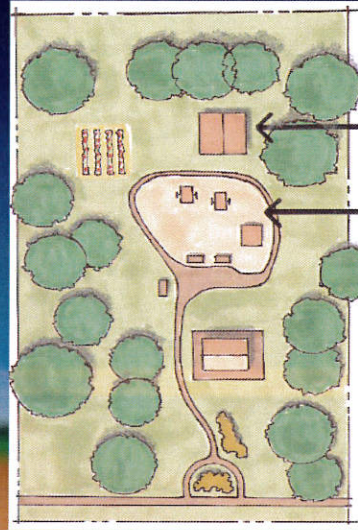


## 2008 Capital Facilities Plan

### 5-10 Year Plans

#### Squash Head Park

Monuments  
Pioneer Cabin  
Heritage Gardens  
Walking Paths



Amending the Plan

Possible Locations

Funding Options

## 2008 Capital Facilities Plan

### 5-10 Year Plans

#### Heritage Events Center

Farming Heritage Center  
Farmers Market  
Equestrian Events Facility  
Outdoor Rodeo Arena  
Native American Center



Amending the Plan

Possible Locations

Funding Options



# 2008 Capital Facilities Plan

## 5-10 Year Plans

### Sports Complex

Replace existing Rodeo  
Soccer Fields  
Landscaping  
Recreation Center  
Parking  
Concessions



Amending the Plan

Possible Locations

Funding Options

# 2008 Capital Facilities Plan

## Long Term Plans

North Orchard Park (Equestrian Facility)  
Summit Creek Reservoir Recreation Area  
Ted Ahlin Park and Performing Arts Venue  
Peter Rabbit Springs Park  
Sunset Trails Park\*  
Stone Hollow Park  
Multi-Use and Equestrian Trail Systems

\* Completed October 2010.

Amending the Plan

Possible Locations

Funding Options



## Amending the Plan

Notify Affected Entities	1 day
Preparation of new plan*	45 – 90 days
Public Hearing on new plan	14 days
Engineer Certified Impact Fee Facilities Plan**	14 – 30 days
Redo an Impact Fee Analysis	30 – 60 days
<b>Estimated Time frame</b>	<b>105 – 195 days</b>

\* Public Involvement and Consultation process will take the most time.

\*\* Engineering involvement with document preparation will keep this time down.

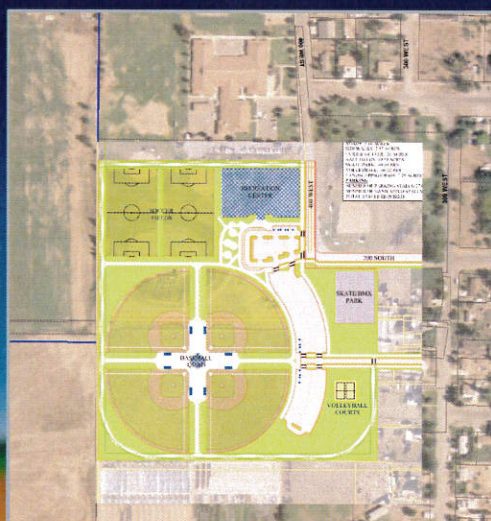
Possible Locations

Funding Options

## Possible Locations

### Expand Current

- 2 soccer fields
- Recreation Center
- Baseball Quad
- Outdoor Volleyball
- Skate park
- Walking Trail
- Shared use with future school
- Relocate Rodeo
- Need Additional land



Funding Options







## Possible Locations

### Ahlin Property

- Green Field
- Frontage Road Access
- Pole Canyon Park Connection
- Baseball Quad
- Soccer Fields
- Tennis Fields
- Playgrounds
- Picnic Areas



Property owner is willing to participate

Funding Options

## Funding Options

### Impact Fees

Total Parks Impact Funds Available - \$839,907

Need to spend - \$218,121 before June 30, 2012

### **Development Agreements**

Many require dedication of land or reimbursement of impact fees as development happens.

### **Grants**

### **Donations**

### **Volunteer Work**

