

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, November 2, 2005, in the Council Chambers, 45 West 100 South, at 7:00pm.

AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **CONSENT AGENDA**
 - a. Approval of the minutes
 1. Approval of the minutes of a Regular Meeting held on October 19, 2005
 - b. Bills
 1. \$221,210.13
5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

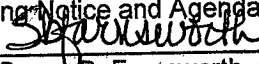
Public Forum will be held to a 30 minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
 - a. Wall Annexation
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - a. Setting of a date to canvas the General Election votes
 - b. Discussion and possible action with regard to naming and dedication of the East Side Park
 - c. Discussion and possible action with regard to Idonna Crook Single Lot Split
 - d. Setting of a Joint Work Session – Point of Contact Todd Starley
 - e. Discussion and possible action with regard to the purchase of land by George Bible
 - f. Discussion and staff direction with regard to the Wathen Rezone Request
 - g. Discussion with regard to the Stone Mountain Ranch Concept Plan
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Ordinance 11-01-2005 "AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY TO INCLUDE THE WALL ANNEXATION AREA LOCATE ADJACENT TO THE CURRENT CORPORATE BOUNDARIES OF SANTAQUIN CITY, UTAH"
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager
 1. General update
 - b. Planning Commission
 1. General update
13. **REPORTS BY MAYOR AND 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
© Amendment to Agenda

**MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
NOVEMBER 2, 2005**

Mayor Dennis Brandon called the meeting to order at 7:05 pm. Council Members attending: Filip Askerlund, Martin Green, Wesley Morgan, Tracy Roberts and Todd Starley.

Others Attending: City Manager Stefan Chatwin, Arthur Adcock, Idonna Crook, Donna Bott, George Bible, Ruth Wall, Karen Christensen, Boyd Wathen, Matt Wathen, Shayne Durrant, Jim DeGraffenried and Neal Caines. At 10:10 pm Guenn Adair and Paul Sames arrived.

PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Ms. Crook offered an Inspirational Thought. She said, "I am not afraid of tomorrow for I have seen yesterday and I love today."

CONSENT AGENDA

Approval of the minutes

Approval of the minutes of a Regular Meeting held on October 19, 2005

Bills

\$221,210.13

Council Member Green moved to approve the Consent Agenda. Council Member Starley seconded the motion.

Council Member Askerlund had a number of changes to the proposed minutes. Council Member Morgan indicated he had submitted to Darlene, revisions to the minutes, which the Council Members have not had the opportunity to review. He suggested the tabling approval of the minutes until the Council Members have the opportunity to review his proposed changes.

Council Member Green amended the motion to table the minutes but authorize payment of the bills. Council Member Starley seconded the amendment. After the discussion, the vote was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Bott thanked Council Member Morgan for the requesting heat to be turned on at the Museum. Council Member Morgan indicated he would like to take the credit for having the heat turned on but he wasn't responsible. He will pass her thanks on to the Public Works Department.

Ms. Bott requested having the Christmas Lights installed at the Museum as soon as possible so they may be lit before Thanksgiving and continue to be lit until after the New Year. The request will be given to the Public Works Department.

Mr. Durrant indicated he was impressed with the final construction of the East Side Park. He also reported his neighborhood is having problems with underaged drivers of 4 wheelers as well as dirt bikes. Recently there was an accident on his corner involving a 4 year-old child. He reported that this evening a rider on a dirt bike circled his block at a high rate of speed. He requested additional Police patrol in his neighborhood.

Council Member Roberts indicated there is also a problem along 300 West of individuals not obeying the speed limit.

Council Member Morgan indicated there is a problem along 200 East as well. He encourages citizens to turn in the troubled areas to the Police Department so they may add extra patrol. Chief Howard indicated the Citizens needed to contact the Police Department with any information pertaining to the problems.

FORMAL PUBLIC HEARINGS

Wall Annexation

Council Member Morgan moved to enter into a Formal Public Hearing with regard to the proposed Wall Annexation. Council member Starley seconded the motion. The vote was unanimous.

Council Member Morgan was told the proposed annexation bordered the Summit Ridge Planned Community as well as a proposed Industrial Zone. He questioned if the Island theory pertaining to proposed annexations pertained to the zoning of property also. He was told that it did not. There were not Public comments or concerns.

Council Member Roberts moved to close the Public Hearing. Council Member Askerlund seconded the motion. The vote was unanimous.

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

Setting of a date to canvas the General Election votes

City Recorder Farnsworth suggested canvassing the General Election votes on either Saturday or Monday Morning. This would allow for the final voting information to be sent to the Payson Chronicle in time to be published in the November 14th addition. The decision was made to hold the Special Council Meeting on Saturday, November 12, 2005 beginning at 8am.

Discussion and possible action with regard to naming and dedication of the East Side Park

Council Member Morgan moved to enter into a discussion and possible action with regard to naming and dedication of the East Side Park. Council Member Askerlund seconded the motion.

Council Member Askerlund suggested holding a contest for Elementary aged children to name the park. Council Member Green suggested opening the contest to children City wide. City Manager Chatwin questioned if the Chamber would like to be involved. Mayor Brandon indicated he would ask them in their next meeting. Council Member Starley indicated he thought the Council should have the final say as to the name of the park.

Council Member Morgan moved to organize a contest employing the children of Santaquin with the judging to be determined at a later time. Council Member Askerlund seconded the amendment to the motion. The vote was unanimous.

Discussion and possible action with regard to Idonna Crook Single Lot Split

Council Member Roberts moved to approve the Idonna Crook Single Lot Split. Council Member Green seconded the motion. The vote was unanimous.

Setting of a Joint Work Session – Point of Contact Todd Starley

Council Member Starley suggested holding a Joint Work Session with the City Council Members and the Planning Commission Members to discuss the City's Master Plan. He Suggested holding the Work Session on Thursday, November 17, 2005 beginning at 6:00 p.m. City Council Member Morgan would like to have everyone attending the Work Session have the most current Roads Master Plan. City Manager Chatwin indicated that the current Roads Master Plan is included in the Current Long Range Master Plan. Council Member Morgan indicated that the current Long Range Master Plan and the General Plan are not in harmony with each other. All Council Members and Commission Members will be supplied with the needed documents before the Work Session.

Discussion and possible action with regard to the purchase of land by George Bible

Mayor Brandon indicated this item was discussed during the Work Session held prior to Council Meeting.

Council Member Morgan moved to approve the proposed purchase of a 1 foot by 110 foot strip of land along 100 West. Council Member Starley seconded the motion.

Council Member Morgan indicated that it troubles him to do the very thing he made a motion to approve because the City has already denied a similar request. He would like to have a policy drafted pertaining to the possible selling of the City right-of-way. He indicated he was willing to vote in favor of the motion with the hope that in the future the City would have a policy in place.

Council Member Roberts indicated with selling of the property, the right-of-way would not have a straight property line. He would like to give all property owners along that road the option to purchase property to keep the right-of-way straight.

Council Member Morgan indicated there are a number of incidents where property lines do not line up in a straight line.

Council Member Morgan amended the motion to accept the proposed purchase, to use the proper mechanism to sell the 1 foot strip, and to request Staff to take the lead in organizing a policy addressing this issue. The question was raised if the Planning Commission should draft the policy. It was decided the Planning Commission would review the policy before it is presented to the City Council.

Legal Counsel Rich will review the proposed land purchase as well as make necessary recommendations. Council Member Morgan reviewed with those in attendance, the need to purchase the 1 foot strip. He indicated purchase of the additional land would allow splitting of the property located on the North West corner of 100 West. With the splitting of the property would allow a home to be built on the current weed patch. Council Member Starley accepted the motion amendment. After the discussion the vote was unanimous.

Discussion and staff direction with regard to the Wathen Rezone Request

Council Member Starley reported the Planning Commission denied the request due to the surrounding property zoning. The Planning Commission recommended the property be rezoned R10 with a PUD overlay. Mayor Brandon asked Mr. Wathen what guarantee the Council had that the developer will not sell the property as soon as the zone change is granted as they recently did with a piece of property. Matt Wathen indicated the past property was bought and sold in order to fund the current project. The property will be used to develop a Seniors Community. The proposed project involves 18.40 acres with .15 acres per unit and 110 units if a R8 zone is allowed.

Council Member Morgan indicated the road into the project should not be considered a gift to the City because it is needed in order for the project to be developed. Council member Morgan questioned what difference it makes if the zoning is a R8 with a PUD overlay or a R10 with a PUD. He was told the density is determined by the base zoning. Council Member Morgan solicited the comments of the Wathen's pertaining to the recommendations of the Planning Commission. The Wathen's indicated the project could be designed to fit within a R10 zone but would like to have the R8 zoning.

Council Member Roberts indicated he was not accusing the developers of not being candid in their dealings but He would like to have all issues cut and dried before giving a final project approval. He indicated there are Individuals who give their time to serve the City on the Planning Commission and prefers not going against their recommendations.

Council Member Askerlund was told if R10 zone is assigned to the property approximately 90 units could be possibly be constructed.

Mr. Wathen reported the park is approximately 1.5 acres. Developers would prefer the park to be private with a Home Owners Association being responsible for the upkeep.

Mayor Brandon directed the Staff to draft an Ordinance to amend the Zoning Map to reflect the recommendations of the Planning Commission.

Discussion with regard to the Stone Mountain Ranch Concept Plan

City Manager Chatwin indicated Mr. Caines would be arriving shortly as he had an appointment with the Mapleton City Council. Mayor Brandon recommended moving to the next agenda item. The Council Members were in favor of the recommendation.

BUSINESS LICENSES

Council Member Starley reviewed the proposed Business License for Richard Payne D.B.A. Payne Leasing LLC, Marcia McClellan D.B.A. Country Living Realty, Brenda Simons D.B.A. R & B Information Services and Kirk King D.B.A. King's Handyman Service. Members of the Council had questions with regard to the proposed Kirk King Business License. The Council Members were told all of the applicants had met all the Ordinance requirements and had received all necessary inspections.

Council Member Starley moved to approve the above mentioned Business Licenses. Council Member Green seconded the motion. The vote was unanimous.

Discussion with regard to the Stone Mountain Ranch Concept Plan

Mr. Caines indicated there was a mistake on the submitted Concept Plan. The change would include a decrease in building lots. A pond associated with the Pressurized Irrigation will be constructed within the proposed development. Mr. Caines indicated there is a sewer manhole close to the project that could be lowered approximately 12 feet. In doing so, a large portion of the proposed project could be sewered by existing lines. The City has planned to install sewer lines along the 900 South Road. After the installation, he would participate in repaving of the road. The proposed Wathen project would be located at the North end of the proposed Stone Mountain Ranch project with the Westerly extension of the 900 South road being the divider of the projects. It was reported that there are currently five Regan Sign's located within the project area. Mr. Caines estimated the project would begin sometime this winter.

The Mayor and Council Members indicated they were in favor of the general concept of the project but would like to see any future plans for the development.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 11-01-2005 "AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY TO INCLUDE THE WALL ANNEXATION AREA LOCATE ADJACENT TO THE CURRENT CORPORATE BOUNDARIES OF SANTAQUIN CITY, UTAH"

Council Member Green moved to approve Ordinance 11-01-05. Council Member Morgan seconded the motion.

Council Member Starley questioned where the proposed annexation was located as well as having a number of questions pertaining to the Annexation Agreement.

After the discussion, the vote was unanimous.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

City Manager Chatwin reported the interviews for the City Planner position is set for Monday, November 14. The applications have been narrowed down to 6. Additional information will be forth coming.

It was reported that Stuart Reed, Economic Development Consultant, will be meeting with City Manager Chatwin to tour the City, on Monday. He will have a finding report for the Mayor and Council shortly thereafter

Planning Commission

General update

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Member Askerlund remarked that restrooms were needed for the after hour use of the lawn area behind the City Center. It was estimated that construction of new rest room facilities

would cost approximately \$30,000. Council Member Askerlund will get cost associated with Port-a-Potties.

Council member Askerlund reported he has spoken with a Summit Ridge Representative with regard to advertising the proposed Commercial Development. He recommended revisiting the Sign Ordinance and making necessary adjustments which would allow Summit Ridge to advertise Commercial Pads. Mayor Brandon recommended not soliciting issues for developers. Council member Askerlund would like to advertise the availability of potential Commercial Property. Council Member Morgan questioned if a full size bill board would be needed. City Manager Chatwin will ask the Consultant about this issue.

Council Member Roberts questioned if the new developments are being required to make concessions for the Pressurized Irrigation project. He was told that they were being required to install all needed water lines in the infrastructure.

Council Member Roberts questioned if anyone was aware of plans for a multi unit in the area of Center and 500 North. No one in attendance was aware of any such plans.

Council Member Roberts reported he had been contacted by a Lieutenant of the Utah County Sheriffs with regard to concrete issues in his neighborhood. The Lieutenant indicated that Darlene had been a great help when he contacted her with his concerns.

Council Member Starley indicated the Idonna Crook also wanted him to thank Darlene for her help with her Single Lot Split.

Council Member Starley requested to be on the interview committee of the City Planner. Council Member Green questioned why he would like to be on the committee if he wasn't in favor of hiring a planner.

Council Member Morgan also voiced the same concern. Council Member Starley indicated he would like to be a part of the interviewing committee regardless of whether he was in favor of hiring a full time planner or not. He said he wanted to make sure the City received the best Planner for their money. City Manager Chatwin reminded the Mayor and Council members that this position doesn't require consent of the Council. Mayor Brandon indicated he would make a decision with regard to Council Member Starley's request and contact him tomorrow.

Council Member Starley requested an update on the trailer issue from last Council Meeting. City Manager Chatwin indicated the issue had been referred to the Code Enforcement Officer. Additional information will be available shortly.

Council Member Starley reported an Emergency Preparedness Committee Fair was recently held. He commented that offering fire extinguisher recertification to the Citizens may encourage them to have their extinguishers checked. It was determined that due to the fee associated with the recertification this wasn't feasible.

Council Member Starley reminded the City Manager that due to Filip Askerlund being appointed to the Council there is a vacancy on the Board of Adjustments. City Manager Chatwin will proceed with filling the vacancy.

Council Member Starley questioned who the City's Public Information Officer was. He indicated the thought it should be the the Mayor, a Council Member, or the City Manager. He was told that currently the City Manager is handling this duty.

The Council Members requested that due to the holidays, the December 15th City Council Agenda be held to a minimum.

Council Member Starley questioned it there was going to be an Employee Christmas Party. He thought the summer party was the major party with the December party being pot luck. City Manager Chatwin will discuss the party with Shannon.

Council member Morgan reported he had a number of questions pertaining to the Museum. He indicated he had requested a meeting with the Directors but the meeting was cancelled. Council member Morgan questioned if anyone had any ideas how the City can help with the Museum other than budget wise. He indicated he wasn't seeing much communication between the Museum Directors and the City and would like to rectify that before his Council term was up. He requested the Council Members review his list of discussion topics and contact him with any suggestions or comments.

Council Member Morgan indicated he had submitted his Summit Ridge suggestions and questioned when a Work Session with the Representatives would be held. Mayor Brandon suggested having the Council meet with the Consultant before they meet with Summit Ridge Representatives.

Council Member Green questioned if the plaques for previous Council Members and Mayors had been ordered. City Manager Chatwin indicated that Shannon is working on it but planned to wait to order the plaques until after the election. Council Member Green will meet with City Manager Chatwin to discuss his ideas pertaining to the plaques.

Council Member Green questioned if anyone was aware of intention to reclamation of the Sumpson plant located along SR198. He was told that a contract has been signed between a private party and the Government to reclaim the property. As additional information is available it will be passed to the Mayor and Council Members.

Council Member Green indicated he was in favor of an Employee Christmas Party.

Mayor Brandon voiced his appreciation to Council Member Morgan for museum information.

Mayor Brandon indicated he was told that the City had been unfair to Commercial Property Developers such as Blaine Oberg. He voiced his concerns of the allegations especially since Mr. Oberg has been allowed to conduct business without the parking lot being complete. If there are any additional comments with regard to the City Officials treating developers unfairly, Mayor Brandon will discuss them with the Council.

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

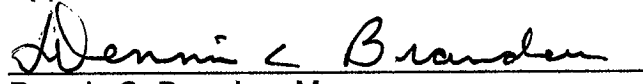
Nothing

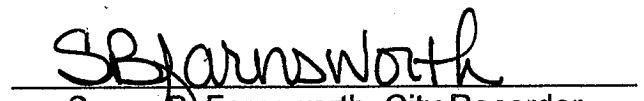
EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
Nothing

ADJOURNMENT

At 9:45 p.m. Council Member Starley moved to adjourn. Council Member Green seconded the motion. The vote was unanimous.

Approved on November 16, 2005.


Dennis C. Brandon, Mayor


Susan B. Farnsworth, City Recorder