

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday November 18, 2009, 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. November 10, 2009
 - b. Bills
 1. \$289,356.94
 2. Sunset Trails Park Pay Request.
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

 - a. Employee Recognitions
7. FORMAL PUBLIC HEARINGS
 - a. CDBG Public Hearing
8. UNFINISHED BUSINESS
9. BUSINESS LICENSES
10. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
 - a. Status Report on City Waste Water Collection and Treatment Facilities
11. NEW BUSINESS
 - a. Discussion with regard to the proposed rezoning of 1.2 acres near 100 South 100 East from Central Business District (CBD) to Main Street Residential (MSR).
 - b. Acceptance of the bid for audit services
 - c. Discussion and possible action with regard to authorization of Mayor to sign contract for delivery of water between the City and Bonnie Kay Farms
12. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
13. PETITIONS AND COMMUNICATIONS
14. REPORTS BY MAYOR AND COUNCIL MEMBERS
 - a. Mayor DeGraffenried
 - b. Council Members
15. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
16. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
17. 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: S. Farnsworth
Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER
POST OFFICE
ZIONS BANK

**MINUTES OF A COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
NOVEMBER 18, 2009**

At 7:05 pm Mayor James E. DeGraffenried called the meeting to order. Council Members attending: Filip Askerlund, Martin Green, Connie Hansen, James Linford, and Brent Vincent.

Others attending: City Planner Dennis Marker, Legal Counsel Brett Rich, Director of Public Safety Dennis Howard, Shannon Hoffman, Rick Steele, Jody Thomas, Garrison West, Jeremy West, Nathan Rowley, Jeff DeGraffenried, Tracer Grill, Jared Urban, Wyatt Judd, Colton Robbins, Blake Barnett, Jon Giles, Brian Rowley, Marlow Jarrett, Darren Johnson, Sam Johnson and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Colton Robbins Led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor DeGraffenried Offered an Invocation.

CONSENT AGENDA

Minutes

November 10, 2009

Bills

\$289,356.94

Council Member Green moved to approve the Consent Agenda. Council Member Linford seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Employee Recognitions

Council Member Green presented Jody Thomas with an Employee Recognition for her work with regard to the City Celebration. Ms. Thomas spends many volunteer hours before and during the event helping to ensure the celebration's success.

Ms. Hoffman stated this hearing is being called to consider potential projects for which funding may be applied under the 2010 Community Development Block Grant Program. She explained that the grant money must be spent on projects benefiting primarily low and moderate income persons. Santaquin City is a part of the region receiving approximately \$1.5 million in this program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review it at any time. Some of the eligible CDBG projects are acquisition of real property, construction of Public Facilities and Improvements, Senior Centers, Handicapped Centers, Homeless Facilities, Youth Centers, Neighborhood Facilities, Park/Recreational Facilities, Parking Facilities, Solid Waste Disposal Improvements, or Flood Drain Improvements. Additional eligible projects are asbestos removal, clearance and demolition and loan programs for private businesses with would then hire low income persons. The program can also pay for housing rehabilitation for low income homeowners or for persons owning rental housing for lower income persons. In the past Santaquin City has used CDBG money to complete many water projects, refurbish the building housing the Library, installing fire hydrants, building the new Public Safety Building and purchase Fire Trucks. Ms. Hoffman asked that those with questions, comments or suggestions during the hearing please identify themselves by name before speaking so their names can be included in the minutes and so the City can specifically respond to their questions or suggestions.

FORMAL PUBLIC HEARINGS

CDBG Public Hearing

Council Member Askerlund moved to enter into a CDBG Public Hearing. Council Member Green seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

There were no public comments.

Council Member Linford moved to close the CDBG Public Hearing. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

UNFINISHED BUSINESS

Nothing

BUSINESS LICENSES

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Status Report on City Waste Water Collection and Treatment Facilities

Mayor DeGraffenried, City Planner Dennis Marker and City Engineer David Thurgood presented a Power Point presentation outlining the status of the City Waste Water Collection and Treatment Facilities (see attached copy of the presentation).

Summary of the presentation:

- Short term needs must be addressed

 - Land application

 - Address 420 west pump station

 - Possible addition of aeration to lagoons

 - Is a moratorium in order?

- Long term

 - Will the City continue to pursue funding?

 - Will the City continue pursuing option 5a?

Legal counsel Rich indicated he "cringes" when the word "moratorium is used. He thinks there are a number of adverse effects if a moratorium is put in effect.

NEW BUSINESS

Discussion with regard to the proposed rezoning of 1.2 acres near 100 South 100 East from Central Business District (CBD) to Main Street Residential (MSR).

Council Members discussed the proposed rezoning of 1.2 acres near 100 S 100 E from Central Business District to Main Street Residential. It was reported Mr. Bryan Safford has submitted a rezoning request for properties located at approximately 100 South and 100 East. Mr. Safford has an interest in the corner parcel and would like to subdivide it and create a single family lot. Single family lots are not permitted in the Main Street Central Business District (CBD). Single family lots are permitted as a conditional use in the Main Street Residential Zone (MSR), which the applicant is requesting be applied to the parcels. Any request to change the zoning on a piece of property

must first be submitted to the Planning Commission before the City Council can take action on the proposal.

There are three parcels which the proposal would affect. The corner parcel is occupied by one single family home with the majority of the property being under-utilized. The other two parcels have been developed and are part of the existing 8 unit multi-family building at 50 South 100 East. Parcels located to the East, across 100 East, are zoned R-8 and include single family homes. Properties to the West also include some single family homes and are zoned CBD in order to foster new development in accordance with the City's downtown Main Street Plan.

The Planning Commission has forwarded a positive recommendation to the City Council for the rezoning of approximately 1.2 acres near 100 South and 100 East, as shown on the attached map, from the CBD Zone to the MSR, based on the following findings:

1. The proposed rezoning is consistent with the Main Street Overlay map found in the General Plan and will still enable a greater intensity of development than the surrounding zones.
2. The request will not create a spot zoning.
3. The request is not anticipated to create a negative impact on surrounding properties and could help clean up under-utilized property in the heart of the City.
4. The rezoning will not create any nonconforming uses. It will make two nonconforming uses conform to current codes.

City Planner Marker was instructed to draft an Ordinance, for Mayor and Council Member review, granting the rezoning request.

Acceptance of the bid for audit services

Council Member Green moved to accept the bid for audit services submitted by Larson & Rosenberger, LLP for a 3 year period. Council Member Linford seconded the motion, Members Askerlund, Green, Hansen, Linford, and Vincent voted in the affirmative.

Discussion and possible action with regard to authorization of Mayor to sign contract for delivery of water between the City and Bonnie Kay Farms

Council Member Linford moved to authorize the Mayor to sign the contract for delivery of water between the City and Bonnie Kay Farms. Council Member Hansen seconded the motion. Members Askerlund, Green, Hansen, Linford, and Vincent voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)

Nothing

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Nothing

Council Members

Council Members Hansen, Vincent, Linford and Green asked questions during the work session. Council Member Askerlund reported the City received the "Rodeo of the Year" award. Mayor DeGraffenried thanked Council Member Askerlund and his committee for the dedication and a job well done.

Mayor DeGraffenried reported a draft contract for the City Manager position is ready for Council review. Also reported was the Mayor is in constant contact with the representatives of the hotel/motel.

Council Member Askerlund indicated there was a need to expand the stock pens to the South. Mayor DeGraffenried will contact a concrete company for a donation. Council Member Askerlund will begin contacting other individuals for donations.

Mayor DeGraffenried reported he had met with Wade Eva (Public Works Department) to discuss the need for additional part-time employees. Mayor DeGraffenried committed his continued support to the employees of the City.

Mayor DeGraffenried asked the Council Members if they would support offering the City Manager's position at an annual salary of \$85,000 plus a moving expense of \$2,000. All Council Members agreed.

Council Member Hansen proposed buying 4 goats to help maintaining the new Sunset Trail Park.

Council Member Linford indicted the Utah Lake Commission had a Public Hearing to address the bridge across the lake. There were many in attendance with a variety of comments and suggestions.

Mayor DeGraffenried said now the elections are over, he is committed to work with all who were elected and "go forward" with the business of the City.

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)


Nothing

ADJOURNMENT

At 9:05 pm Council Member Linford moved to adjourn. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, Linford, and Vincent voted in the affirmative.

Approved on December 2, 2009.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

MEMORANDUM

October 16, 2009

To: Mayor DeGraffenried and City Council via Planning Commission
From: Community Development Department
RE: Proposed Rezoning of approximately 1.2 acres from CBD to MSR R#09-01
Approximately 100 South 100 East

Background:

Mr. Bryan Safford has submitted a rezoning request for properties located at approximately 100 South 100 East. Mr. Safford has an interest in the corner parcel and would like to subdivide it and create a single family lot. Single family uses are not permitted in the Main Street Central Business District (CBD). Single family lots are permitted as a conditional use in the Main Street Residential Zone (MSR), which the applicant is requesting be applied to the parcels (See attached map). Any request to change the zoning on a piece of property must first obtain a recommendation from the Planning Commission before the City Council can take action on the proposal.

There are three parcels which the proposal would affect. The corner parcel is occupied by one single family home with the majority of the property being under utilized. The other two parcels have been developed and are part of the existing 8 unit multi-family building at 50 South 100 East. Parcels located to the east, across 100 East, are zoned MSR and include single family homes and a church. Properties to the south are zoned R-8 and include single family homes. Properties to the west also include some single family homes and are zoned CBD in order to foster new development in accordance with the City's downtown Main Street plan.

Analysis:

Santaquin City Code (S.C.C.), §10-7-6, lists the following criteria approval of a rezoning request.

1. The rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;
2. The rezoning does not create an unnecessary island or spot zoning;
3. The rezoning will not adversely affect surrounding properties; and
4. The rezoning will not cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.

Criteria 1: General Plan and Annexation Plan

The Main Street Central Business District, “is intended to create a mixed-use shopping and financial center for the City and surrounding territory which is characterized as ‘the center of town’. The intensity of uses within this area increase with proximity to the intersection of Center Street and Main Street.” This intensity is illustrated in the Main Street Overlay map within the Economic Element of the General Plan (See Figure 1). This overlay map shows four major land use types along Main Street; Residential Mixed Use, Mixed Use, Commercial, and Retail.

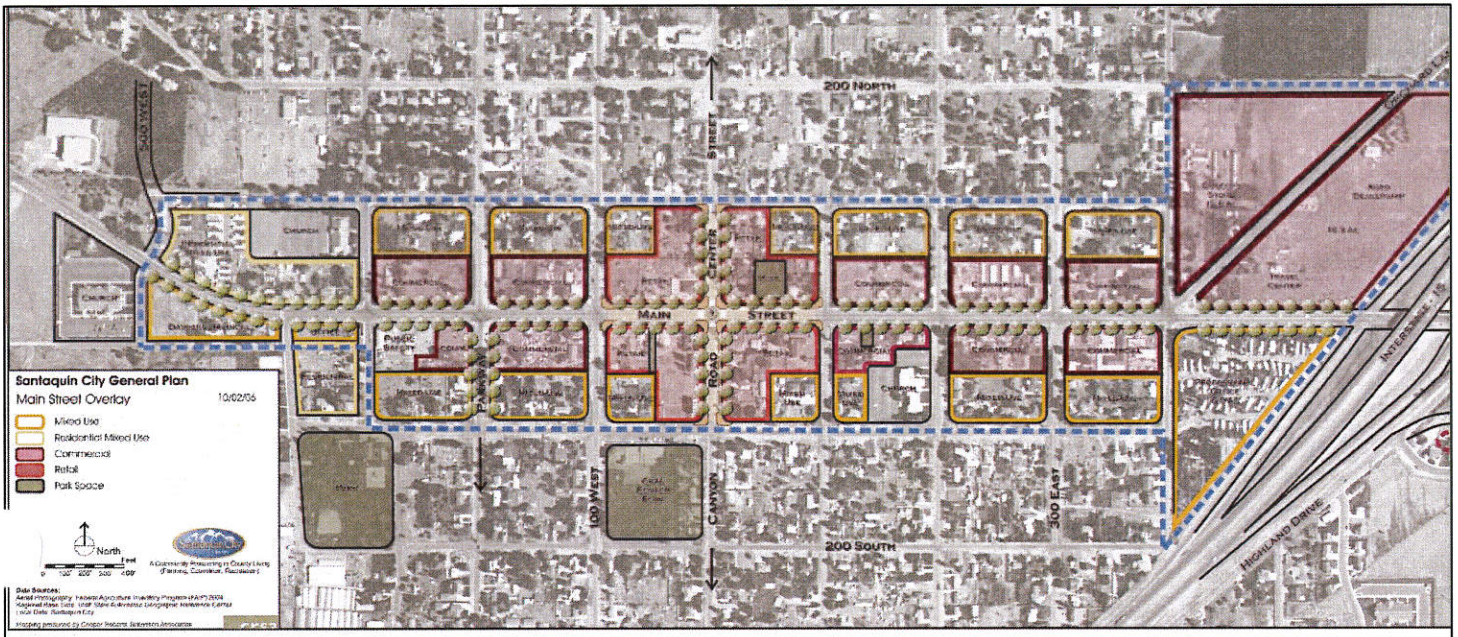


Figure 1: Main Street Overlay Map from General Plan

The City’s CBD Zone, which is currently the most “intensive” zone in the City, includes the Retail designated properties near the intersection of Main and Center as well as the commercial properties around 200 West. The intent of this zone is to demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, and community character in the heart of the City.

The Mixed Use area, which is located on the “back half” of the blocks facing Main Street, is primarily zoned MSR. The MSR zone was created to enable land uses which would “complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.” Single family uses are typical of a more intense development pattern, however it is only in the MSR zone that single family lots need only have 55’ of frontage and 6,500 square feet of lot area.

Although the rezoning request would be reducing the development potential on the subject properties it is consistent with the Main Street Overlay map in the General Plan.

Criteria 2: Spot Zoning

The rezoning will expand the existing MSR zone. The rezoning does not create an unnecessary island or spot zoning.

Criteria 3: Adverse Affect on Surrounding Properties

As was mentioned above, the rezoning of the subject properties will reduce their development potential as far as the intensity of uses which would be permitted on them. The applicant feels comfortable with the reduction, since the MSR zone would enable him to subdivide the property for a single family home, which, based on current market conditions, may net a quicker return on investment than any potential greater uses at this time. Development of the corner property would also clean up a vacant and under-utilized portion of ground that impacts the neighborhood aesthetics.

One neighbor who responded to the public notice asked how it would affect her property located on the south side of 100 South. She was informed that her property would remain the same (R-8) and the rezone request was being made to add another single family home to the neighborhood. Her response was that if someone wanted to build a single family home and her property was not impacted she didn't care about the request.

Rezoning of the existing multi-family parcels will actually benefit those property owners (see Criteria 4 below).

Criteria 4: Nonconforming Uses

The existing uses on the subject parcels are currently legal nonconforming uses. Single family homes are not permitted in the CBD zone and neither are multi-family developments having no commercial or mixed-use component. The multi-family development without a mixed use component is a permitted use in the MSR zone. The single family use is permitted with a conditional use in the MSR Zone. The rezoning will eliminate two currently legal nonconforming uses.

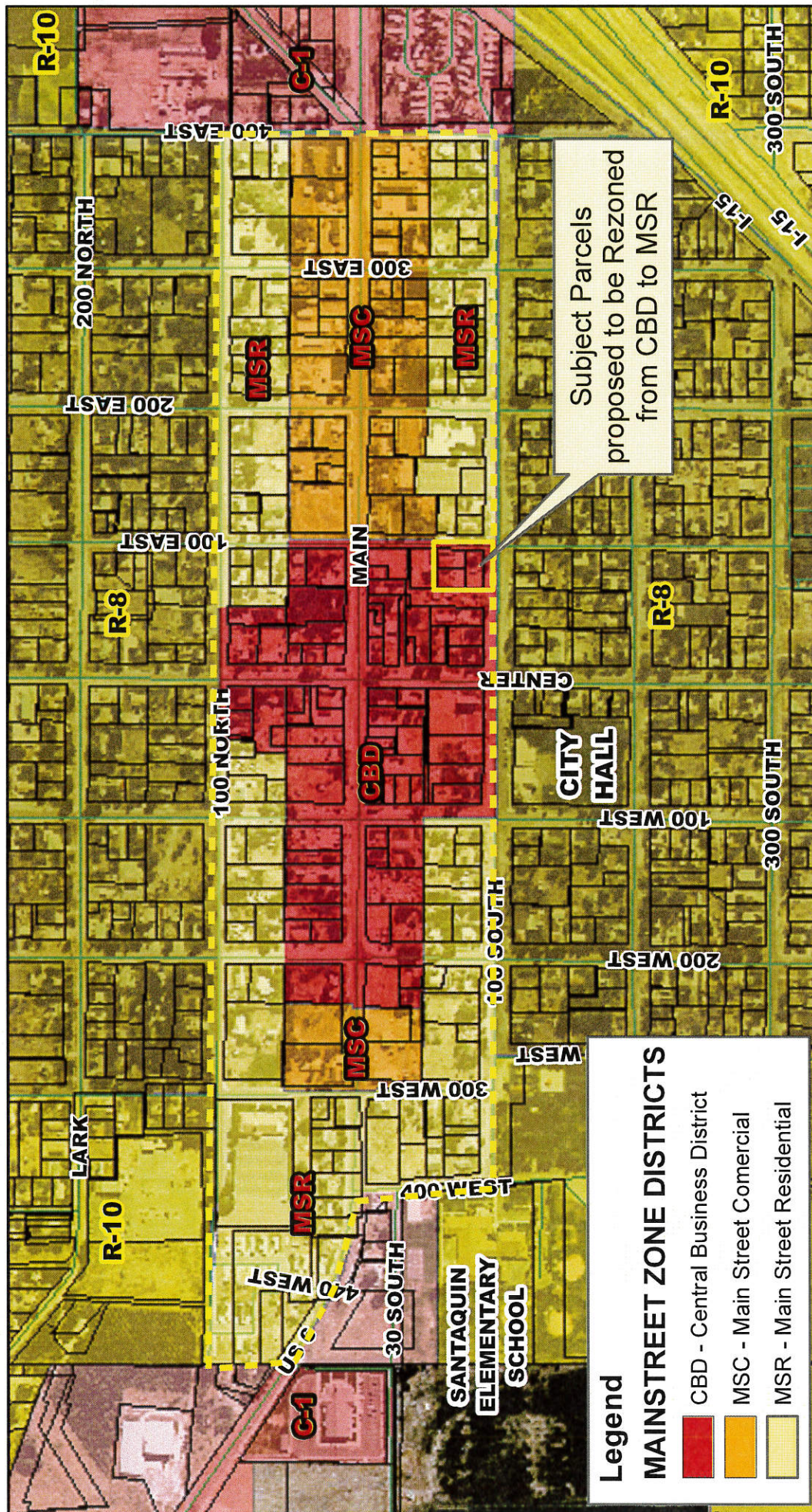
Recommendation:

The Planning Commission has **forwarded a positive recommendation** to the City Council for the rezoning of approximately 1.2 acres near 100 South 100 East, as shown on the attached map, from the CBD Zone to the MSR, based on the following findings

1. The proposed rezoning is consistent with the Main Street Overlay map found in the General Plan and will still enable a greater intensity of development than the surrounding zones.
2. The request will not create a spot zoning.
3. The request is not anticipated to create a negative impact on surrounding properties and could help clean up under-utilized property in the heart of the City.
4. The rezoning will not create any nonconforming uses. It will make two non-conforming uses conforming to current codes.



Dennis L. Marker
City Planner

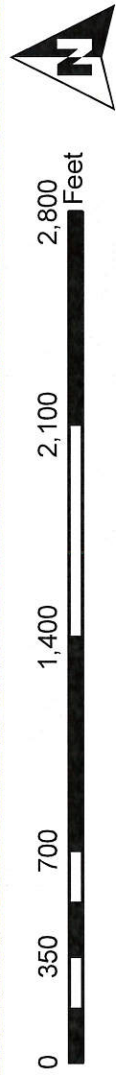


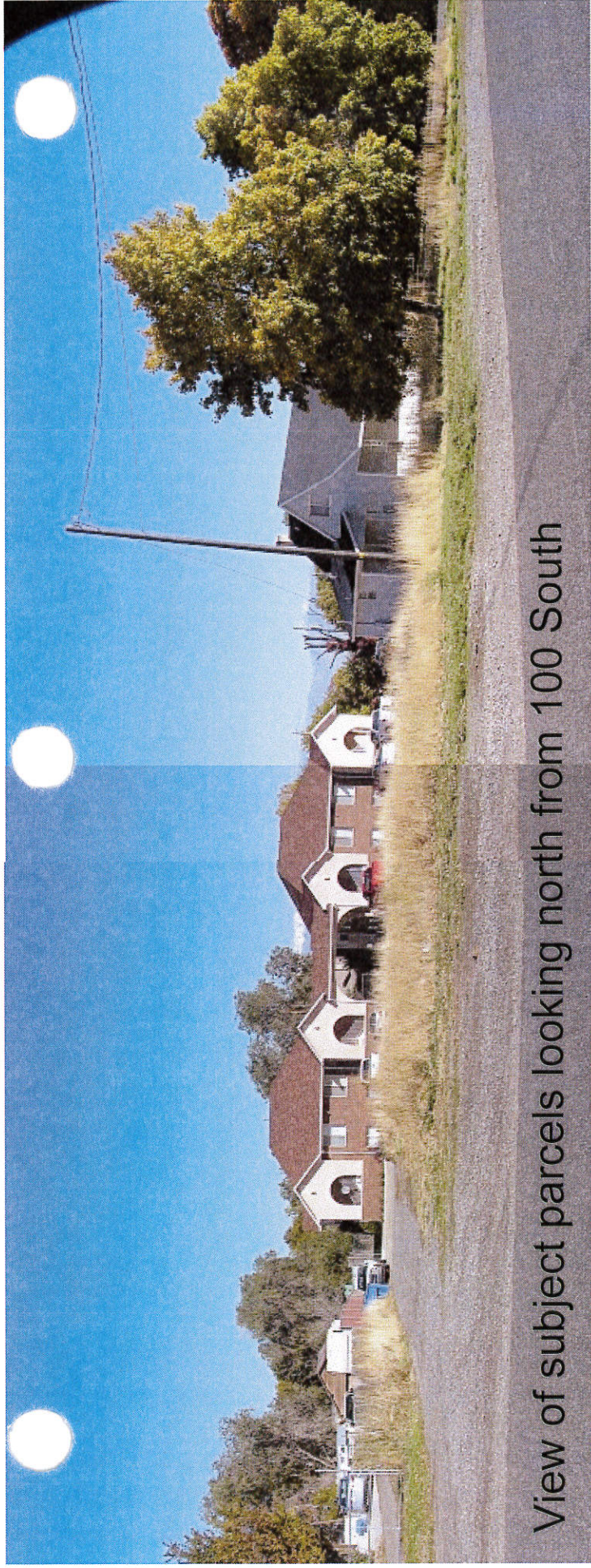
Legend

MAINSTREET ZONE DISTRICTS

- CBD - Central Business District
- MSC - Main Street Commercial
- MSR - Main Street Residential

Subject Parcels
proposed to be Rezoned
from CBD to MSR

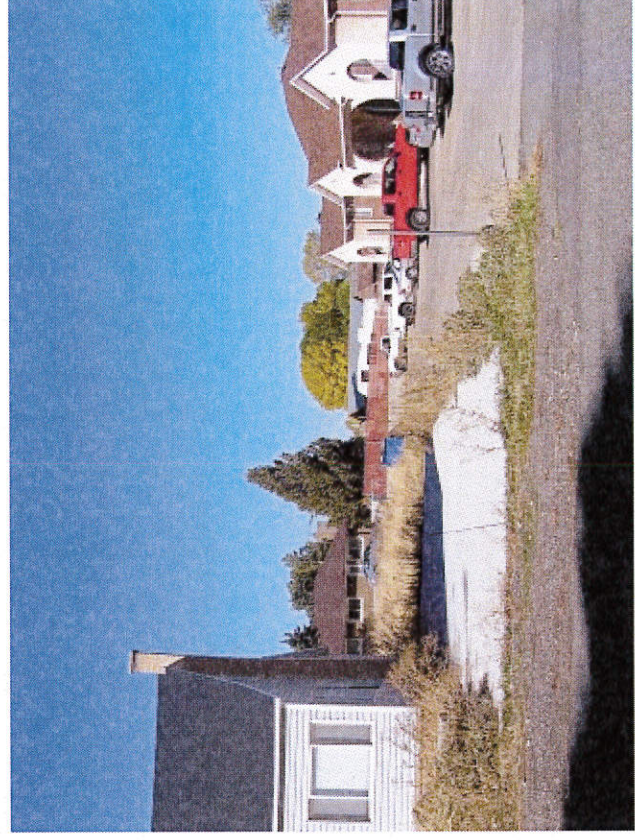




View of subject parcels looking north from 100 South



Existing home on corner parcel as seen from 100 East



Access point to 8-plex and existing home as seen from 100 East



Hudson
Hall

100 South

100 East



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers, 45 West 100 South
October 22, 2009

DRAFT

Present: City Council Member Brent Vincent, Commission Members John Chatterley, Pam Colson, George Mecham, Kurt Stringham and Lance Wollebaek, City Planner Dennis Marker and Secretary Linda Midgley.

Visitors: Delbert Jay, Brian Safford, Scott Sumsion.

Commissioner Kurt Stringham called the meeting to order at 7:09 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Chatterley offered a word of prayer.

PLEDGE OF ALLEGIANCE

Commissioner Stringham led those present in the Pledge of Allegiance.

AGENDA

No changes were made to the Planning Commission Agenda.

CITY COUNCIL REPORT

Council Member Brent Vincent said the City Council had interviewed eight applicants for the city manager position, four from the community. Three of the applicants are still being considered at this time.

At the October 21, 2009 City Council meeting, the Council voted to extend the legal negotiations with GE for the contract on the sewer plant.

PUBLIC FORUM

Commissioner Stringham opened the Public Forum. No items were brought to the attention of the Commission. Commissioner Stringham closed the public forum.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE ACTION ITEMS

Rezone of 1.2 acres from CBD to MSR at approximately 100 South 100 East

Dennis Marker said Bryan Safford has asked for a rezone of 1.2 acres from Central Business District to Main Street Residential. He said the request was consistent with general plan, showing the Safford's corner piece and 8-plex in a less intense zone. Staff recommended forwarding the rezone with a positive recommendation based on the four requirements; the rezone does not creating an unnecessary island or spot zone; consistent with the intent of the general plan; does not adversely affect surrounding properties, and may improve them; and makes two non-conforming uses conditional uses.

Commissioner Stringham opened the public hearing on the rezone. Mr. Safford said he had no comments on the rezone.

Commissioner Chatterley asked why the south side of the block had been set up as CBD. Mr. Marker said it was done because the CBD allowed more intense development in the heart of the City.

Planning Commission Minutes
October 22, 2009 – Page 2

Rezoning of 1.2 acres from CBD to MSR at approximately 100 South 100 East, continued:

Commissioner Colson asked if rezoning requests were done only at the request of the property owner. Mr. Marker said the City can initiate a rezoning.

Properties containing non-conforming uses between 100 West and Center Street were discussed. There are no vacant lots in this section. Homeowners with single family homes can expand and repair their residences if they do not go further into the required setbacks, but cannot rebuild if they demolish the structure.

Commissioner Stringham closed the public hearing.

Commissioner Chatterley made a motion to forward the rezoning of 1.2 acres at approximately 100 South 100 East from the CBD zone to the MSR zone to the City council with a positive recommendation, based on following findings: the proposed rezoning is consistent with the Main Street Overlay map found in the General Plan and will still enable a greater intensity of development than the surrounding zones; the request will not create a spot zoning; the request is not anticipated to create a negative impact on surrounding properties and could help clean up under-utilized property in the heart of the City; the rezoning will not create any non-conforming uses and will make two non-conforming uses conforming to current codes. Commissioner Mecham seconded the motion. The vote to forward the rezoning of 1.2 acres from CBD to MSR with a positive recommendation was unanimous.

Minutes

Commissioner Mecham made a motion to approve the minutes of September 10, 2009, as written. Commissioner Chatterley seconded the motion. The vote to approve the minutes of September 10, 2009, as written was unanimous.

Reports of Officials and Staff

Dennis Marker said he had attended a UPA conference in Ogden today, which would run tomorrow as well. He said he had attended an interesting session regarding ethics for planners, planning commissioners, and elected officials, and would put together some information on the subject.

Another speaker at the conference discussed the possibility of better zoning, advocating less details and broader scope in zoning. Miami is currently trying to keep their zones down to 13. Denver now has 106 zones.

Commissioner Mecham asked about the difference between a zone and an overlay. Mr. Marker said an overlay is basically a floating zone, and is used when the City is comfortable with the base zoning, but wants additional standards because of special circumstances. The same process is used to change an overlay zone as a regular zone.

Planning Commission Business

Commissioner Colson asked for a follow-up on the 900 East question. Mr. Marker said the area had been surveyed and a concept plan developed for removing the curb and asphalt, shrinking the width of the street, and creating a larger parkway on the east side with a trail and landscaping. JUB Engineering is presently doing a cost estimate for the City Council.

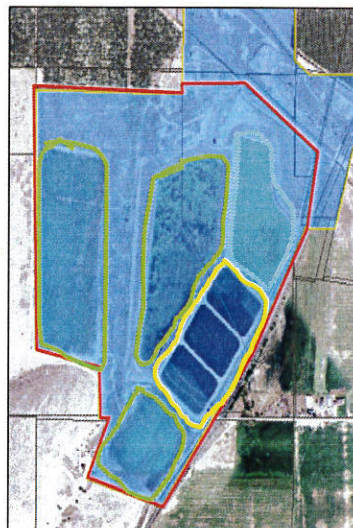
Overview of Current Wastewater System and Analysis

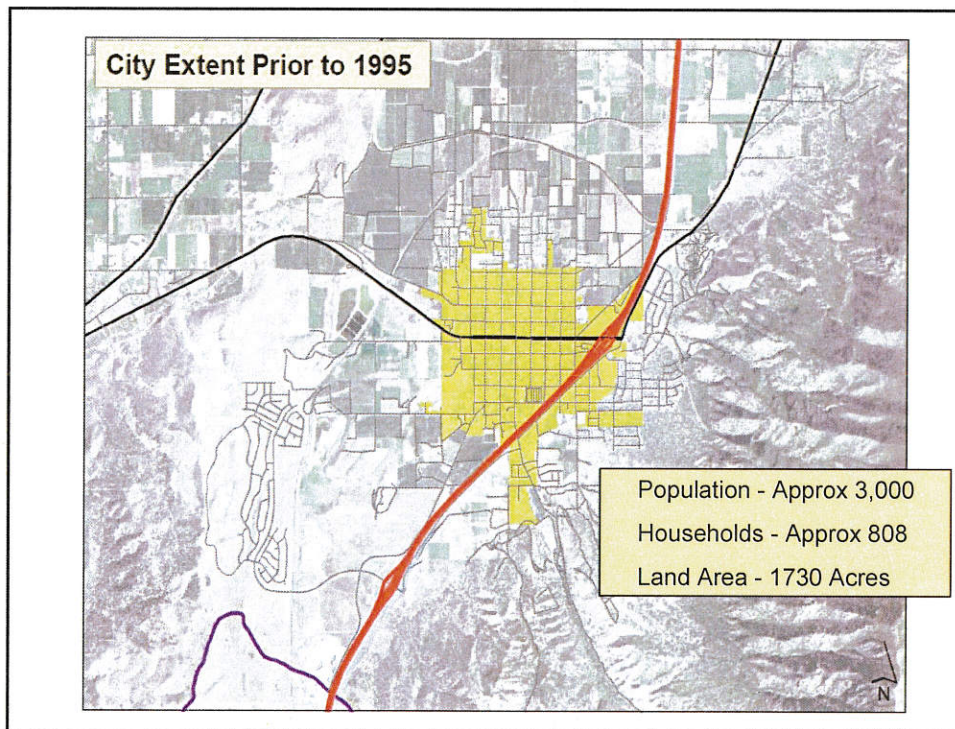
Prepared by Dennis L. Marker
November 5, 2009

Treatment System in 1994

Basic Facts – The Beginning

- The City's population approx. 3,000.
- The City's sewer lagoons treatment system was constructed.
 - Three 4 acre treatment ponds able to handle 493,000 gallons per day,
 - 54 acres of irrigable land to dispose of effluent water on alfalfa crops during the irrigation season, and
 - 1 winter storage pond able to contain 120 days worth of effluent (approx. 52 million gallons) during the non-irrigation season.
- Total Acreage owned by the City for entire treatment process = 146.86 acres.
- The design horizon for the facility was 2012 with an anticipated growth rate of 3% per year and City population of 4,439.





Treatment System (2004)

Basic Facts – Expansion

—Since installing the lagoon system, the City had experienced an average growth rate of 12% with the City's population at 6,545 by 2004 (Census Estimate).

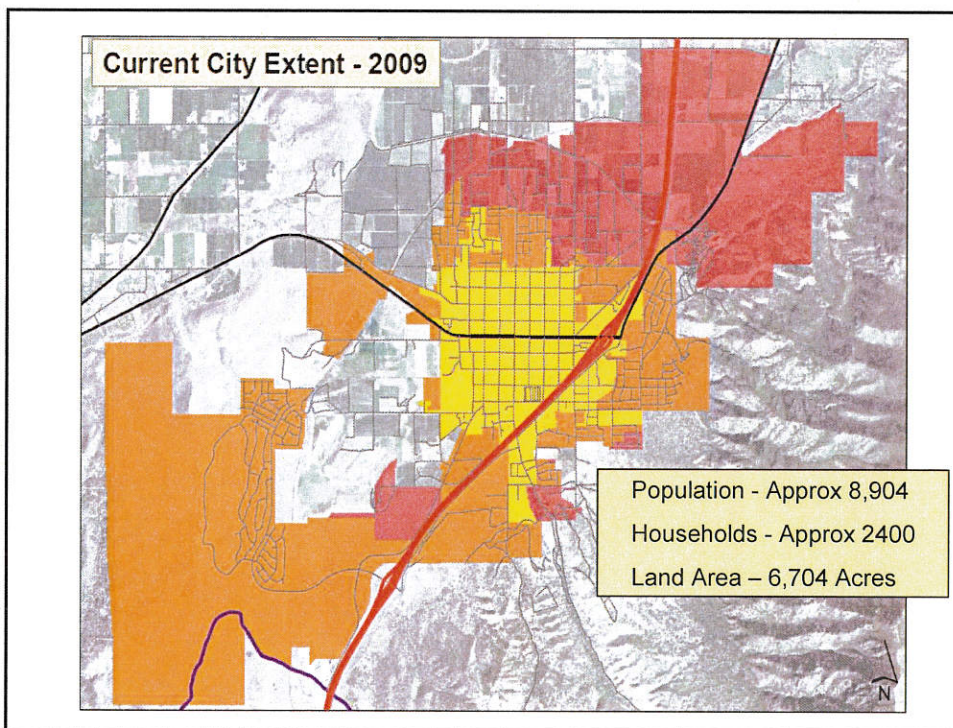
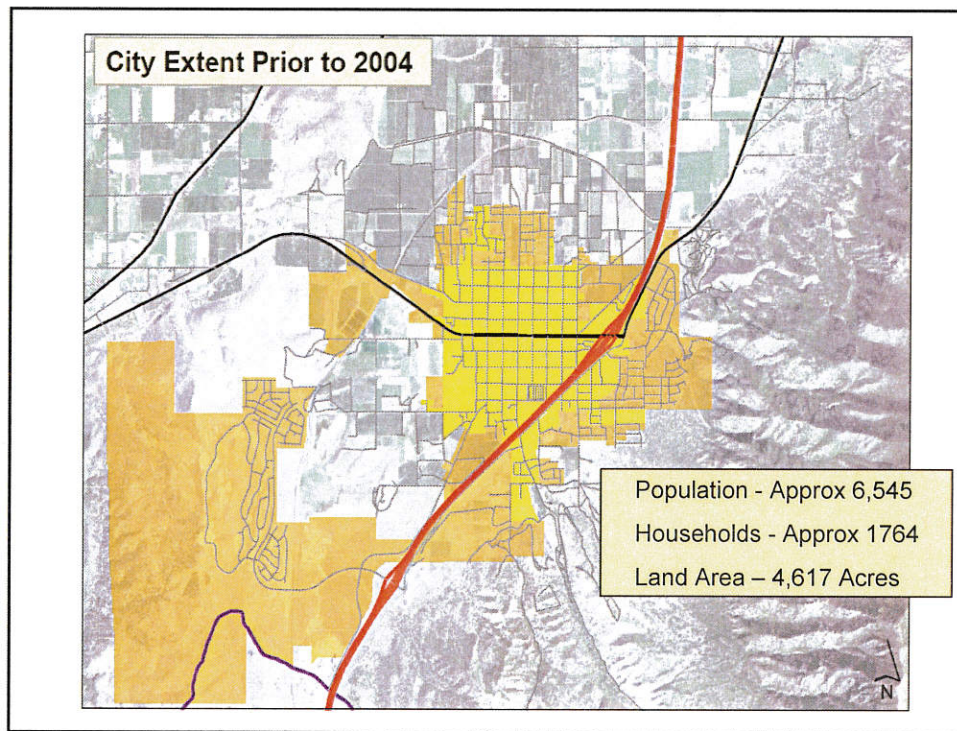
—In 2002, the City hired EPIC Engineering to prepare an "Interim Wastewater Treatment Study" to address City growth and future treatment options including tying into Payson's treatment facility.

—Based on the prepared study, an additional winter storage pond was added to the system, which enabled 126 million additional gallons to be stored during the non-irrigation season.

—The new winter storage pond eliminated 20 acres of irrigable land needed to dispose of water during the irrigation season.

—**No new treatment ponds or aeration were added.**





Current Sewer Treatment Cells

Designed flow rate = 0.4939 MGD

- Based on 2012 population of 4,939 (1331 units), per capita use of 100 gallons per day (State design standard) and 30 day treatment process.
- ERU Capacity = 2,420
(ERU = 3.71 persons per household x 55 gallons/person)

3rd Qtr. '09 average flow rate = 0.489 MGD

NOTE: August 2009 flow rate = 0.495 MGD (City records)

- Based on per capita use of 55 gallons per day based on City records.
- Current ERU in system = 2,397

Additional Capacity for 23 ERU*

* Number is based on current City records and recorded water use (55gal/person/day). JUB has worked with the State to utilize 75 gal/person/day for planning purposes, which equates to maximum of 1776 connection, which shows the City having exceeded capacity by 624 ERU. Using the State's design standard of 100 gal/person/day the City has exceeded capacity by 1,100 ERU's.

Current Land Application

Currently 32 Acres of irrigable ground

State allows max. of 135 acre feet of water annually on that 32 acres. Approximately 4.2 acre feet per acre.

(letter from DEQ dated April 4, 2004).

Influent = 0.489 gallons per day = 547.8 ac. ft.

Effluent to Land Application (Influent x .60) = 328.7 ac.ft.

Currently over applying 2.4 times.

Need Additional 46.26 acres of land.

(JUB estimates needing 93 total acres at 2,000 ERUs)

420 West Pump Station

Approximately 60% of City is pumped up from 420 West lift station.

Currently have two 20hp pumps and one grinder per pump. Pumps are designed to pump 550 gpm individually.

State law requires one standby at all times.

Current flows through system are requiring both pumps to be operating simultaneously during peak hours with flows through the pump station over 500 gpm (over 850 gpm received at the ponds from pumping and gravity flow areas).

Would require complete rebuild at approximately \$800,000.

Detailed analysis of this pump station has not been conducted.

Note: New Center Street pump station will pump into the 420 West station at a 1,000 gpm rate.

Authorized Growth since 2004

- 8 Annexations approved by City Council
 - Development agreements established for over 1,750 dwelling units.
 - Development agreements since 2000 have obligated over 6,000 units.
- 73 Council Approved Subdivisions (includes Core Area)
 - 1,761 lots given Final approvals.
 - 1,031 have been recorded
 - 441 have been issued building permits
 - 590 remaining to be built upon.
 - 730 still remaining to be platted.
- 604 Additional lots have been granted Preliminary Subdivision approval through DRC since 2006.
- Over 3,800 additional units authorized by development agreement still to be submitted for review.
- Capacity issue must be addressed to avoid potential litigation from developers.

City Actions to Address Needs and Goals

- 2/16/2006 - Council discussed receiving bids from Engineering firms (i.e. JUB & Aqua) to update City's culinary and sewer capital facilities plans.
- 11/15/2006 – Authorization of JUB Engineering to prepare a Waste Water Plan.
- 10/17/2007 - Rezone 184 acres around WWTF from Public Facility to Industrial.
- 10/17/2007 - Adopted Sanitary Sewer Collection System Capital Facilities Plan.
- 1/17/2008 – First Citizens Advisory Committee Meeting to discuss treatment situation and possible alternatives to treatment type and locations.
- 5/2008 – Citizen Advisory Committee recommends MBR system and relocating the treatment processes to the north end of the City.
- 12/17/2008 – Council authorized mayor to seek federal funding to construct a water reclamation demonstration facility.
- 3/18/2009 – Council authorization for JUB Engineering to proceed with preliminary designs of the new Santaquin Water Reclamation Facility. Continued work was to be contingent on receiving funding and reuse approval by the Division of Water Quality.
- 5/6/2009 - Public Hearing on Wastewater Master Plan, Ordinance adopting Wastewater Master Plan.
- 5/13/2009 – City Council subcommittee begins meeting with JUB, Mayor, City Planner, and Public Works staff to review water treatment information and evaluation of MBR technology.
- 6/3/2009 – Council approved adoption of analysis and imposition of wastewater impact fee.
- 7/1/2009 – Council approval of MBR technology and moving of processing location based on ability to obtain property on satisfactory terms and in timely fashion.
- 10/20/2009 - Reuse authorization from State Engineer for 6,000 acre feet.
- 10/21/2009 - Authorize JUB/legal counsel to continue contract negotiations for membrane equipment with GE and/or Enviroquip.

Recommended Long Term Alternatives

1. No Change - Alternative for Environmental Analysis Purposes.
2. Expansion of Current System
 - Effluent application onto irrigable crops with winter storage additions.
3. Expansion of Current System
 - Effluent discharge to Utah Lake.
4. Connect to Payson City Treatment system
- 5a. New City Mechanical Treatment Facility
 - New Facility located to the north with Lagoons remaining in operation until able to relocate entire process. Effluent from new facility utilized in City's secondary water system and stored in winter time within existing storage ponds. Effluent from lagoons to be irrigated or winter stored.
- 5b. New City Mechanical Treatment Facility
 - New Facility located on current treatment site with lagoons remaining in operation until able to facilitate entire process. Effluent handled the same as 5b.

Alternative 1 from Capital Facilities Plan: Keep existing system as is

Additional Treatment Capacity needed (aeration).

- Additional Land application area needed.
- Additional lands not available without condemnation.
- Maintained pumping of influent costs. Replacement of 420 West lift station necessary (\$800K).
- **Would require moratorium/limits on future building permits.**



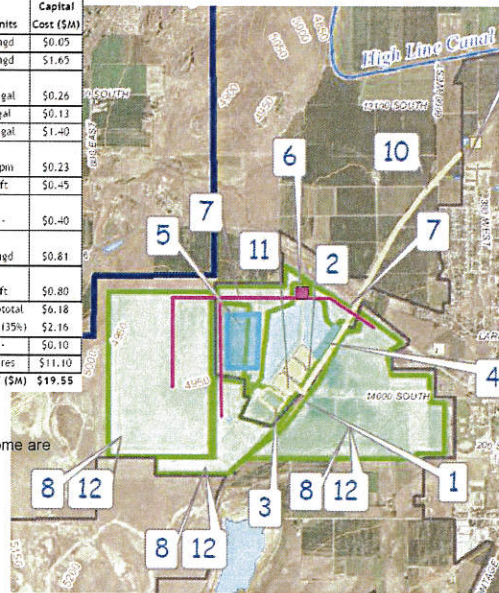
Not a long term solution.

Alternative 2 from Capital Facilities Plan: \$19.55 million + Expand existing system and continue land application.

Element	Description	Existing System Capacity	Added System Capacity	Total System Capacity	Units	Capital Cost (\$M)
1	Replace grinder to meet new peak hour flow	2.12	2.60	2.60	mgd	\$0.05
2	Increase treatment capacity (aeration)	0.5	1.0	1.5	mgd	\$1.65
3	Increase treatment capacity (contact time)	38.5	12.8	51.3	10gal	\$0.26
4	Increase disinfection capability	13,000	16,000	29,000	gal	\$0.13
5	Increase winter storage	179	93	272	10gal	\$1.40
6	Increase Irrigation Pump Station (IPS) capacity	620	1,900	2,520	gpm	\$0.23
7	Piping from IPS to land application	-	9,000	-	ft	\$0.45
8	Land application system (sprinklers, fencing, etc.)	-	-	-	-	\$0.40
9	Lift station (replaces existing city station)	-	1.8	-	mgd	\$0.81
10	10" parallel force main lift station to lagoons	-	6,700	-	ft	\$0.80
Subtotal						\$6.18
Contingency and Engineering (15%)						\$2.16
11	Lagoon Solids Removal	-	-	-	-	\$0.10
12	Land purchase (land application)	32	444	476	acres	\$11.10
TOTAL CAPITAL COST (\$M)						\$19.55

Additional Considerations

- Additional lands not available without condemnation and some are topographically constrained.
- Estimated land cost is only \$25K/acre.
- Loss of revenue from planned Business Park, Residential Development, and future education facilities.
- Does not produce Type I water (loss of water reuse)
- Maintained pumping of influent costs

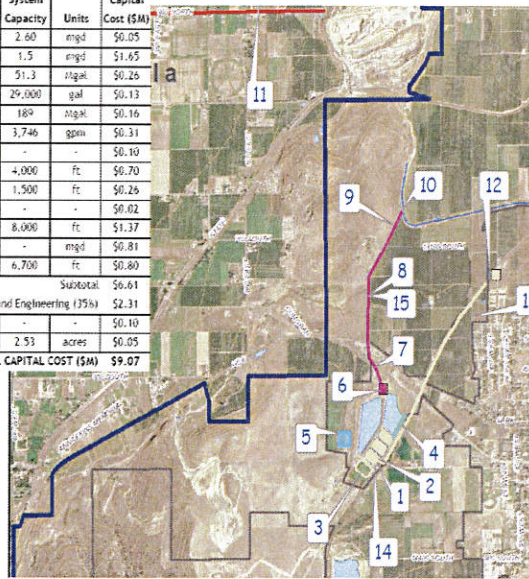


Alternative 3 from Capital Facilities Plan: \$9.07 - \$9.6 Mill Discharge Effluent to Utah Lake

Element	Description	Existing System Capacity	Added System Capacity	Total System Capacity	Units	Capital Cost (\$M)
1	Replace grinder to meet new peak hour flow	2.12	2.40	2.60	mgd	\$0.05
2	Increase treatment capacity (aeration)	0.5	1.0	1.5	mgd	\$1.65
3	Increase treatment capacity (contact time)	38.5	12.5	51.3	mgal	\$0.26
4	Increase disinfection capability	13,000	16,000	29,000	gal	\$0.13
5	Increase winter storage	179	10	189	mgal	\$0.16
6	Increase irrigation pump station capacity	620	3,126	3,746	gpm	\$0.31
7	Cross Highway 6 with Discharge Piping	-	-	-	-	\$0.10
8	Pressure Pipeline across Hwy 6 (20")	-	4,000	4,000	ft	\$0.70
9	Gravity Line to Canal (18")	-	1,500	1,500	ft	\$0.26
10	Connect to Canal	-	-	-	-	\$0.02
11	Improve Spill Ditch	-	8,000	8,000	ft	\$1.37
12	Lift station (replaces existing city station)	-	1.8	-	mgd	\$0.81
13	10" parallel force main lift station to lagoons	-	6,700	6,700	ft	\$0.80
Subtotal:						\$6.61
Contingency and Engineering (15%)						\$2.31
14	Lagoon Solids Removal	-	-	-	-	\$0.10
15	Estement Acquisitions	-	3.79	2.53	acres	\$0.05
TOTAL CAPITAL COST (\$M)						\$9.07

Additional Considerations

- Highline Canal cooperation.
- Subject to Utah Lake Restrictions (may necessitate Type I in the future, i.e. mechanical processes \$\$\$).
- Loss of reuse water (\$30 million value).
- Increased reliance on CUP water for residents.
- Loss of revenue from planned Business Park.
- Continued pumping of effluent to lagoons.

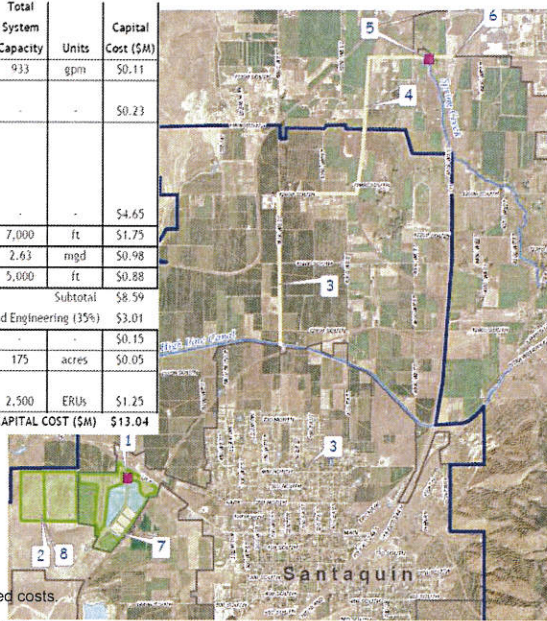


Alternative 4 from Capital Facilities Plan: \$13.04 million + Connect to Payson

Element	Description	Existing System Capacity	Added System Capacity	Total System Capacity	Units	Capital Cost (\$M)
1	Increase irrigation pump station capacity	620	313	933	gpm	\$0.11
2	Land Application Distribution System (Irrigation piping, fencing, etc.)	-	-	-	-	\$0.23
3	Implement collection system improvements from Figure 7 of August 2007 Collection System Master Plan (Items #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13)	-	-	-	-	\$4.65
4	Approx. 11700 S. to Payson system (30")	-	7,000	7,000	ft	\$1.75
5	Spring Creek lift station	-	2.63	2.63	mgd	\$0.98
6	Upsize Payson 10" line (Parallel 18")	-	5,000	5,000	ft	\$0.88
Subtotal:						\$8.59
Contingency and Engineering (15%)						\$3.01
7	Decommission Lagoons	-	-	-	-	\$0.15
8	Land lease (land application)	32 + 43	100	175	acres	\$0.05
9	"Buy-In" Cost to Existing Connections (\$500/existing connection)	-	2,500	2,500	ERUs	\$1.25
TOTAL CAPITAL COST (\$M)						\$13.04

Additional Considerations

- Subject to Payson Rates/increases.
- Loss of reuse water (\$30 million value).
- Increased reliance on CUP water for residents.
- Availability of lands to run piping? Condemnation?
- Commits us into regional facility with all the associated costs.
- Eventual development of current site for revenue source.



In Payson Rate Analysis

- Current debt service will still need to be paid = \$5/month*
- If staff is maintained, current staffing & O&M costs = \$9.50/month)*
- Current Average City user fees = \$7.50
- Payson user connection fee = \$24/month
- New debt service for pipeline to Payson will need to be paid = \$22/month

(\$11.04 million for 30 years @ 4% with 2400 connections)

Santaquin User Rate if in Payson = \$68

*Based on current budgeted revenue and expenditures of the 2009-2010 City budget.

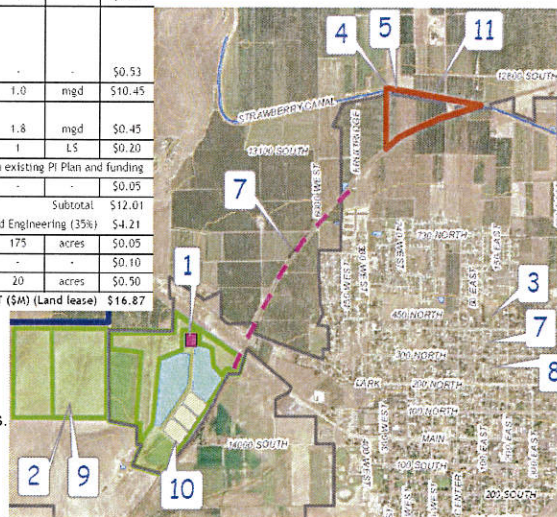
Alternative 5a from Capital Facilities Plan: \$16.3 million Santaquin MBR at north location

Element	Description	Existing System Capacity	Added System Capacity	Total System Capacity	Units	Capital Cost (\$M)
1	Increase irrigation pump station capacity	620	313	933	gpm	\$0.11
2	Land application facilities (irrigation piping, fencing, etc.)	-	-	-	-	\$0.23
3	Implement collection system improvements from Figure 7 of August 2007 Collection System Master Plan (Items #2, #7, #8, #9, #10)	-	-	-	-	\$0.53
4	Construct WRF (average flow)	-	1.0	1.0	mgd	\$10.45
5	Reclaimed Water Pump Station (Peak Hour)	-	1.8	1.8	mgd	\$0.45
6	Convert 10" Sewer Force Main to Reclaim	-	1	1	LS	\$0.20
7	Pressure Irrigation System/Conveyance	-	-	-	-	Included in existing PI Plan and funding
8	Retrofit Hose Bibbs in Community	-	-	-	-	\$0.05
Subtotal						\$12.01
Contingency and Engineering (35%)						\$4.21
9	Land Lease - Land Application	32+43	100	175	acres	\$0.05
10	Lagoon Solids Removal	-	-	-	-	\$0.10
11	Land Acquisition--WRF	-	20	20	acres	\$0.50
TOTAL CAPITAL COST (\$M) (Land lease)						\$16.87

Unanimous Council preferred option based on land acquisition.
July 2009

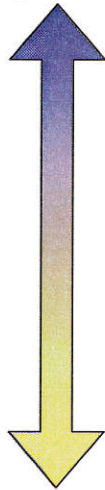
Additional Considerations

- Retains 5,300 acre feet of reuse water (\$30 million value).
- Reduced reliance on CUP water for residents.
- Availability of lands for irrigation?
- Eventual development of current site for revenue source.



Alternative 5a: Cost Range

\$16.3 Million – Upper Limit Design and Functionality



Facility Construction Range -	Upper - Lower (\$M) 11.50 - 11.08
Redundancy	
Expandability	
Interim System upgrades Range -	00.48 - 00.10
Irrigable acres acquisition/lease	
Preliminary and Final Design -	00.98 - 00.98
Other Costs -	03.33 - 01.40
Land Acquisition	
Rights of Way/Easements	
Contingency	

Construction Environment may further reduce cost

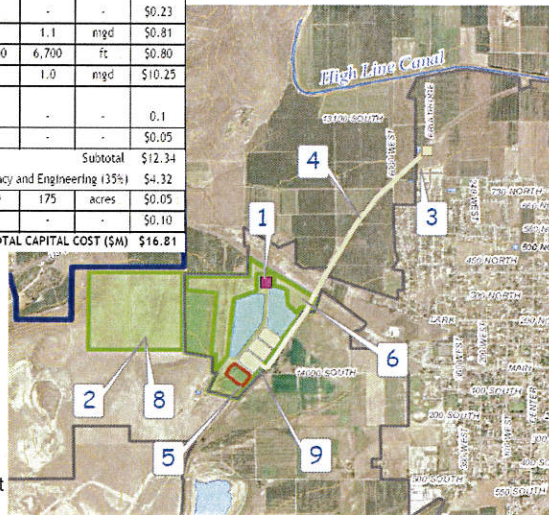
< \$14 Million – Potential Limit Design and Functionality

Alternative 5b from Capital Facilities Plan: \$16.31 million Santaquin MBR at existing location

Element	Description	Existing System Capacity	Added System Capacity	Total System Capacity	Units	Capital Cost (\$M)
1	Increase irrigation pump station capacity	620	554	1,174	gpm	\$0.11
2	Land application facilities (irrigation piping, fencing, etc.)	-	-	-	-	\$0.23
3	Lift Station (replaces existing city station)	-	1.1	1.1	mgd	\$0.81
4	10" parallel force main	-	6,700	6,700	ft	\$0.80
5	Construct WRF (average flow)	-	1.0	1.0	mgd	\$10.25
6	Reclaimed Water Pipe from Storage/WRF to PI System Storage	-	-	-	-	0.1
7	Retrofit Hose Bibbs in Community	-	-	-	-	\$0.05
Subtotal						\$12.34
Contingency and Engineering (15%)						\$4.32
8	Land lease (land application)	32-43	100	175	acres	\$0.05
9	Lagoon Solids Removal	-	-	-	-	\$0.10
TOTAL CAPITAL COST (\$M)						\$16.81

Additional Considerations

- Retains 6,000 acre feet of reuse water (\$30 million value).
- Reduced reliance on CUP water for residents.
- Availability of lands for irrigation?
- Reduced possibility for development of current site.



Cost Element	Alternatives (See Chapter 6 for detailed description)					
	1-No action	2-Lagoons / Land Apply	3-Lagoons / Utah Lake	4- Payson WWTP	5A-WRF / Reuse / New Site / Lagoons	5B- WRF/ Reuse / Existing Site / Lagoons
Meets Growth and Capacity	No	Yes	Yes	Yes	Yes	Yes
Supports DWQ's Water Quality Objectives	N/A	Yes	No	No	Yes	Yes
Meets Likely Future Regulations		Yes	No-Utah Lake TMDL	Utah Lake TMDL will apply	Yes	Yes
Supports City Desire for Type 1 Reuse		No	No	No	Yes	Yes
Augment Water Supply		No	No	No	Yes	Yes
Preserve High quality Groundwater		No	No	No	Yes	Yes
Reduce Dependence on CUP Water		No	No	No	Yes	Yes
Supports General Plan for Use of Land		No	No	Yes	Yes	Partially
Odor Potential		No change / potential more	No change / potential more	No odor	No change / potential decrease	No change / potential decrease
20 Year Land/Easement Hurdles		444 acres	Pipeline ROW, SHCC	Pipeline ROW	10 acre site, land application	Interim land application
Uses Existing In-Debted Collection System		Yes	Yes	Yes	Yes	Yes
Uses Existing In-Debted Treatment System		Yes	Yes	No	In Interim	In Interim
Project Capital Cost (2008-\$M)		\$19.55	\$9.07	\$11.16	\$16.37	\$16.31
20 Years of Annual O & M Cost (\$M)		\$10.55	\$10.09	\$25.71	\$15.28	\$16.23
20 Years of Connection Fees Paid to Payson (\$M)				\$6.81		
20 Years of Reclaimed Water Sales (\$M)					(\$3.33)	(\$3.33)
20 Year life Cycle Cost (2008 - \$M) (Does not include Interest)		\$30.09	\$19.16	\$44.18	\$28.32	\$29.22

Funding of Alternatives

Cost Element	Alternatives (See Chapter 6 for detailed description)				
	2-Lagoons / Land Apply	3-Lagoons / Utah Lake	4- Payson WWTP	5A-WRF / Reuse / New Site / Lagoons	5B- WRF/ Reuse / Existing Site / Lagoons
Project Capital Cost (2008-\$M)	\$19.55	\$9.1 - 9.6	\$11.16	\$16.37	\$16.31
Committed Funding	\$ -	\$ -	\$ -	\$ 6.41	\$ 0.85
In-Process Funding	\$ -	\$ -	\$ -	\$ 7.77	\$ -
City Funding	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20	\$ 2.20
Total Funding In-Process/Available	\$ 2.20	\$ 2.20	\$ 2.20	\$ 16.38	\$ 3.05

Funding Notes

Time spent seeking funding: Over 1 year.

Money spent seeking funding: Over \$250,000 (JUB, NEPA, Site meetings, etc)

USDA Funding is restricted to communities having less than 10,000 population.

Summary

- Short term needs must be addressed
 - Land Application
 - Address 420 West Pump Station
 - Possible addition of aeration to lagoons
 - Is a Moratorium in order?
- Long term solution
 - Will the City continue to pursue funding?
 - Will the City continue pursuing option 5a?