

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, March 04, 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. February 18, 2009
 - b. Bills
 1. \$717,659.82
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. Review and possible action with regard to the bid submitted to the Santaquin Canyon Road
7. FORMAL PUBLIC HEARINGS
 - a. Hansen Annexation
8. UNFINISHED BUSINESS
9. BUSINESS LICENSES
10. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
 - a. Planning Commission
11. NEW BUSINESS
 - a. Final approval of the Butler Subdivision Plat "D"
12. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
 - a. Resolution 03-01-2009 "Fee Schedule"
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:


Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER

POST OFFICE

ZIONS BANK

® Amendment to Agenda

**MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MARCH 04, 2009**

Mayor James E. DeGraffenried called the meeting to order at 7:00 pm. Council Members attending: Filip Askerlund, Martin Green, Connie Hansen, James Linford, and Brent Vincent.

Others attending: Director of Public Safety Dennis Howard, Terry and Barbara Kester, Dennis Brandon, Hunter Williams, Colby Hartman, Keever Verwer, Kolton Mortensen, Dale Saunders, Michelle Sorensen, Monte Depew, Shauna Taylor, Mason Taylor, Zac Sorensen, Benjamin Rowley, Garth Talbot, Cole Larsen, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Mr. Mortensen led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor DeGraffenried offered an Invocation.

CONSENT AGENDA

Minutes

February 18, 2009

Bills

\$717,659.82

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

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Saunders addressed the Mayor and Council Members with regard to the proposed Northeast Annexation. He indicated the only reason the City would like the annexation to be completed is contrary to Title 10-2-402(4). He encouraged the Mayor and Council Members to read that Title.

(10-2-403. (4) A municipality may not annex an unincorporated area in a specified county for the sole purpose of acquiring municipal revenue or to retard the capacity of another municipality to annex the same or a related area unless the municipality has the ability and intent to benefit the annexed area by providing municipal services to the annexed area.)

Review and possible action with regard to the bid submitted to the Santaquin Canyon Road

Council Member Green moved to table the bid for the Santaquin Canyon Road in order to solicit additional bids. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

FORMAL PUBLIC HEARINGS

Hansen Annexation

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

There were no public comments or questions.

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

UNFINISHED BUSINESS

Nothing

BUSINESS LICENSES

Council Member Green reviewed the following new Business Licenses. He indicated each applicant had received the required inspections and reviews.

- Max Hal Draper D.B.A. H.D. Auto Glass, LLC
- Craig Jensen D.B.A. Western Trade Construction, LLC
- Alejandra Trancoso D. B. A. Little Hands Daycare
- Filip Askerlund D.B. A. Water Worx, LLC

Council Member Askerlund indicated he would refrain from participating in the discussion or the vote process as he has a Business License application before the Council for a vote.

Council Member Green moved to approve the first three previously mentioned Business Licenses. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

Council Member Green moved to approve the Business License for Filip Askerlund D.B. A. Water Worx, LLC. Council Member Vincent seconded the motion. Council Members Green, Hansen, Linford and Vincent voted in the affirmative. Council Member Askerlund did not vote.

Council Member Askerlund refrained from participating in the discussion or the vote process as he has a Business License application before the Council for a vote.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Planning Commission

There was not a Representative present.

NEW BUSINESS

Final approval of the Butler Subdivision Plat "D"

Council Member Linford moved to grant final approval of the Butler Subdivision Plat "D". Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 03-01-2009 "Fee Schedule"

Council Member Linford moved to approve Resolution 03-01-2009 "Fee Schedule". Council Member Hansen seconded the motion. Through a roll call vote, Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Members

Council Member Askerlund questioned if there had been additional discussion with regard to leasing the City owned gravel pit. He was told this issue would require additional research before a decision is reached.

Council Member Askerlund invited those in attendance to attend the Celebration Committee Meeting this next week and encouraged everyone to get involved.

Mayor DeGraffenried

Mayor DeGraffenried reviewed an updated with regard to Economic Development Activities by Consultants for Santaquin City (see attachment "A" for the Memo).

Council Member Vincent questioned if all of the employees are "ok" with their wages and benefits cut. Mayor DeGraffenried indicated he has visited with the Department Heads and they have indicated the department members understand why the budget crisis is being addressed as it is.

Council Member Askerlund indicated he appreciated the information that has been presented and feels he will be able to make educated decisions.

Council Member Hansen thanked Council Member Askerlund for his comments. She indicated she appreciates Mr. Stuart Reid's vision and stated if this issue was brought to a vote this evening, she would vote in favor of retaining Mr. Reid.

Council Member Green indicated he is not as well spoken as Council Member Askerlund or as "blunt" as Council Member Hansen but he has worked with Mr. Reid from the date of hire and feels if Mr. Reid's contract was terminated, the City would be set back a number of years. He recommended continuing to move forward with the progress of the City.

Council Member Askerlund indicated he didn't care if this issue was brought before the Council Members for a vote. He indicated he would vote to retain Mr. Reid.

Council Member Vincent indicated he was the Council Member who voiced the concern with keeping Mr. Reid on contract when the Employees are being asked to cut their hours. He indicated he appreciates Mr. Reid's efforts but still struggles with paying a contract at the expense of the Employees.

Council Member Askerlund was told, Mr. Reid has indicated he would work with the City as long as they feel his presence and advice is requested or required.

Mayor DeGraffenried reported he feels a need to keep Mr. Reid on contract as the Council Members have reported "they do not know how to build a City" as Mr. Reid does. Mayor DeGraffenried was told the issue does not have to be a future agenda item.

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


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

ADJOURNMENT

At 8:00 pm Council Member Hansen moved to adjourn. Council Member Linford seconded the motion. Council Members Askerlund, Green, Hansen, Linford and Vincent voted in the affirmative.

Approved on March 18, 2009.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

Memorandum

March 4, 2009

To: Santaquin City Mayor James E. DeGraffenried and City Council
From: Santaquin City Planner, Dennis L. Marker
Re: Economic Development Activities by Consultants for Santaquin City

1. Santaquin City General Plan (March 2006 – April 2007)

Consultants: Bill Wright, Stuart Reid, Kelly Gillmore

Scope: The City's General Plan had not been updated since 2000 and did not include at that time the Summit Ridge Development or North Orchard areas. The Long Range plan adopted by the City in 2005 only addressed areas outside of the City boundary. Planning and Economic consultants helped staff to reconcile previous plans; address modern economic trends and development practices; conduct citizen inquiries; and gather information from other major planning agencies, jurisdictions, government entities and major stakeholders and developers in the community. Stuart Reid helped staff conduct economic surveys of neighbouring communities between Nephi and Provo to address regional market conditions and needs. Kelly Gillmore, with CRS Architects, provided additional mapping and graphic services for the project.

City Benefit: The City has been recognized for its efforts and plan quality by Utah Governor Huntsman, the Utah Legislature, UTA, UDOT, the USFS, Mountainland AOG, Utah County Commissioners and Planning Commission, other local jurisdictions and the American Planning Association. The plan has also been a means of attracting developers to the community and increasing interest in properties within the community. Nearly all have commented on the City's foresight and ability to handle growth while directing it to the benefit of current and future residents, businesses, and visitors.

2. Summit Ridge Communities Development (April 2006 – Current)

Consultant: Stuart Reid

Scope: Recognizing the Summit Ridge Community's desire to renegotiate their development plan with the City (i.e. eliminate golf courses from the development plan), Mr. Reid engaged Brian Seager to better understand their needs. Based on those needs and the City's plan, Mr. Reid was able to negotiate the following:

- Donation of 35 acres of prime real estate in the future commercial area of Summit Ridge for future commuter rail station and other city approved land uses (Potential value to the City over \$7.5 Million).
- In lieu of golf courses, the payment of an unrestricted \$700,000.00.
- In lieu of golf courses, the provision of 5 acres of park for every thousand residents in the development, anticipated to be approximately 48 acres, and over 8 miles of urban and equestrian trails throughout the development (Value to the City of over \$2.4 Million).

Mr. Reid also brought representatives from Arbor and The Boyer Co. to the property to determine development feasibility, timing, and partnering ability for Mr. Seager. Based on Boyer Co. interest, Mr. Reid helped negotiate development contracts between Mr. Seager and the Boyer Co., while establishing major contacts and relationships with the City between the Boyer Co to address future development needs and concerns (e.g. signs).

City Benefit: Over \$10 Million of assets to be given to the City. Working relationships with one of the largest commercial developers in the Intermountain West and an increased understanding of timing and needs for the development of a critical commercial area.

3. Farming Heritage District Recognition (October 2006 – January 2007)

Consultant: Stuart Reid

Scope: Mr. Reid worked with local representatives in the preparing and drafting of the 2007 Legislature Resolution that recognized Santaquin City as the Utah Farming Heritage District.

City Benefit: A good deal of favourable publicity was garnered by Santaquin City when the Governor signed the resolution at Orchard View Elementary. The resolution places credence on City and local farmer efforts to promote the areas agriculture efforts, agri-tourism, value-added-products, equestrian lifestyle, and similar opportunities. The resolution also shows Santaquin City's goals in this area are supported by the State as funds are sought to establish and promote the area agriculture, products, building a heritage museum and equestrian facilities and trails.

4. Utah Transit Authority (October 2006 – June 2007)

Consultant: Stuart Reid, Bill Wright

Scope: Provided vision of the community and the need for extending the Frontrunner to Santaquin City by working through the UTA Regional General Manager, Hugh Johnson, UTA Development Consultant, Alice Steiner, and commuter rail managers BJ Labonty and Steve Meyer. Support from UTA and working with Mountainland AOG enabled

Santaquin City to be shown on the Regional transportation plans as the final commuter rail station in Utah County rather than Payson.

City Benefit: Derivation of marketing benefits from promotion of the commuter rail system, which now includes routes from Brigham City to Santaquin rather than Payson. Development interest is increased and property values increase with demand for locations around the intermodal hub in Santaquin, which will be controlled entirely by Santaquin City (See #1 above). Having the Santaquin link shown on regional plans enables Santaquin to preserve critical links through development areas which might otherwise have been occupied by homes.

5. Maverik Property Development (July 2007 – Current)

Consultant: Stuart Reid

Scope: Maverik's method of operation in the summer of 2007 was to purchase their property, get their convenience store plan approved and sit on the property until someone was interested in purchasing the remainder parcel. They anticipated a hotel and several pad buildings, but did not intend to market the property heavily. Working through Don Lillinquist, we offered to market the property for Maverik to attract a hotel developer. Maverik was not opposed to our efforts. Within 6 months, Mr. Reid had three different hotel groups in the City Council chambers and had given tours of the property. Maverik was not moving forward with recruitment and was surprised when the offer came from Dave Ernschaw to option the property. The Maverik property is now under option for the hotel and restaurant development.

City Benefit: Accelerated time frame for interchange commercial development and increased tax base to the community, plus exposure to three hotel development groups on the potential for development in Santaquin City.

6. Sorensen Property (June 2007 – December 2008)

Consultant: Stuart Reid

Scope: Based on field trips and information garnered from Mr. Reid and the City, the Boyer Co. entered into negotiations for options on the Sorensen Brothers property located at 450 East Orchard Lane. Mr. Reid and the Mayor attended several negotiation sessions to discuss possible options, time frames, and incentives which the City could provide to assist with development of the property. Major concerns included land value, option time frame, royalty/participation by the Sorensen's, and water.

City Benefit: Mr. Reid's past experience with City finances, incentives, and development options enabled negotiations to move forward where road blocks occurred. The grocery store and surrounding development is currently being master planned by the Boyer Co. in a critical gateway commercial area. Relationships with the Boyer Co. have been created and continued partnerships are occurring as the development moves forward.

7. Lobbyist to National Delegates (August 2007 – January 2008)

Consultant: Stuart Reid

Scope: Based on experience with acquiring money from Washington D.C., Mr. Reid introduced Santaquin to Ken Lee, a federal lobbyist working for Ogden City. Mr. Reid facilitated discussions with Ogden City's Mayor to allow Mr. Lee to work for Santaquin if Santaquin desired.

City Benefit: The City has already received a grant of over \$360,000.00 dollars from efforts made by Ken Lee and City officials in Washington. Mr. Lee's familiarity with congressional delegates and the appropriations processes enable him to "bend the ear" of significant persons in Washington on behalf of the City.

8. Harvest Village Development (December 2006 – Current)

Consultant: Stuart Reid

Scope: A plan has been formulated for the development of properties around the Boyer Co. controlled lands, the City's 35 acres from Summit Ridge, and the South Ridge Farms lands. Plans for the area include a Utah Farming Heritage Museum, Native American Cultural Center, Commuter Rail supportive housing and retail, orchard sensitive equestrian facilities and businesses, with interspersed community recreation opportunities. As part of the planning process, Mr. Reid is conducting a feasibility analysis and strategic plan for the properties involved.

City Benefit: Facilities proposed will highlight the character and nature of the Santaquin area and draw tourism dollars and exposure to the City. Out-sourcing of the plan for a development of this scale would cost the City over \$80,000 dollars in plan development and analysis. Utilizing Mr. Reid's knowledge and experience in preparation of this plan and forthcoming strategic funding plans has saved the City tens of thousands of dollars.

9. West Side Business Park (July 2007 – Current)

Consultant: Stuart Reid

Scope: One goal in the Land Use Element of the City's General Plan is to establish a business park around the City's current sewer lagoons. Like the Harvest Village Development, Mr. Reid has been working with staff to formulate a plan of action to acquire property, improve access for future businesses and facilitate the reclamation of the sewer lagoons. Mr. Reid has been working to determine land values, funding sources for development, and recruiting of businesses to the park.

City Benefit: Development of park by the City would provide increased revenue to the City in addition to local job growth. Mr. Reid's efforts and guidance to staff in this process have

saved the City many thousands in brokerage and agents' fees while moving the implementation of the General Plan forward.

10. OMAG / Staker Parsons Operations (March 2008 – Current)

Consultant: Stuart Reid

Scope: The City was made aware of an aggregate processing operation proposed north of the City. An advocate of the project has promised the City the equivalent of over one million dollars for the City's support and cooperation to help the project off the ground. The processing of materials and control of the operation would be handled by Staker Parsons. Mr. Reid's close association with this company has placed him in a situation to assure the promised funds will be coming to the City.

City Benefits: \$1 million +

Additional Efforts

- Creation of the Santaquin City Foundation, a non-profit organization which is able to solicit monies for economic, recreation, marketing, land purchase efforts on behalf of the City.
- Organization of Marketing and Development Committees for the City as a means to have more localized and on the ground efforts promoting Santaquin City.
- Preparation for the establishment of a Political Action Committee to further the legislative needs of the City through state and national legislature and administrations.
- Organization of meetings with Utah State University Agriculture Colleges and equestrian team Deans and Presidents. Efforts with USU have included agriculture marketing; product distribution; funding sources for local farmers; agri-tourism; and equestrian facility planning including trails, arenas, and show venues. Several on-site visits have been conducted from USU staff to evaluate needs and possibilities within Santaquin City.

Other Intangibles

- First name basis with Governor Huntsman