

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, September 01, 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. August 18, 2010
 - b. Bills
 1. \$434,298.60
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. Discussion and possible action with regard to an Interlocal Cooperation Agreement between Utah County and Santaquin City for a Highway Project known as "Santaquin Main Street" in Santaquin City, Utah
 - b. Discussion and possible action with regard to approval extension of the Stone Hollow Plats C, D, & E and The Vista West Subdivision Plats
 - c. Discussion and possible action with regard to the acquisition of real property at 60 N 400 E
 - d. Discussion and possible action with regard to the American Red Cross Lend a Hand Program
11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
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 COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SEPTEMBER 1, 2010**

The meeting was called to order by Mayor James E. DeGraffenried at 7:01 pm. Council Members attending: Martin Green, James Linford, Rick Steele and Brent Vincent. Council Member Filip Askerlund was excused.

Others attending: City Attorney Brett Rich, City Manager Ben Reeves, Community Development Director Dennis Marker, Director of Public Safety Dennis Howard, Andy Kitchen.

PLEDGE OF ALLEGIANCE

Brett Rich led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council member Linford offered an Invocation.

CONSENT AGENDA

Minutes

August 18, 2010

Bills

\$434,298.60

Council Member Green made a motion to approve the Consent Agenda. Council Member Vincent seconded the motion. Council Members Green, Linford, Steele and Vincent voted in the affirmative.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Nothing

BUSINESS LICENSES

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Dennis Marker said an Open House for the General Plan amendment regarding the Spring Lake area was held in lieu of the August 26, 2010 Planning Commission meeting. Those attending the meeting expressed the sentiment several times that they would prefer that Santaquin not plan for their area, and asked that the City leave them alone. Concerns were expressed regarding past annexation policies and the development occurring in the area. Staff is continuing work on the General Plan Amendment, which will be presented to the Planning Commission at a future date. The Plan, including the plan boundaries, can be changed by either the Planning Commission or the City Council.

There are three public hearings scheduled for the September 9th Planning Commission meeting; a code amendment concerning accessory apartments, a code amendment regarding temporary uses, and a rezone of 95 acres from C-1 to Ag. The rezone concerns property in the

area around the Red Barn and Mountainland Apples, and contains properties owned by two Greenhalgh families.

Council Member Steele said he had not been aware of the issues the residents brought up at the Open House concerning the last annexation. He asked if the City had stepped on some toes, and had done something they were not supposed to. Mr. Marker said some toes had been stepped on, but everything was done legally. Mayor DeGraffenried said the annexation had been started by a petition of property owners, which was accepted and reviewed by the City. The annexation started with about a third of what became the total land area. The county indicated the petition did not meet the requirements of the state code, and that they would oppose the annexation. The larger annexation size came about because of the County interpretation of the statute. Another issue raised concerned the annexation of an agricultural protection area. Brett Rich said the City was threatened with litigation at one point, but he had not heard anything on the issue for about a year.

Council Member Steele said he felt a need to do something as a community to rejuvenate feelings in the Spring Lake area. Mr. Reeves said Dick Saunders had approached him after the Open House and said one of the roads in Spring Lake was only partially paved, and the County had never upgraded it. It was a burden for the citizens and the school buses that use the road. Mr. Saunders indicated it would go a long way if the City would pave that street. Mr. Reeves asked if the Council would be interested in smoothing and chip sealing the road, similar to the improvements on 200 East. Council Member Vincent asked how many people would benefit from improving the road. There are 8 homes on the road and it is used by school buses. The Mayor instructed the City staff to put a cost estimate together on the cost of smoothing and chip sealing the road.

Mayor DeGraffenried said one of the new Planning Commission members was a Spring Lake resident and was working with the City to help protect the area; including ensuring that development on the bench is not funneled through Spring Lake.

Council Member Linford said he had spoken to Kaye Beddoes for some time. It is his opinion that Spring Lake should have completed incorporation, and he said he believes Ms. Beddoes will push to do so again. Mr. Marker said Payson currently has an annexation petition coming down to 124th, so incorporation would need to be done quickly.

Mr. Marker said he had recently received a request from the EPA for statistics on Santaquin's storm drain and sewer system. Any city with 10,000 or more residents is required to have a capital facilities storm drain plan. JUB engineering gave the City a quote 4 years ago on the cost to generate this type of plan. An RFQ could be sent to various engineering firms to determine an updated cost. City staff was instructed to prepare an RFQ.

Council Member Steele asked if the ditch on the bench that goes to the retention pond was considered complete. Mr. Marker said it still needed to be excavated, rip wrapped, and a trail constructed on the side. The City had not accepted the system, and does not maintain it. It is presently Mike Carter's responsibility.

NEW BUSINESS

Discussion and possible action with regard to an Interlocal Cooperation Agreement between Utah County and Santaquin City for a Highway Project known as "Santaquin Main Street" in Santaquin City, Utah

Council Member Green moved to approve the Interlocal Cooperation Agreement between Utah County and Santaquin City for a Highway Project known as "Santaquin Main Street" in Santaquin City, Utah. Council Member Linford seconded the motion. Mayor DeGraffenried asked if the motion gave him authority to sign the agreement. Brett Rich said it was implicit in the motion.

Council Member Green amended his motion to include the provision that the Mayor could sign the agreement. Council Member Linford seconded the amended motion. Council Members Green, Linford, Steele and Vincent voted in the affirmative.

Later in the meeting, Brett Rich indicated the wording of the motion should be changed. Council Member Linford made a motion to accept Resolution Number 09-01-2010, a resolution of the Santaquin City Council authorizing the execution of an Interlocal Cooperation Agreement between Santaquin City and Utah County regarding a Santaquin Main Street Highway Project, and authorizing the Mayor to sign the agreement. Council Member Steele seconded the motion. By a roll call vote, Council Members Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to approval extension of the Stone Hollow Plats C, D, & E and the Vistas West Subdivision Plats

Mr. Marker said the approvals of some of the plats under discussion had expired, but the ordinance passed in June allowed for an extension. The four plats are all in Summit Ridge. Stone Hollow C has 82 lots, D has 67 lots, and E has 105 lots. The Vistas West has 95 lots. Stone Hollow C was granted final approval, so is eligible for a one year extension. Plats D, E, and the Vistas West have preliminary approval, and are eligible for two year extensions.

Council Member Vincent asked about the 35 acres to be donated to the City. Mr. Marker said it was anticipated the land would be deeded to the City around 2011, when the gravel pit operation is complete. After the property is deeded, the City will have 10 years to begin construction on it. If the City does not begin construction during the ten year period, the land will be sold back to the developer at a price of \$1000 per acre. The developer will have first rights on any development project.

Mayor DeGraffenried asked the City attorney if the acreage was secured for the City if the property goes into default. Mr. Rich said it would be much more secure if the dedication was in place. Council Member Steele asked how far away time-wise the commuter rail project was. Mr. Marker said the project might come as far as Santaquin in the next phase if the City was ready. The Mayor suggested this issue be put on the next work session for discussion.

Council Member Steele asked if it would benefit the City to have the developer put the railroad crossing in instead of donating the land. Mr. Marker said plans for Stone Hollow Plat C include grading work to get up to the crossing, but the crossing is not a requirement of the developer.

The cost of the railroad crossing is estimated at 2 million dollars. If the developer does do the work, they would probably want reimbursement over time.

Council Member Green said he would like to set up a work session with Summit Ridge to get a feel for what is going on up there now. Mr. Marker said Troy Kunz had indicated they hoped to begin construction on Plat C next year. The smaller lots are the ones being built on at the present time.

Council Member Linford made a motion to approve the extension of the Stone Hollow Plats C for one year, and Stone Hollow Plats D & E and The Vistas West Subdivision Plats for a period of two years. Council Member Steele seconded the motion. Council Members Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to the acquisition of real property at 60 North 400 East

Mr. Reeves said the City has been working with the Wyeth's on the property acquisition, and they have asked for correction of some clerical errors to the draft agreement and that the City pay the \$600 in closing costs.

Mr. Reeves recommended the Council accept the changes. The Wyeth's will live on the property rent free for six months, but pay the utilities. The City will retain \$5000, which the Wyeth's will receive if they leave before the six months expire.

Council Member Green moved to authorize the acquisition of real property at 60 North 400 East in the amount of \$125,000, that the clerical errors be corrected, the city pay closing fees and the Mayor be authorized to sign the agreement. Council Member Linford seconded the motion. Council Members Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to the American Red Cross Lend a Hand Program

Mr. Reeves said the Red Cross program had been set up to help the elderly and disabled who are behind in their utility payments. Mr. Reeves said the City would guarantee a certain amount each month, and, if donations fell short of the amount, the City would cover the gap. Donations would be solicited from City residents. Spanish Fork has a \$1000 per month commitment.

Mr. Reeves said staff had mailed letters to apartment and trailer court owners, and the City had received at least four phone calls from residents concerned about the financial impact so far. Council Member Green asked if the City would be able to change the commitment amount if it turned out the donations were too small or too large. Mr. Reeves said he thought it was an annual commitment.

Possible criteria for those eligible to receive help were discussed. Council Member Linford said the people from the HEAT program would be coming to the senior center soon to qualify people for the program. He suggested the City use the same parameters as the HEAT program.

After further discussion, Council Member Green made a motion for the City to sign a 6 month renewable contract with the Red Cross Lend a Hand Program, which would include the

stipulations that a maximum of \$20 per month per person be allowed and the parameters of the HEAT program be used for eligibility requirements. Council Member Green amended his motion to include the provision that the mayor sign the contract. Council Member Vincent seconded the motion. Council Members Green, Linford, Steele and Vincent voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Nothing

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

The UCLT annual conference will be held the week of the next scheduled Council meeting. Council consensus held that the meeting originally scheduled for September 15th be held September 22nd.

Council Members Steele said there had been some issues with the lights at the ball park. He understood the City had hired a full time person to help Recreation Director Kevin Schmidt, and there were still issues with the lights. Ben Reeves said the position was actually part time, and the person hired was leaving in two weeks to take a full-time position in Idaho Falls. The problem with the lights seemed to be trouble with the power to the timer clock. Mr. Schmidt has ordered a key for Council Member Steele.

Council Member Steele asked who would now be taking care of the lights. Mr. Reeves said the position will be advertised, and in the meantime, recreation staff would try to take care of it.

Council Member Steele said there is a landlocked 9.75 acre parcel of land south of the arena which could be purchased by the City for recreational uses. The Council directed staff to investigate the landowner's desire to sell and possible cost.

Council Member Green asked about the new City logo. Mr. Reeves said they are waiting for Council Member Askerlund to return to hold the next website meeting. Several options are available for the logo, which could be used just on the website or city-wide.

Council Member Linford said the library board had scheduled a meeting for September 2. He asked that any suggestion for the library be sent to him in an email. Mr. Reeves said the Board would be working on the bylaws, which would come to the City Council for final approval.

Council Member Vincent said there were some trailers sitting on City property behind the library. The owners will be asked to move the trailers.

Council Member Vincent said he would like to see a new fund established and the extra \$20 on the sewer bills be put into that particular fund, not the general fund. Mr. Reeves said the

revenues could be put in a separate budget line item if the Council wanted. Water and sewer funds are currently used to help support the City. \$217,000 was transferred from sewer funds into the general budget this year. Council Member Vincent said people had complained to him that the City is charging for a new plant and we don't have a new plant. He wanted to be sure the money is going to the plant. Mr. Reeves said the City is baring the entire up front sewer cost, as the bond monies have not yet been received.

Council Member Vincent asked about current building permits. 4 single family home permits were issued in August, making a total of 46 for the year.

Mr. Reeves said a request has come to the City to rent a ball field one night a week. Kevin Schmidt is preparing a draft of a rental agreement based on Payson City's. Costs would include \$20 per hour for lights, with additional fees for the field and for chalk lines. Council consensus held the City should move forward with a rental agreement. Mayor DeGraffenried said the fees could be added to the fee schedule at the next City Council meeting.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

Nothing

ADJOURNMENT

At 8:45 pm Council Member Linford moved to adjourn. Council Member Green seconded the motion. Council Members Green, Linford, Steele and Vincent voted in the affirmative.

Approved on September 22, 2010


James E. DeGraffenried, Mayor


Linda Midgley, Deputy Recorder