

NOTICE AND AGENDA
(amended 11-14-06)

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, November 15, 2006, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

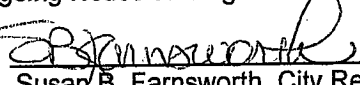
- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION/INSPIRATIONAL THOUGHT**
- 4. CONSENT AGENDA**
 - a. Minutes
 1. November 1, 2006
 - b. Bills
 1. undetermined amount
- 5. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Public Forum will be 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. NEW BUSINESS**
 - a. Discussion and possible action with regard to the General Plan Amendment pertaining to Waste Water Collection Master Plan
 - b. Discussion and possible action with regard to the General Plan Amendment pertaining to Storm Water Collection Master Plan
 - c. Discussion and possible action with regard to the Development of City Construction Standards
 - d. Discussion and possible action with regard to a Feasibility Study update for Parks Impact Fees
 - e. Discussion and possible action regarding the implementation of a Road Impact Fee
- 9. BUSINESS LICENSES**
- 10. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
- 11. PETITIONS AND COMMUNICATIONS**
- 12. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. Planning Commission
 1. General update
- 13. REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor DeGraffenried
 1. Reminder of the Joint Work Session with the Council and Planning Commission to be held on Thursday, November 16, 2006
- 14. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
 - a. Will be called to discuss the 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: 
Susany B. Farnsworth, City Recorder

POSTED:
CITY CENTER
POST OFFICE
ZIONS BANK
® Amendment to Agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
NOVEMBER 15, 2006**

Mayor James E. DeGraffenried called the meeting to order at 7:07 pm. Council Members attending: Filip Askerlund, Arthur Adcock, Martin Green, Tracy Roberts and James Linford.

Others attending: City Planner Dennis Marker, Administrative Assistant Shannon Hoffman, Keith Santaquin Fire Department Members Chief Shayne Bott, Assistant Chief Jessie Smith, and Captains Keith Broadhead and Dan Olson, J-U-B Engineering Representative Larry Perkins, Ben Peterson, Lindsey Peterson, David Moore, Quinn Keller, Seth Keller, Mindi Terry, Tyson Allsop, Brigg Terry, Gene Jones, Scout Troop #100 and other unidentified individuals City Manager Stefan Chatwin was excused.

PLEDGE OF ALLEGIANCE

Tyson Allsop led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Lindsey Peterson offered a Word of Prayer.

CONSENT AGENDA

Minutes

November 1, 2006

Bills

\$203,770.29

Council Member Green moved to approve the Consent Agenda. Council Member Askerlund seconded the motion. The vote was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Jones addressed the Mayor and Council Members with regard to the 400 S and 400 E Project. He indicated to the City he would be willing to give the City 10 feet of property to use for straightening of the 400 East Road. The City has not requested a property title change therefore he continues to pay property taxes on property that is going to be used as a roadway. He indicated at this time, the Contractors have cut his fence and surveyed approximately 17 feet into his property. He also asked why the proposed cul-de-sac by the new school is being allowed instead of making the roadway a through street which would allow for additional access to that housing project. Mr. Jones indicated that he was contacted by Dennis Barnes for permission to use a part of his property for flood purposes and indicated he would be willing to negotiate with the City for such a use. Mayor DeGraffenried requested Mr. Jones contact him at the first of the next week when Mr. Chatwin returns so they may schedule a discussion.

Mr. Petersen addressed the Mayor and Council Members with regard to the Ordinances addressing the responsibility of Property owners with respect to Utility Accounts (see attachments "A" for information given to the Mayor and Council Members). Council Member Roberts indicated the vote for the late fee was not unanimous as he was not in agreement with the percentage amount.

Mayor DeGraffenried requested City Recorder Farnsworth review the above-mentioned Utility Account. Ms. Hoffman indicated at the time a renter tries to set up a Utility Account the property owner is contacted if he is not included in the City's database.

Mayor DeGraffenried requested Mr. Peterson meet with him to discuss this issue. Mr. Peterson was in agreement to meet at a later date and time.

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

Discussion and possible action with regard to the General Plan Amendment pertaining to Waste Water Collection Master Plan

Mr. Perkins addressed the Mayor and Council Members with regard to the cost associated with developing a Sanitary Sewer Collection System (see Attachment "B" for a cost break down). The Mayor and Council Members were told the time frame associated with completing the study would be approximately 6 months. The study would include locating a facility site but does not include any issues pertaining to the current system. The Sewer Impact Fee Study would need to be reviewed to see if Impact Fee monies can be used to fund this study.

Council Member Linford indicated that a previous information packet included the State Code pertaining to the use of Impact Fees. He indicated that the use of fees would be appropriate.

Council Member Linford moved to accept the proposal presented by J-U-B Engineering for a Sanitary Sewer Collection Systems, which will be paid for out of the Impact Fees. Council Member Linford amended the motion to include the total of the project, which is \$43,279. Council Member Askerlund seconded the motion. City Planner Marker quoted the State Code, which indicated Impact Fees could be used to fund the Study. After the discussion the vote was unanimous.

Discussion and possible action with regard to the General Plan Amendment pertaining to Storm Water Collection Master Plan

Mr. Perkins addressed the Mayor and Council members with regard to the cost associated with developing a Storm Water Master Plan (see attachment "C" for a cost break down). Council Member Linford questioned how vital this master plan actually was. Mr. Perkins said a Utah County Representative told him that the Canyon Debris Basin is a major concern. They indicated that there was a possibility the City would not be in a position to handle all the water coming from Santaquin Canyon. Mr. Perkins indicated the City was in need of a place to stop the water and then release the water, as the ground would accommodate.

The question was asked how the project would be paid for. Mr. Perkins indicated this item was not as critical as some of the other issues.

Council Member Green moved to table the discussion. Council Member Roberts seconded the motion. The vote was unanimous.

Discussion and possible action with regard to the Development of City Construction Standards

Mr. Perkins indicated the development of the Constructions Standards would take approximately 1 year. Mayor DeGraffenried indicated the current Standards do not meet the needs of the City. Council Member Linford indicated the General fund could absorb the \$21,615 fee associated with the project (see attachment "D" for a cost break down).

Council Member Green moved to accept the bid from J-U-B Engineering in the amount of \$21,615. Council Member Linford seconded the motion. The vote was unanimous.

MOVED TO ITEM #9

BUSINESS LICENSES

Council Member Adcock reviewed the following new Business License Applications, which have received the required inspections:

- ❑ David Lyston Moore D.B.A. David L. Moore Insurance Agency (Allstate) and
- ❑ Cristina Benitez D.B.A. JoShea, L.L.C.

Council Member Roberts questioned if the past issues had been resolved. City Planner Marker indicated this business was deemed to be a permitted use under the C-1 and C-2 Zone.

Council Member Green moved to approve the above mentioned Business Licenses. Council Member Roberts seconded the motion. Council Members Askerlund, Roberts, Adcock and Green voted in favor of the motion. Council Member Linford voted against the motion due to "change in use".

Discussion and possible action with regard to a Feasibility Study update for Parks Impact Fees

City Planner Marker reported there is a need to have the December 2000 Park Impact Fee updated. He reported that Epic Engineering completed the current study. The Mayor and Council Members were told that impact fees collected could pay for the update of the study. Council Member Linford questioned why put the project out for RPF's when J-U-B Engineering is under contract with the City for Services needed. Council Members Askerlund, Roberts, and Linford were in favor of requesting J-U-B Engineering complete the study under their current service contract. Mayor DeGraffenried indicated he would request J-U-B Engineering submit a proposal for the project.

Council Member Linford moved to authorize staff to contact J-U-B to request a cost to update the Parks Impact Fee. Council Member Linford amended the motion to request J-U-B Engineering draft a proposed cost under their current Service contract. The motion was amended to authorize J-U-B to update the park impact fee under their current service contract. Council Member Askerlund seconded the motion. Council Members Askerlund, Adcock, Green and Linford voted in favor of the motion. Council Member Roberts voted against the motion.

Discussion and possible action regarding the implementation of a Road Impact Fee

Council Member Green moved to table this issue. Council Member Linford seconded the motion. The vote was unanimous.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Nothing

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Planning Commission

General update

Mr. Bean reported the Planning Commission would be holding a Planning Commission Meeting on Thursday due to not having a quorum the past meeting. Council Member Green was told that there were not certain individuals who regularly did not attend. He was told that those who missed the past meeting were absent due to work schedules.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Fire Chief Bott as well as Captain Keith Broadhead addressed the Mayor and Council with regard to issues of the Fire Department. Council Member Askerlund was told that the proposed retirement would be based on an attendance basis. Council Member Roberts questioned when "volunteer" became compensated. He was told that through the years the training requirements have increased and the "volunteer" departments are being held to the same requirements as any full time departments. Council Member Linford indicated he was in favor of a 401-k for the Department, but stated there would need to be certain requirements in order to be allowed to participate in the 401-k.

Ms. Hoffman recommended the City's participation be based on each Fire Department Members annual Pay. The participation percentage could be determined at any percentage rate as deemed by the Mayor and Council.

Chief Bott reported he had met with a Representative of ROSS Equipment with regard to costs associated with a new water tender. Captain Broadhead reported he would look for a used tender if the Council would set a parameter for cost. It was mentioned that when used vehicles are available, they usually are pretty "hammered". It was reported that the City's match would be 25% of the cost under a CDBG Grant. The grant application is due by December 1, 2006 with a survey being required. Captain Broadhead indicated the Fire Department Members would be willing to go door to door to collect the surveys. Captain Broadhead indicated there might be some resale value for the old tender if the tank is not removed.

Mayor DeGraffenried requested Ms. Hoffman address the Council with regard to grants that were available. She reported there were funds available through Safe Sidewalks. She reported the proposed project scored very high however the project was deemed to be a high risk due to the low Engineer's Cost Estimate. She reported that the school district is currently busing students

that would be able to walk to school if such a project could be completed. She as well as Dennis Marker met with the two Nebo School District Representatives today to seek their support of the project.

Mr. Bean reported he thinks the trail system would be better served along the creek bed instead of in front of the homes.

Ms. Hoffman indicated the City's project match would vary with the amount of money granted as well as the amount of participation money received from the School District or other grants.

The Mayor and Council were told that a pre-grant application is due by December 8, 2006 with the final grant application being due in February.

City Planner Marker indicated with the school being in use the potential of being awarded grant money is highly probable.

Council Member Adcock indicated he would like to use CDBG money for a Fire Truck and request Ms. Hoffman submit the pre-application for the Highland Drive Project.

Council Member Roberts questioned what the likelihood of being granted the funds for a Fire Truck. He was told the funding is very likely.

Reminder of the Joint Work Session with the Council and Planning Commission to be held on Thursday, November 16, 2006

The Council Members were told the Joint Work Session has been canceled due to the Planning Commission having to reschedule their meeting due to a lack of quorum the past regularly scheduled meeting.

Council Member Askerlund thanked Shannon for getting the railing along the underpass underway.

Council Member Askerlund questioned if the future owners of property positioned close to railroad crossings, be made aware that the tracks may be in use at any time. The developers may be required to disclose, on the subdivision map, the possibility of the tracks being used in the future.

It was reported that the 400 East project is being held up by the need to move power poles. The project will be back on track soon.

Council Member Roberts reported today he had attended the Animal Shelter meeting. It was reported that the revenues were greater than expected. If the revenues continue in this manner, the fees to the City may decrease.

Council Member Adcock reported he attended the SUVWA Meeting and questioned if the Mayor and Council would like him to disclose that the City isn't in favor of supporting the Regional Sewer Project. He was told that the Council Members were not in favor of participating.

Council Member Adcock reported the Daughters of Utah Pioneers have not received a Bill of Sale with regard to the "old building" they purchased from the City.

It was recommended that the "old building" be moved to the Main Street Park with a 99-year lease. Contingencies would need to be established based on maintenance of the building, the City's future use of the park, etc. What other parks or areas would be appropriate?

The Mayor and Council Members were told there would not be a Work Session held on next Wednesday.

Council Member Green reported he met with the Chamber of Commerce this past week. The Chamber requested the use of an office with in the current Police Department.

He also reported that the Chamber of Commerce would be scheduling the light parade for Saturday after Thanksgiving from next year forward.

It was reported that the Community Choir would be holding their presentation on December 10th beginning at 7:00 pm.

City Council Linford reported that Mapleton City has placed a Residential Moratorium due to sewer and water needs.

He also reported that a Resident called him with regard to his neighbor building a "huge" garage three feet from the property line. He indicated that the Ordinance should be addressed once again.

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)

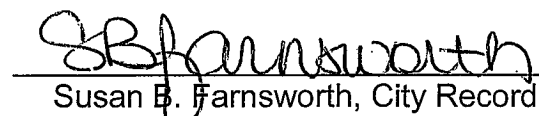
Nothing

ADJOURNMENT

At 9:05 pm Council Member Green moved to adjourn. Council Member Askerlund seconded the motion. The vote was unanimous.

Approved on December 6, 2006.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder

Local City Utility Bill Summery

City	Late Fee	Landlord Responsible for unpaid balance
Orem	\$10.00	No
Provo	1.5%	No
Springville	1.5%	No
Spanish Fork	5%	No
Payson	2%	No
Santaquin	20%	Yes



J-U-B ENGINEERS, Inc.
ENGINEERS • SURVEYORS • PLANNERS

240 West Center Street, Suite 200
Orem, UT 84057

801-226-0393
Fax: 801-226-0394
www.jub.com

November 15, 2006

Mayor James Degraffenried
45 West 100 South
Santaquin, Utah 84655

Dear Mayor,

Accompanying this letter are three work plans showing tasks, estimated hours, and fees for the following areas of interest:

1. Storm Water Master Plan Model and Capital Facilities Plan
2. Sanitary Sewer Collection System Master Plan and Capital Facilities Plan
3. Specifications and Standard Drawings

We appreciate the invitation to submit this information and hope you find it useful. We are sensitive to the growth related challenges your City is facing. We offer you our best resources to help you meet these challenges

Best regards,
J-U-B ENGINEERS, Inc.

A handwritten signature in dark ink, reading "David C. Thurgood" followed by a small flourish.

David Thurgood, P.E.



PROJECT WORK PLAN

JUB Engineers
240 West Center St, Suite 200
Orem, UT 84057
(801) 226-0393

Client: SANTAQUIN CITY CORPORATION
Project Name: SANITARY SEWER COLLECTION SYSTEM
Project Number:
Date Prepared: 1/15/2006
Prepared By: David Thurgood

PROJECT TASKS	PROJECT PRINCIPAL	PROJECT ENGINEER	GIS SPECIALIST	MODELING ENGINEER	CADD DRAFTER	OFFICE CLERICAL	TASK TOTAL
1 - KICKOFF MEETING WITH SANTAQUIN CITY	4	4					\$ 964
2 - GATHER AND REVIEW EXISTING SURVEY, FLOW, LAND USE, AND OTHER DATA	2	4	16	8			\$ 1,336
3 - EVALUATE EXISTING COLLECTION SYSTEM WITH CITY	2	2	4				\$ 451
4 - REVIEW EXISTING COLLECTION FOR MODEL	4	8	4	16			\$ 2,714
5 - FLOW MONITORING, INSTALL, CHECK, RETRIEVE		8		30	30		\$ 4,682
6 - FLOW MONITOR AND EQUIPMENT COSTS (FIVE SITES/TWO WEEKS)							\$ 2,750
7 - DEVELOP EXISTING MODEL		16	4	30			\$ 3,948
8 - CALIBRATE EXISTING MODEL	2	8		24			\$ 3,066
9 - ANALYZE EXISTING SYSTEM MODEL		8		12			\$ 1,675
10 - REVIEW FINDINGS WITH CITY	2	2					\$ 447
11 - DEVELOP BUILD-OUT SYSTEM MODEL		16	8	40			\$ 4,826
12 - ANALYZE BUILD-OUT SYSTEM MODEL	2	8		16			\$ 2,367
13 - CREATE AND ANALYZE RELIEF ALTERNATIVES	4	8		24			\$ 3,409
14 - CREATE SYSTEM MAPS FOR REPORT AND DISPLAY		8	10	16	24		\$ 3,182
15 - CREATE FINAL REPORT	4	24	8	8	24	32	\$ 6,148
16 - REVIEW FINAL REPORT WITH CITY	4	4		4			\$ 1,314
PROJECT TOTAL							\$ 43,279

NOTE: J-U-B does not anticipate providing any additional surveying beyond that which has been or will be provided by the City. We do anticipate that there may be some areas where existing data is not available. In this case, the City has the option of gathering the necessary information, or having J-U-B complete this work.

PROJECT WORK PLAN

JUB Engineers
240 West Center St, Suite 200
Orem, UT 84057
(801) 226-0393

Client: SANTAQUIN CITY CORPORATION
Project Name: STORM WATER MASTER PLAN MODEL AND CAPITAL FACILITIES PLAN
Project Number:
Date Prepared: 11/15/2006
Prepared By: Don Overton

TASK NO.	DESCRIPTION - SCOPE OF SERVICES	QUALITY MANAGER (hrs)	MODELING ENGINEER (hrs)	ENGINEERING TECHNICIAN (hrs)	GIS TECHNICIAN (hrs)	CLERICAL (hrs)	DIRECT COSTS \$	TOTAL BUDGET
PHASE 1 - Gather Information								
1	Set study area limits and define goals	5	5	2	2			\$1,593
2	Gather current zoning and general plan land use maps			2	1			\$233
3	Identify precipitation data available		1	1				\$202
4	Identify existing population and projected future population			1	10			\$83
5	Identify all storm drain infrastructure	1	2		4			\$1,504
6	Create GIS database of existing and future land use				6			\$408
7	Identify future system elements	2	4		2			\$945
8	Identify modeling software to be used	1	1	1			\$5,000	\$5,368
	Phase Total Hours	9	13	17	13			\$10,336
PHASE 2 - Prepare Storm Water Model								
1	Develop existing system attributes to model	1	29		4			\$3,889
2	Run and trouble shoot existing model	1	8					\$1,118
3	Verify or calibrate model		2					\$238
4	Identify existing areas of concern	1	6					\$880
5	Prepare phasing concept to address concerns	3	4					\$976
10	Review future projects with City then finalize project list	4	4					\$1,142
12								
13								
	Phase Total Hours	13	95		12			\$14,283
PHASE 3 - Prepare Storm Water Management Plan								
1	Update City Standards to meet new Master Plan		2		20			\$1,693
2	Identify future federally mandated Storm Water Requirements	1	6					\$880
3	Project timeline for updates and requirements	1	4					\$642
4	Incorporate Storm Water Management Plan into appendix of CF	3	4		2			\$1,141
	Phase Total Hours	5	16		22			\$4,556
	Phase Budget	\$833	\$1,904		\$1,820			\$4,556
PHASE 4 - Prepare Storm Water Capital Facilities Plan								
1	Identify costs of existing phasing improvements			4				\$331
2	Estimate cost of projects to resolve existing deficiencies			4				\$331
3	Estimate cost of projects to meet future needs		4		5			\$990
4	Identify likely funding source type for each project	2						\$333
5	Prioritize and order projects (short, medium, long term)	1	2		4			\$735
6	Prepare draft CFP report	4	4		12		8	\$2,799
7	QC/QA check of draft CFP	4	2					\$904
8	Review draft report with City	2	4					\$809
9	Finalize CFP	2	4		12		6	\$2,266
10	Provide information to and coordinate with impact fee consultant	4	4		4			\$1,473
11	Present completed master plan maps and CFP to City Council	2	4					\$809
	Phase Total Hours	21	28		45	3	14	\$11,680
	PROJECT TOTAL							\$40,856

Attachment "C"

PROJECT WORK PLAN

JUB Engineers
240 West Center Street, Suite 200
Orem, Utah 84057
(801) 226-0393

CLIENT: SANTAQUIN CITY CORPORATION
PROJECT NAME: SPECIFICATIONS AND STANDARD DRAWINGS
PROJECT NUMBER:
DATE PREPARED: 11/15/2006
PREPARED BY: Mark I. Johnson

TASK NO.	DESCRIPTION - SCOPE OF SERVICES	PROJECT PRINCIPAL (hrs)	PROJECT ENGINEER (hrs)	DESIGNER (hrs)	TECHNICIAN (hrs)	CLERICAL (hrs)	TOTAL HOURS	TOTAL BUDGET
GENERAL PROJECT ADMINISTRATION								
000	Project setup, client consultation, coordination and revisions initiated by the client	3	7				10	\$1,231
	Printing, compiling and binding of manual (2 draft, 1 final)					6	6	\$306
	Phase Total Hours	3	7			6	16	
SPECIFICATIONS								
001	Creation of divisions	2	44				46	\$4,754
	Review divisions with City	2	2				4	\$554
	City requested revisions	1	8				9	\$977
	Phase Total Hours	5	54				59	
STANDARD DRAWINGS (AS NEEDED)								
002	Review of current standard drawings, redlines and review drawings with City	2	50				52	\$5,354
	CAD file setup and drafting				80		80	\$2,400
	Phase Total Hours	2	50		80		132	
DESIGN CRITERIA								
003	Creation of divisions and review divisions with City	4	34				38	\$4,108
	City requested revisions	2	4				6	\$754
	Phase Total Hours	6	38				44	
LAND DISTURBANCE PERMIT								
004	Creation of Division and review divisions with City	1	10				11	\$1,177
	Phase Total Hours	1	10				11	
	TOTAL HOURS	17	159		80	6	262	
	TOTAL BUDGET							\$21,615

Attach "D"