

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 18, 2005, in the Council Chambers, 45 West 100 South, at 7:00 P.M.

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 May 04, 2005
 - b. Bills - \$129,773.78
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 300 E/400 E transitional alternatives
 - b. Discussion and possible action with regard to the bids for the East Side Park Project
 1. Authorization for the Mayor to sign the Agreement associate with regard to the East Side Park Project
 2. Authorization for the Mayor to sign the Notice of Award with regard to the East Side Park Project
 3. Authorization for the Mayor to sign the Notice to Proceed with regard to the East Side Park Project
 - c. Discussion and Staff direction with regard to the evaluation of water rights, money in lieu of water, costs of water rights, and possible RFP to conduct a study
 - d. Discussion and Staff direction with regard to RFP's pertaining to Water and Sewer Impact Fee Studies
 - e. Set date the Pressurized Irrigation Town Meeting (June 21st?)
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager
 1. Update on the CIB Funding for Pressurized Irrigation
 2. Update on the North Orchard Development
 3. Update on Economic Development
 - 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

**MINUTES OF A SPECIAL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MAY 18, 2005**

Mayor Pro-Tem Green called the meeting to order at 7:02 P.M. Council Members attending: Wesley Morgan, Tracy Roberts, and Dennis Brandon.

Mayor Pro-Tem Green excused Mayor Scovill and Council Member Todd Starley.

Staff attending: City Planner Jim Bolser, City Project Manager Mark Stevenson, City Engineer Shon Fullmer, and Deputy Recorder Darlene Gray.

Others attending: Nell Morgan, Keith Broadhead, Sandra Hartford, Mike Aitken, Lane Fishburn, Caleb Warnock, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Council Member Brandon led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Ms. Morgan offered an invocation.

CONSENT AGENDA

Approval of the minutes

Approval of minutes of the Regular Meeting held on May 4, 2005.

Bills - \$129,773.78

Council Member Brandon moved to approve the Consent Agenda. Council Member Roberts seconded the motion.

Council Member Morgan requested information regarding a payment for the SR 198 Project. Engineer Fullmer indicated that the payment was in full. Council Member Morgan requested information regarding the Caselle payment. City Manager Chatwin responded that the quarterly payment was for the software and for the number of units that Caselle maintains for the City. He added that the payment would be the same amount regardless of number of calls the City makes for technical support. Council Member Morgan requested information regarding the payment for land appraisal. City Manager Chatwin responded that Mayor Scovill authorized the appraisal on the property adjacent to 400 East. He indicated that he did not have any other information and suggested if there were any more questions, they should be directed to Mayor Scovill. Council Member Morgan asked Engineer Fullmer for a status update on the SCADA installation. Engineer Fullmer reported that the SCADA system installation is 75% complete. Council Member Brandon asked if the project was staying within the budgeted amount. Engineer Fullmer responded in the affirmative and reported that all of the electrical and conduit work had been done by City employees.

With no further discussion, the motion made and seconded, the vote to approve the minutes of the May 4, 2005 meeting and the bill payments was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Aitken approached the Council Members and indicated that he had been working with the Vern Stratton property. He commended staff and City Manager Chatwin for their work. He stated that he would like to discuss the 300 / 400 East road transition. He indicated that 6 different development plans had been submitted and asked that the Council Members make a decision with regard to which street would be the major collector. The decision is necessary as soon as

possible because it is a prerequisite to their development planning. Council Member Brandon stated that Mr. Aitken should wait until the road issue was resolved before bringing any more subdivision maps to the City. City Manager Chatwin recommended Mr. Aitken wait for the Council Members to make their decision.

Ms. Morgan approached the Council Members and read a statement she had prepared regarding the creation of an Arts Council Board and a Historical Society Board. Ms. Morgan spoke highly of Donna Bott, Idonna Crook, and Florence Lamb for the time and hard work they have put forth in behalf of the City Museum. (Attachment #1)

Council Member Brandon asked if Ms. Morgan would consider being the Chairperson for either board. Ms. Morgan responded that there were so many people in the City who could Chair either committee. She suggested that Annette Bott chair the Historical Society and reiterated that both the Museum and Arts Council would need a chairperson.

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

Discussion and possible action with regard to the 300 East / 400 East transitional alternatives

Mayor Pro-Tem Green asked City Planner Bolser if he had considered the transition of 300 East behind Ms. Long's house as being feasible. City Planner Bolser responded that it would be difficult to transition behind the Long home, indicating that the intersection with 400 North could not be brought to a 90° angle. City Manager Chatwin indicated that the City has not had a meaningful discussion with Ms. Long regarding the sale of her property.

Council Member Roberts asked City Planner Bolser to review the negatives and positives with regard to each of the 6 maps provided. City Manager Chatwin responded that staff has its pros and cons, but hesitates to discuss its preference. Council Member Morgan indicated that each of the maps had no identification numbering system. City Planner Bolser identified the maps as they appeared in the Council Member's packets as follows:

- ☐ the first map is alternative 1 — no transition, no changes;
- ☐ the second map is alternative 3 — proposed by the applicant where the transition would occur just north of the fruit coolers. This alternative used Council Member Brandon's design showing 300 East becoming 400 East;
- ☐ the third map is alternative 4 — which is the same as alternative 3 with the exception of the transition being moved to the north;
- ☐ the fourth map is alternative 6 — designating 300 East as the major collector and showing the road running west of Ms. Long's home;
- ☐ the fifth map is alternative 2 — much the same as alternative 1, with the exception of 300 East being designated as the major collector and 400 East as a local road; and
- ☐ the sixth map is alternative 5 — pushing the transition further to the north and then 400 East "T's" into the transition to make the road more usable.

Council Member Morgan asked what the difference would be if the road ran in front as opposed to the back of the Long home. City Planner Bolser responded that the right-of-way is at the front of the home and not the rear. City Manager Chatwin stated that additional discussion had to take place with Ms. Long. He added that alternative #6, running both 300 East and 400 East all the way through, would be the best of both worlds.

City Planner Bolser indicated that his choice would be either option #3 or #5, with #5 being his favorite because it would accomplish two things. It would extend 300 East as far as it could without jeopardizing and properties and it would facilitate traffic in both directions.

Mayor Pro-Tem Green asked why City Planner Bolser would not have chosen alternative #2. City Planner Bolser responded that when dealing with a major collector, the idea is to have continual flow or to convey the traffic.

Council Member Roberts stated that he believed that 300 East should be the major collector. He added that alternative #2 would encourage residents to the north of town to come back to Santaquin Main Street. He indicated that it would also encourage economic development. Mayor Pro-Tem Green commented that he would recommend alternative #2 and not have the transition to the north.

With no further discussion, Council Member Roberts moved to accept alternative #2 as discussed in the memo dated May 6, 2005 from City Planner Bolser with regard to the 300 East / 400 East transition alternatives. City Manager Chatwin asked if Council Member Roberts would like to amend his motion to resolve the issue with the Long home at a future date. Council Member Roberts responded in the affirmative to amend his motion to include resolving the Long home issue at a later date. A second issue to be resolved in the future is how to tie the north end of 300 East into the 400 East canal bridge. Council Member Brandon seconded the motion. The vote was unanimous.

Discussion and possible action with regard to the bids for the East Side Park Project

Council Member Brandon moved to accept staff's recommendation to accept the proposal from Bratt Inc. with regard to the East Side Park Project. Council Member Morgan seconded the motion.

Council Member Roberts expressed his concern for the bid amount and asked if Bratt Inc. was that much better than the other bidding companies. Project Manager Stevenson responded that he had spoken with representatives from all the bidding companies and determined that Bratt Inc. would best meet the timing of the project as well as its bid amounts being more accurate than the other companies. City Manager Chatwin added that timing had been the main issue.

Council Member Brandon inquired why the project did not go out for a fixed bid rather than a proposal. Engineer Fullmer responded that for this type of project, the proposal process would work better because the lowest bidder would not necessarily be the best choice. Council Member Morgan stated that whether we asked for proposals or bids, in either case, the final product is a firm contract between the bidder and the City. He agreed that there should be fixed prices or breakdowns for each bid item, but was not sure what the Council Members would be approving for the Mayor to sign whether it would be a project total cost or line item unit prices. City Manager

Chatwin responded that the Council Members were being asked to accept the proposal and then a contract would be drafted. He indicated that the City's Legal Counsel would review the contract and then the contract would be brought back to the Council Members.

Council Member Brandon amended his motion to include that the Council Members approve authorization for the Mayor to sign the contract with Bratt Inc. upon completion and approved from the City's Legal Counsel. Council Member Morgan, as the Council Member who seconded the original motion, accepted the amendment to the motion. The vote was unanimous.

Authorization for the Mayor to sign the Agreement associated with regard to the East Side Park Project

Mayor Pro-Tem Green indicated that action on this agenda item would not be necessary.

Authorization for the Mayor to sign the Notice of Award with regard to the East Side Park Project

Mayor Pro-Tem Green indicated that action on this agenda item would not be necessary.

Authorization for the Mayor to sign the Notice to Proceed with regard to the East Side Park Project

Mayor Pro-Tem Green indicated that action on this agenda item would not be necessary.

Discussion and Staff direction with regard to the evaluation of water rights, money in lieu of water, costs of water rights, and possible RFP to conduct a study

City Manager Chatwin indicated that staff was looking for direction from the Council Members regarding a RFP to conduct a study with regard to the evaluation of water rights, money in lieu of water, and costs of water rights. Mayor Pro-Tem Green indicated that he would recommend proceeding as discussed in the recent Council Work Session with regard to creating a graph that would indicate the percentage for money in lieu of water and indicate at what point the City would no longer be able to accept money in lieu of water.

Council Member Brandon commented that regardless of the decision made regarding water, the Council Member should always have the decision-making authority. City Manager Chatwin stated that in accordance with the City Ordinance, the City Council does have and would retain that authority.

City Manager Chatwin indicated that Engineer Fullmer would prepare the RFP with the items discussed and bring it before the Council for approval. Council Member Brandon suggested a work session before the RFP is brought before the Council Members for approval. Council Member Morgan stated that he would like to see the RFP before it is made public. City Manager Chatwin agreed.

Discussion and Staff direction with regard to RFP's pertaining to Water and Sewer Impact Fee Studies

City Manager Chatwin reported that staff was looking for direction regarding a RFP for a Water and Sewer Impact Fee Study. Council Member Morgan asked how old the current study was. City Manager Chatwin responded that the current study was approximately 5 years old.

The Council Members were agreeable to staff preparing a RFP pertaining to Water and Sewer Impact Fee Study. City Manager Chatwin indicated that a copy of the RFP would be submitted to the Council Members.

Set date the Pressurized Irrigation Town Meeting (June 21?)

City Manager Chatwin indicated that Mayor Scovill had recommended holding a Town Meeting with regard to the Pressurized Irrigation System on Tuesday, June 21, 2005. He added that it would give staff enough time to prepare a flier. Mayor Pro-Tem Green asked where the meeting would be held and who would be the speakers. City Manager Chatwin responded that with permission, the meeting would be held in the Senior Center. He indicated that the Mayor Scovill, in conjunction with JUB, would have a presentation. He stated that the presentation would be reviewed by the Council Members before going to the public. Council Member Morgan suggested the Council Members have the opportunity to review the presentation two weeks prior to the Town Meeting so they could be prepared to answer any questions.

The Council Members agreed to the June 21st date. Mr. Warnock, Daily Herald Representative indicated that he would include the date of the Town Meeting in his report on the City Council Meeting.

BUSINESS LICENSES

Council Member Starley was not in attendance.

City Manager Chatwin reported that the Guenn Adare, *Mr. Melon* / tennis lessons Business License Application reviewed at the previous City Council meeting, was strictly for the Recreation Department. He indicated that she would use the Orchard Cove Park as part of the recreation program. Mayor Pro-Tem Green asked if a schedule could be posted indicating the times that the park would not be available. City Manager Chatwin commented that in the past, postings have not lasted more than a day or two.

Council Member Roberts moved to accept the Guenn Adare, *Mr. Melon*, Business License application. Council Member Brandon seconded the motion. The vote was unanimous.

Council Member Morgan suggested the City consider publishing a recreation schedule, as well as posting the information on Channel 10 or in the City newsletter. City Manager Chatwin stated that he would research the possibility and report back to the Council Members.

INTRODUCTION AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Nothing.

PETITIONS AND COMMUNICATIONS

Nothing.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Mayor Pro-Tem Green requested information regarding interviews for the Planning Commission vacancy. City Manager Chatwin reported that Mayor Scovill asked him to hold on the interviews until Mayor Scovill could return.

City Manager

Update on the CIB Funding for Pressurized Irrigation

City Manager Chatwin reported that Johnathan Ward had sent him an email stating that the CIB had approved a 25-year loan for \$6.6 million at 3.5% interest. Mr. Ward figured that interest rate would save the City over \$1 million. City Manager Chatwin reported that the funds would be committed some time in August 2005. He cautioned the Council Members that even though the project had been authorized by the CIB, the funds were as yet not committed. He stated that if there were flooding in other locations this year, the State Legislature could freeze all funds to take care of the State. He indicated that if this did happen, the City would still be responsible for the expenses accrued in interim.

Update on the North Orchard Development

City Manager Chatwin reported that he had met with Fieldstone Homes to discuss the copy of the proposal sent to the City. He stated that he is in the process of typing a summarized list of Fieldstone's proposal and would have the list in the Council Member's box by Friday morning, May 20, 2005. He indicated that based on the actual proposal, Fieldstone had requested major concessions rather than just flexibility. Council Member Brandon stated that in accordance with new State laws passed, when an annexation comes before the City, the City is bound to approve the development if it meets all the criteria. City Manager Chatwin responded in the affirmative, but added that Annexation Development Agreements can be changed if both parties agree to those changes.

Update on Economic Development

City Manager Chatwin reported that there is on-going discussion regarding the Sorenson property. He indicated that the major issue is the access off Main Street. He indicated that if full access could not be obtained, the developer would not be interested in the property. He suggested creating a 500 East that would connect to Orchard Lane if UDOT and the Federal government would agree to the creation.

Council Member Brandon asked what had become of creating an Economic Development Committee. City Manager Chatwin responded that he would have to refer his question to Mayor Scovill. He stated that whether or not a committee was in place, the City's economic development was actively being worked on.

Council Member Morgan requested an update regarding Skaapland Meat. City Manager Chatwin reported that they have not as yet obtained a Business License. He reported that changes are being made to the building to accommodate meat processing.

Planning Commission

General Update

No Planning Commissioner was in attendance.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Member Brandon indicated that he had nothing to report.

Council Member Morgan indicated that he had nothing to report.

Council Member Roberts reported that the Rodeo Committee has requested information regarding the process to light the Rodeo arena and parking area, as well as construct a snack shack and permanent restrooms. City Manager Chatwin responded that a rough estimate cost amount could be allocated if the Council Members wanted to put the projects into the Capital Improvement Plan. Council Member Brandon suggested that Council Member Roberts request a concept plan from the Rodeo Committee. Council Member Roberts agreed and indicated that he would bring the concept plan back to the Council Members. City Manager Chatwin suggested looking into sponsorships, grants or other contributions rather than City tax dollars or bonding.

Mayor Pro-Tem Green requested information regarding the condition of the float. Deputy Recorder Gray indicated that the float had been discussed in the previous City Council meeting and reported that a new starter and fuel filter had been installed. She added that it had been stated that everything else appeared to be okay. City Manager Chatwin stated that he would research the condition of the float and report back to the Council Members.

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: 08 P.M. Council Member Roberts moved to adjourn the meeting. Council Member Brandon seconded the motion. The vote was unanimous.

Approved on June 1, 2005.

Martin Green, Mayor Pro-Tem

Darlene Gray, City Deputy Recorder