

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, December 15, 2010, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. CONSENT AGENDA
 - a. Minutes
 1. December 1, 2010
 2. December 2, 2010
 - b. Bills
 1. \$364,431.76
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
6. FORMAL PUBLIC HEARINGS
7. UNFINISHED BUSINESS
8. BUSINESS LICENSES
9. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
10. NEW BUSINESS
 - a. Ratify agreement changes associated with approved Resolution 12-04-2010
 - b. Discussion and possible action with regard to the Lark Lane property bid
 - c. Discussion and possible action with regard to water rights in Commercial Zones
11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
 - a. Ordinance 12-01-2010 An Ordinance Amending the City's Accessory Apartment Regulations
12. PETITIONS AND COMMUNICATIONS
13. REPORTS BY MAYOR AND COUNCIL MEMBERS
 - a. Mayor DeGraffenried
 - b. Council Members
14. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. 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

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, UT, 84651.

BY: 

Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER
POST OFFICE
ZIONS BANK

**MINUTES OF A REGULAR CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
DECEMBER 15, 2010**

The meeting was called to order by Mayor James E. DeGraffenried at 7:00 pm. Council Members attending: Filip Askerlund, James Linford, Rick Steele and Brent Vincent. Council Member Martin Green was excused.

Other attending: City Manager Ben Reeves, Community Development Director Dennis Marker, Director of Public Services Dennis Howard, Legal Counsel Brett Rich, Verl Wall, Joe Wall and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Recorder Farnsworth led the Pledge of Allegiance

INVOCATION/INSPIRATIONAL THOUGHT

Mayor DeGraffenried Offered an invocation.

CONSENT AGENDA

Minutes

December 1, 2010

December 2, 2010

Bills

\$364,431.76

Council Member Linford moved to approve the Consent Agenda. Council Member Steele seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted unanimously in favor of the motion.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Verl Wall addressed the Mayor and Council. Mr. Wall said he was not in favor of the proposed changes to Main Street. He voiced his concern at losing his maple trees that were planted 45+ years ago. The original reconstruction plan would have left the trees in place. The current plan includes a 6" planter with a 5' sidewalk which would bring the improvements right next to the trunk of the trees. He indicated "he wouldn't let the trees go without a fight".

Community Development Director Marker reported the sidewalk is required to be at least 4' wide to meet ADA requirements. With a reduction in the sidewalk width as well as a planter reduction from a 6' to 5', the trees should not be affected. The Mayor and Council Members were in agreement to make the changes needed to keep the trees in place.

Mayor DeGraffenried reported Alan Lohrke has been nominated as City's Employee of the Month for November. The nomination is as follows:

Alan Lohrke has worked for the City for only a few months, but has made a very noticeable impact on the city facilities. Santaquin City was without a custodian for over two years, which meant employees had to pick up the slack when and where they could. As you can imagine things were not in the best condition when Alan came aboard. As the part-time facilities custodian, Alan has stepped right in and used his

knowledge and experience to make the city facilities look (and smell) great. It is truly amazing how much he accomplishes in the few hours he is scheduled each week. Alan is punctual, friendly, and is always looking for a better, more cost effective way to do things. His great attitude and willingness to do whatever is asked of him is appreciated. We are glad to have him as part of the team and would like to recognize him for his efforts.

Although Mr. Lohrke was unable to attend this evening's meeting, congratulations were extended to him.

Mayor DeGraffenried indicated there was a need to reappoint a City Representative to the Special Service Dispatch District Board. He indicated Director of Public Safety Howard has held this position and recommended reappointing him to this position.

Council Member Steele moved to reappoint Dennis Howard to the board. Council Member Askerlund seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted unanimously in favor of the motion.

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Nothing

BUSINESS LICENSES

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Community Development Director Marker reported the Planning Commission reviewed the renewal business application for the Wagon Wheel Saloon. The owners will be required to have another review next December.

Community Development Director Marker reported he met with UDOT Representatives with regard to the bridge deck project. It is proposed the bids would be submitted in February with the project beginning around May. Also the Representatives will have the signal reset so more vehicles would be accommodated during peak hours.

Also reported was a meeting with MAG Representatives showing the complete Main Street would be required to be replaced in about 9 years with the Commuter Rail being installed within the next 20 years.

NEW BUSINESS

Ratify agreement changes associated with approved Resolution 12-04-2010

Council Member Linford moved to ratify the agreement changes associated with Resolution 12-04-21010 as presented by Legal Counsel Rich. Council Member Vincent

seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted in the unanimous.

Discussion and possible action with regard to the Lark Lane property bid

The Mayor and Council were told the resent request for bids on the surplus Lark Lane property didn't have a minimum bid. Council Member Askerlund indicated he thinks the minimum bid should not be any lower than \$56,000. Council Members Vincent and Steele felt the City should hold on to the property. Council Member Linford thought the property evaluation was too high and the property wasn't worth the amount of the current bid.

Council Member Vincent moved to not accept the bid (\$45,000) for the Lark Lane property submitted by Cherry Hills and remove the property from the surplus list. Council Member Steele seconded the motion. Council Members Askerlund, Steele and Vincent voted in the unanimous. Council Member Linford voted against the motion.

Discussion and possible action with regard to water rights in Commercial Zones

A discussion was held as to residential water usage (see attachment "A" for the usage information). The Council Members would like to have the method used in requiring water dedication reviewed. City Manager Reeves will request a cost fee associated with a review and report back to the Mayor and Council Members. Council Member Askerlund was told there was sufficient storage for reuse water.

Council Member Linford moved to authorize the water rights review be remanded to Ken Tuttle, Sunrise Engineering. Council Member Askerlund seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted in the unanimous.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 12-01-2010 An Ordinance Amending the City's Accessory Apartment Regulations

Council Member Askerlund made a motion to table Ordinance 12-01-2010, An Ordinance Amending the City's Accessory Apartment Regulations, until Legal Counsel

Rich has an opportunity to review it. Council Member Linford seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted in the unanimous.

PETITIONS AND COMMUNICATIONS

Nothing

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

Nothing

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

At 8:25 pm Council Member Linford moved to enter into an Executive Session. Council Member Askerlund seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted in the unanimous.

Those attending the Executive Session: Mayor DeGraffenried, Council Members Askerlund, Linford, Steele and Vincent, City Manager Reeves, Legal Counsel Rich, and City Recorder Farnsworth.

The regular Council Meeting resumed at 9:14 pm.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Nothing

Council Members

Council Member Steele questioned if there was any money to install a white vinyl fence along Main Street and the trailer court. City Manager Reeves will review the financials to see what is available.

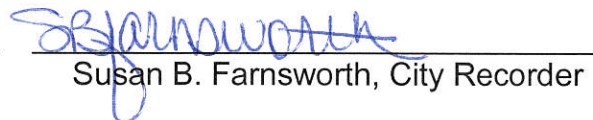
Council Member Askerlund reported he attended the CDBG Training this past week. He reported the method of funding of the projects will be reviewed. It was also reported that Mayor DeGraffenried is sitting on the CDBG Board.

ADJOURNMENT

At 9:20 pm Council Member Linford moved to adjourn. Council Members Askerlund seconded the motion. Council Members Askerlund, Linford, Steele and Vincent voted in the unanimous.

Approved on December 22, 2010.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, James E. DeGraffenried, Mayor of Santaquin City, do hereby certify that the Executive Session held on December 15, 2010 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


James DeGraffenried, Mayor

12/15/10
Date



Water Right Dedications

Prepared By Dennis Marker

Current Requirement

8-1-12: ANNEXATION:

A. Amount Of Water Required:

1. The amount of water to be dedicated shall be a **minimum of 3.00 acre feet of diversion rights per acre** in its undeveloped state.

E. Time Of Conveyance: ...ownership transfer must be completed prior to the approval of any preliminary plat, or the issuance of any building permit related to the subject property.

(3.0 acre feet = 977,486 gallons)

What 3.0 Acre Feet Covers

Residential Development

Avg. Indoor Use in Santaquin = 0.3 acre feet

Avg. Residential Irrigation Use = 0.5 acre feet (20.63 gal/ft/yr)

Total of 258,914 gallons per year

3.0 acre feet will provide water for 3.77 residential units which will be irrigating a typical yard area.

Lot Size	Homes	Water Usage Per lot (gallons)
6000	5.5	177457
8,000	4.5	218185.5
10,000	3.8	258914
21780	2.0	498804.865
43560	1.0	942338.23

What 3.0 Acre Feet Covers

Commercial Properties – Landscaping

Approximately 10 gallons per foot/yr

Depending on site and parking needs
this may be more or less

Commercial Properties – Land Use

Water needs will vary

(e.g. bank, hotel, car wash, big box)

Commercial Example

Site size = .80 acres

Landscape Area = 30% (10,454 s.f.)

Anticipated Indoor Use = 1 Mill Gal/yr

Anticipated Acre Feet use per year

1,104,540 gallons = 3.39 acre feet

4.2 acre feet per acre

Store	City	Type	Gal/yr	Acre feet	Site Acreage	Approx. Landscape area	Landscape pe %	outdoor gal/yr (10 gal/ft)	acre feet used	acre ft/acre
Walmart	Springville	Big Box	405,000	1.24	20.9	46,000	5%	460,000	2,654,588	0.127014
Missionary Mall	Orem	Retail	16,000	0.05	0.36	2,000	13%	20,000	0.11048	0.306889
Wendy's	Springville	Fast Food	56,400	0.17	0.849	8,400	23%	84,000	0.430872	0.507505
Walmart	Payson	Big Box	1,800,000	5.52	22.665	195,470	20%	1,954,700	11.52275	0.508394
Home Depot	Provo	Big Box	1,845,316	5.66	9.235	65,000	16%	650,000	7.657844	0.82922
McDonalds	Payson	Fast Food	545,000	1.67	1.5	9,801	15%	98,010	1.973325	1.31555
Taco Time	Payson	Fast Food	157,000	0.48	0.33	-	0%	-	0.481815	1.460046
Subway	Santaquin	Fast Food	156,000	0.48	0.255	1,500	14%	15,000	0.52478	2.05796
Glades	Spanish Fork	Fast Food	70,000	0.21	0.1	-	0%	-	0.214822	2.148221
Carls Jr.	Spanish Fork	Fast Food	890,000	2.73	0.89	7,500	19%	75,000	2.961476	3.327501
One Man Band	Santaquin	Restaurant - Family	564,000	1.73	0.457	2,400	12%	24,000	1.804506	3.94859
Arctic Circle	Spanish Fork	Fast Food	317,000	0.97	0.22	3,200	33%	32,000	1.071042	4.868371
Chilis	Orem	Restaurant - Family	1,452,000	4.46	0.9	-	0%	-	4.456024	4.951138
Applebee's	Orem	Restaurant - Family	1,558,000	4.78	0.75	-	0%	-	4.781326	6.375102
Fast Trax	Santaquin	Convenience Store	4,056,000	12.45	0.94	2,100	5%	21,000	12.51185	13.31048
Olive Garden	Provo	Restaurant - Family	3,636,028	11.16	0.82	3,500	10%	35,000	11.26597	13.73899
Family Tree	Santaquin	Restaurant - Family	1,140,000	3.50	0.18	-	0%	-	3.498532	19.43629