

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, April 20, 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 April 06, 2005
  - b. Bills -\$121,937.83
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. Santaquin City Permanent Community Impact Board Application
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
  - a. Authorization for the Mayor to sign the Permanent Community Impact Board Application
  - b. Discussion and authorization for the Mayor to sign an Inter-Local Agreement with the Utah County Council Of Governments
  - c. Discussion and direction to Staff with regard to the Planning Commission's recommendation addressing a change to the Ordinance pertaining to the R-10 Zoning
  - d. Discussion and direction to Staff with regard to the Planning Commission's recommendation addressing temporary turn-a-round requirements
  - e. Discussion and possible action with regard to scheduling of a joint City Council/Planning Commission Work Session
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Ordinance 04-02-2005 " An Ordinance Amending the Santaquin City Code Providing for Amendment of Corner Lot and Fencing Regulations" (formerly known as Ordinance 03-03-2005)
  - b. Resolution 04-01-2005 "Declaration of Surplus Property"
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor Scovill
    1. Update on the SUVMWA Inter-Local Agreement
  - b. City Manager Chatwin
    1. Discussion with regard to guidelines associated with setting of the Council Agenda
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  
APRIL 20, 2005**

Mayor Scovill called the meeting to order at 7:15 P.M. Council Members attending: Wesley Morgan, Martin Green, Todd Starley, Tracy Roberts and Dennis Brandon.

Staff attending: City Manager Stefan Chatwin, City Planner Jim Bolser, Deputy Recorder Darlene Gray, and Engineer Shon Fullmer.

Others attending: J.U.B. Engineering, Inc. Representatives Larry Perkins and Ross Wilson, Zions Bank Representative Johnathan Ward, Daily Herald Representative Caleb Warnock, Janet Day, Chris Losee, Scout Troop 1586 (Duty to God), Quinn Simmons, Scout Troop 1586 (Duty to God), Jonathon Larsen, Scout Troop 1586 (Duty to God), Troop 1586 Scout Leaders, Brent Vincent, Jason Allsop, and other unidentified individuals.

Mayor Scovill apologized for the late start of the Council Meeting, explaining that the work session ran longer than was expected.

**PLEDGE OF ALLEGIANCE**

Scout Losee led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Ms. Day offered an invocation.

**CONSENT AGENDA**

*Approval of the minutes*

*Approval of minutes of the Regular Meeting held on April 6, 2005.*

**Bills - \$121,937.83**

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

Council Member Morgan asked if the payment made to Greenhalgh Construction for the widening of 200 East was the final payment. Engineer Fullmer responded in the negative, adding that the project would be over budget. He explained that bid estimate was low and reminded the Council Members that several items were bid by unit and not a lump sum.

Council Member Morgan stated that it was poor practice to permit the City Librarian Lyn Oryall to buy books and then reimburse her for books purchased for the library. City Manager Stefan stated that he had addressed the problem with Ms. Oryall and in the future she would get his approval and a City check to make any purchases for the City Library. Council Member Morgan asked if Ms. Oryall had spent City funds without City Manager Chatwin's permission. City Manager Chatwin responded in the negative explaining that Ms. Oryall had the approval, but made the purchase and then asked for a reimbursement.

Council Member Morgan asked for information regarding a payment to the Utah State Treasurer. City Manager Chatwin responded that he would have to check with City Recorder Farnsworth.

Council Member Green asked for information regarding the payment to Wingfoot Corporation for the Library. City Manager Chatwin responded that he would check with City Recorder Farnsworth for the information requested.

Council Member Starley asked City Manager Chatwin if he had found any information regarding the pest control contract. City Manager Chatwin stated that if the Council Members preferred, he would seek other bidders for the pest control contract. He added that he did not know of many businesses in town that do pest control. Council Member Green responded that there were several in-town businesses. He stated that he would rather use a local business instead of an out-of-town business.

Council Member Starley asked for information regarding Skaapland Meat Company. City manager Chatwin explained that Skaapland Meat Company was out of South Africa and dealt with packaged gourmet meats. He stated that their representative had been researching to see what the market here would bare. Council Member Morgan stated that he thought the company needed a facility to process meat. City Manager Chatwin responded in the negative indicating that he understood the company would only take orders to sell the products while researching the market.

With no further discussion, the motion made and seconded, the vote was unanimous.

#### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Nothing.

#### **FORMAL PUBLIC HEARINGS**

##### ***Santaquin City Permanent Community Impact Board Application***

Council Member Green moved to enter into the Public Hearing regarding the Santaquin City Permanent Community Impact Board Application. Council Member Morgan seconded the motion with a unanimous vote.

Mayor Scovill explained that the Permanent Community Impact Board (CIB) is a State Board with access to Federal funds derived from collection of mineral lease royalties for coal, oil, gas, etc. He indicated that there was a sizable sum available that could be used to finance community impact projects. He reported that Santaquin City approached the Board and asked that the City receive some funds to help with the Pressurized Irrigation System installation cost. Mayor Scovill wanted to make it clear that any funds received from the Impact Board would be a loan to the City. He asked Zion's Bank Representative Johnathan Ward to explain the details. Mr. Ward approached the Council Members and those in attendance to explain that there were specific application requirements regarding size, scope and funding requests. He indicated that the City had requested \$5.6 million to be used for the installation of a secondary water system. He reiterated Mayor Scovill's comment regarding the funds being a loan to the City. He reported that the Community Impact Board would be purchasing municipal bonds and in exchange the City would use the funds for the irrigation project. Mr. Ward stressed that the City was hoping that the CIB would purchase the bonds at a rate of 2.5%, maturing in 25 years with the first payment due in 2008. He reported that the 2008 payment would allow for the construction completion of the irrigation system. Mr. Ward stated that it was likely that the CIB would modify the amount request as well as the percentage rate. He indicated that he would hope the CIB would accommodate the City's request and provide below market interest rate with more flexible payment terms. Mr. Ward reported that the City would meet with the CIB on May 5, 2005 for further questions and discussion.

Mayor Scovill asked if anyone had any questions. Mayor Scovill stated that because bonds would be purchased from the City, water rates would be affected. He stated that the City would be seeking funding from the CIB because the impact on water rates would be less than from funding provided by the bank. Mr. Vincent asked if the irrigation water would be metered. Mayor Scovill responded in the affirmative and stated that a special town meeting would be held to review the PI system, the impact it would have on the community, and the reason for entering into this type of system, rates, etc.

Council Member Morgan questioned if the bonds would be revenue bonds and asked what would happen if there were insufficient revenue to make the CIB loan payment. Mayor Scovill indicated that the bonds were revenue bonds. He stated that unless there were several 'wet' years, the revenue collected should pay off the bonds as well as accumulate a surplus. Mr. Ward added that neither the City's General Fund nor the Bank could cover the CIB loan payment. He explained that whoever the bond holder would be, could garnish whatever revenue possible to make the loan payment. He added that the 'revenue' would be the security in this type of financing. Mr. Ward stated that the CIB needed to know the range of the proposed water rates. Mayor Scovill deferred to Mr. Perkins. Mr. Perkins stated that the City would be required to annually collect 125% of the revenue set to meet the anticipated cost, operating and maintenance expense, etc. for the PI system. Mr. Perkins stated that he felt all projections suggested there would be more than enough revenue to meet the costs.

Council Member Morgan asked if the increased growth rate of the City would also require an increase in the size of the system, which would increase the cost of the system. Mr. Perkins responded that the increased growth rate of possibly 3 to 4% would mean more connections earlier than anticipated, but the project funding profiles took into account future growth. Mayor Scovill anticipated the base rate for the PI system to be approximately \$12.00 to \$13.00 and maybe as low as \$11.00 per month. He reported that monies received from the CIB would reduce that rate. Mr. Ward commented that the rates quoted by Mayor Scovill were preliminary assumptions. Mr. Perkins added that an additional \$.80 or \$.85 per gallon over 1000 gallons would be assessed.

Mr. Allsop stated that he liked the idea of the PI system and asked if culinary water were not used for watering lawns if the culinary water rate would decrease. Mayor Scovill responded that the water rate would stay the same, but the culinary water usage would drop if the resident used the PI system. He indicated that based upon 2 years of his water usage and the projected PI and culinary water rates, his water payment would increase about \$135.00 per year for both culinary and PI system water.

Mr. Allsop reported that Spanish Fork City made it mandatory for residents to connect to the City's PI system. Mayor Scovill stated that he would recommend that the Santaquin City residents also be required to connect to the City system. He stated that the irrigation requirements needed to be removed from the culinary system.

Council Member Roberts stated that Santaquin City currently pays \$17,000.00 per year for Summit Creek Irrigation shares. He reported that the City was not receiving the benefits for the money it has to pay out for irrigation water. He stated that the PI system would afford the City those benefits.

With no further discussion, Council Member Green moved to close the Public Hearing regarding the Santaquin City Permanent Community Impact Board Application. Council Member Starley seconded the motion. The vote was unanimous.

## **UNFINISHED BUSINESS**

Nothing

## **NEW BUSINESS**

### ***Authorization for the Mayor to sign the Permanent Community Impact Board Application***

Mayor Scovill reported that the Permanent Community Impact Board Application had been signed and indicated that no action needed to be taken on this agenda item. Council Member Starley suggested the Council Members motion and vote as a matter of record.

Council Member Brandon moved to authorize Mayor Scovill to sign the Permanent Community Impact Board Application. Council Member Green seconded the motion. Council Member Starley asked if City Legal Counsel Rich had reviewed the document. City Manager Chatwin responded in the affirmative. The vote was unanimous.

### ***Discussion and authorization for the Mayor to sign an Inter-Local Agreement with the Utah County Council of Governments***

Mayor Scovill reported that a new draft had not been received and would therefore would like a motion to table this item. Council Member Brandon moved to table the discussion and authorization for the Mayor to sign an Inter-Local Agreement with the Utah County Council of Governments. Council Member Starley seconded the motion. The vote was unanimous.

### ***Discussion and direction to Staff with regard to the Planning Commission's Recommendation addressing a change to the Ordinance pertaining to the R-10 zoning.***

Mayor Scovill explained that a letter had been included in each packet from the Planning Commissioners regarding the recommendation to change the zoning ordinance pertaining to the R-10 zone. Council Member Brandon moved to accept the recommendation from the Planning Commission addressing a change to the Ordinance pertaining to the R-10 zoning. City Manager Chatwin indicated that the motion made was not to approve a change to the Ordinance, but to direct staff to research the recommended change. Council Member Brandon responded in the affirmative. Council Member Green seconded the motion.

Council Member Morgan asked why the recommendation had been made to change the designation of the R-10 zone minimum of 9,600 square feet to 10,000 square feet. He asked what the extra 400 feet would accomplish. Council Member Brandon explained that the City has been receiving subdivision development plans that have the entire subdivision with 9,600 square foot lots. Council Member Morgan challenged the suggested historical basis of the R-10, 9,600 square foot lot size. City Planner Bolser explained that he had checked into the zoning issue and found that the R-10, 9,600 square foot minimum lot size was originally the R-1-10 zone. He indicated that prior discussion regarding making the change to 10,000 square feet would make numerous lots within the City legally, non-conforming. He stated that the property owners would not be able to build a shed on their lots, nor would a developer be able to build a home on the lot if the square

footage in the R-10 zone were changed. Council Member Morgan responded that he had never heard of that discussion.

Commissioner Vincent indicated that the Planning Commissioners reviewed a subdivision that came before them with all the lots measuring 9,600 square feet. He indicated that the Commissioners did not like the small lot sizes and wanted to eliminate the problem by allowing 10% of the lots in a new subdivision to be less than 10,000 square feet with the minimum of 9,600 square feet for the 10%. Council Member Morgan reiterated that he did not understand the rationale of the extra 400 square feet and that the 10% proposal was unnecessarily complicated and that other zones would not have such a rule. He commented that the proposed subdivision had the 9,600 square foot lots and added that many other subdivisions did also and that the developers were simply following our Ordinance. City Manager Chatwin stated that the thought was whether or not the City was allowing developers to take advantage of the zoning and cram more density in that zone. He stated that the Planning Commissioners were unanimously in favor of the change. City Manager Chatwin suggested creating an R-11 zone.

Council Member Roberts stated that there should be records regarding what the original intent was for the R-10 zoning with the 9,600 square foot minimum lot size. He stated that he believed the original intent understood by everyone was that the R-10 zone would have the 10,000 square foot lot size. Council Member Morgan stated that it was not understood by everyone that the R-10 zoning would be 10,000 square feet. Council Member Roberts claimed that Council Member Morgan was the only person who did not understand that the R-10 zoning would have the 10,000 square foot lot size. Council Member Morgan asked if he were the only Council Member who read the City Ordinances and stated that assumptions were being made regarding the background regarding the lot sizes. Council Member Roberts responded that it was a logical assumption that the R-10 zone would have 10,000 square feet lot sizes. He added that he approved of the recommended solution submitted by the Planning Commissioners.

Mayor Scovill reminded the Council Members that the change in the Ordinance would bring some residents out of compliance. Council Member Brandon stated that the motion was made and seconded and asked for a vote. City Manager Chatwin stated that he would talk with Legal Counsel Rich to find out the ramifications of the recommended change.

The vote was unanimous.

***Discussion and direction to Staff with regard to the Planning Commission's recommendation addressing temporary turn-around requirements.***

Mayor Scovill explained that the recommendation made by the Planning Commissioners would be included in the City's Construction Standards. He indicated that the developer would be required to asphalt the turn-around rather than just have road base. Council Member Morgan moved to direct staff to research the Planning Commission's recommendation addressing temporary turn-around requirements. Council Member Green seconded the motion.

Council Member Starley indicated that the Planning Commission letter seemed to make the recommendation to make the change part of City Code. City Manager Chatwin responded that the letter was recommending that Staff create the language regarding the change to turn-around requirements. He added that the main problem with a turn-around involved snow removal. Council Member Morgan asked if the other unpaved roads in the City presented a problem for

snow plows. City Manager Chatwin responded that snow plowing was the main problem, but added that the unpaved roads allows mud and dirt to get into the roadways and then into the City's sump system. Council Member Morgan asked if there were any specifications for curb, gutters, etc. in a turn-around. City Planner Bolser responded in the affirmative.

The vote was unanimous.

***Discussion and possible action with regard to scheduling of a joint City Council/Planning Commission Work Session.***

Mayor Scovill reported that a joint work session was supposed to have been scheduled for April 14, 2005, but there was nothing on the agenda. Commissioner Vincent requested the joint session be held Thursday, April 28, 2005. City Manager Chatwin indicated that the Council Members had a full schedule and suggested another date in the near future. All agreed that the joint work session would be held Wednesday, April 27, 2005 at 6:00 PM.

**BUSINESS LICENSES**

Council Member Starley reported that the following individuals had applied for the Business License: Clint Ercanbrack, Candi's Apple Juice; Lynn Thomas, EAGALA, a non-profit organization; Jeff McEwan, JBM Hauling and Cleanup. Mayor Scovill asked if Mr. McEwan would be storing trucks and cleanup equipment on the premises. City Planner Bolser responded that he understood that no equipment would be stored on site. Council Member Starley continued with the applicants as follows: L. Beth Hadlock, Hadlock Design; Robert L. Hales, This Is the Place Real Estate; Bradley L. Huff, Plumbing Contractor; Jerry Lee, Lee Hauling. Council Member Brandon asked where Mr. Lee would keep all the equipment listed on the premises. City Planner Bolser responded that he understood that no equipment would be stored on site. Council Member Morgan stated that it would be worth checking into. He reported that the Lee home is located near the corner of 200 East and 400 North. He explained that there is a piece of property that borders Mr. Lee's and Lyle Topham's property that is a 'no man's land' and stated there was enough room to park trucks there. City Planner Bolser stated that he understood the truck Mr. Lee would drive would be the only vehicle parked on the premises. Council Member Brandon asked if a Conditional Use Permit would be required. City Planner Bolser responded in the negative. City Manager Chatwin commented that the City approves licenses based on the information submitted by the applicants. He indicated that if anything were different, the City would take action upon resident complaints.

Council Member Starley continued to review the Business License Applications with Blain Oberg Construction; Sarge Properties, a mortgage broker housed in the same building at This Is the Place Real Estate.

Council Member Brandon moved to accept all the Business License Applications reviewed by Council Member Starley. Council Member Starley seconded the motion. The vote was unanimous.

**INTRODUCTION AND ADOPTION OF ORDINANCES AND RESOLUTIONS*****Ordinance 04-02-2005 "An Ordinance Amending the Santaquin City Code Providing for Amendment of Corner Lot and Fencing Regulations" (formerly known as Ordinance 03-03-2005)***

Council Member Starley asked if that all the changes had been made as directed in the last Council meeting. City Planner Bolser indicated that he did not make one change to the amendment because he was unsure of the fence height requirement. He reported that the height requirement had not been changed in the draft before the Council Members and asked for clarification.

Council Member Starley moved to accept Ordinance 04-02-2005, "An Ordinance Amending the Santaquin City Code Providing for Amendment of Corner Lot and Fencing Regulations" (formerly known as Ordinance 03-02-2005). Council Member Brandon seconded the motion.

Mayor Scovill invited Ms. Day to address the Council Members. Ms. Day indicated that she would appreciate hearing the Council discussion first.

Council Member Starley indicated that Council Member Morgan had objected to some features of the proposed ordinance and the process that brought this request for amendment of the Ordinance before the Council. Council Member Morgan thanked City Planner Bolser for simplifying the clear view definition, but pointed out that the proposed definition was still a function of the intersection traffic control signage. Since the control could change at some later time, a citizen's corner landscaping could become non-compliant because the City changed the control method. City Manager Chatwin said in that case, the lot would be legally non-conforming. Council Member Morgan urged the Council to define the clear view corner area as a fixed triangle with 30' legs. He also recommended that driveways be allowed to within 30' of the intersection, not 40' as in the proposed Ordinance. Council Member Starley stated that he thought the 30' clear view for section B was acceptable, but suggested a 15' clear view requirement for section A.

Ms. Day approached the Council Members and stated that she was a realtor with Wasatch Homes and indicated that she was involved with the sales of 12 lots in the Black Hawk Ridge Subdivision. She indicated that the builder purchased the lots with the intent to build, but decided to sell the land because it would have been difficult for him to get a building crew here. She stated that they thought they had closed on the sale of lot #30, but the builder claimed that they had submitted building plans to the City and had been denied approval to build because of the 40' setback requirement on a corner lot. She indicated that she was in attendance to confirm what the builder had told her. Ms. Day stated that she had tried to contact Mark Stevenson, City Project Manager, but had been told that he was out of town. She indicated that her concern was that the lot has 81' of frontage. City Planner Bolser responded that normally in the R-10 zone, corner lots are required to 95' of frontage on both corners. However, Black Hawk Ridge was an approved Planned Unit Development (PUD), which allowed reduced frontages and setbacks.

Council Member Brandon called for a Point of Order, indicating that Ms. Day's concerns had nothing to do with the Ordinance before the Council Members. Mayor Scovill responded that Ms. Day's concern was regarding driveways, which was not part of the Ordinance before the Council Members.



City Planner Bolser explained how to measure the frontage of a property. Council Member Morgan stated that the proposed amendment would change the driveway setback amount from 45' to 30'.

Council Member Roberts left the Council Chambers at 8:58 PM and returned at 8:59 PM.

As a point of clarification, City Manager Chatwin informed Ms. Day that no building permit application had been submitted to the City Community Development Department. Council Member Roberts stated that all the concerns and conversation may be a moot point if the proposed amendment to the Ordinance were approved.

Council Member Starley stated that he would like to leave his motion as made to accept the Ordinance. He added that he would like to change §10-6-27 to amend the fence height to 8'. Mayor Scovill asked Council Member Brandon if he would agree to the change as he was the Council Member to second the original motion. Council Member Brandon responded in the negative.

Council Member Morgan stated that he would like to discuss the process by which the proposed amended Ordinance came before the Council Members. He stated that he may like the changes to the Ordinance, but did not want the voting to suggest concurrence with the process by which it was initiated. Council Member Starley stated that not only did situation arise with his fence installation violation, but with others in town. Council Member Morgan stated that he was concerned that a Councilman who built a fence that was out of compliance and then that same Councilman starting the process to change the Ordinance so he would be in compliance. He asked how the very Council Member, who wanted to have two or more Council Members concur on a change, could go to the City Planner without other Council Members knowing about it. City Manager Chatwin stated that Council Member Starley had come to him and he referred Council Member Starley to City Planner Bolser. Council Member Morgan stated that he would like to avoid the mere appearance of evil. He recommended that proposed changes to land use ordinances be brought to the Planning Commission, who would then make any recommendation to the City Council. He stated that in the current situation, this process had not been followed. Council Member Roberts stated that in this situation an exception should be made. He indicated that Council Member Starley's fence had not been completed therefore he was not in non-compliance. City Manager Chatwin corrected Council Member Roberts and indicated that the fence had been completed and Council Member Starley had been asked to take down the slats to bring the fence into compliance. Council Member Roberts stated that if the City has a bad ordinance and that ordinance impacts him, then he could be his own constituent and he should be able to do something about it. City Manager Chatwin agreed with Council Member Roberts and stated that in his opinion, there was nothing unethical as far as the fence being taken down or put into compliance, but added that this was a discussion of ethics. Council Member Morgan stated that he did not wish to discuss ethics.

Council Member Brandon indicated a Point of Order stating that the discussion had completely diverted from the agenda item. He asked for a vote. Council Member Starley indicated that he would like to make one comment to defend and clarify his part for public record.

Mayor Scovill called for the vote. The vote was as follows:

**ROLL CALL**

Council Member Green – Aye  
Council Member Roberts – Aye  
Council Member Starley – Aye  
Council Member Morgan – Aye  
Council Member Brandon – Aye

***Resolution 04-01-2005 Declaration of Surplus Property.***

Mayor Scovill indicated that the Fire Department has a 1979 Chevy 4 x 4 that is of no use to the department. He indicated that the Fire Department would like to declare the truck a surplus item. He added that there was a piano in the City Offices gymnasium that would also be a surplus item.

He reported that the City purchased the piano several years ago and indicated that it had been used for pageants and programs. Mayor Scovill stated that since the Pageants are not been held at the City Offices, it was the recommendation of staff and the mayor to declare the piano as a surplus item.

Council Member Starley moved to accept the 1979 Chevy truck and the piano at the City offices as Resolution 04-01-2005, Declaration of Surplus Property. Council Member Green seconded the motion. Council Member Green asked if the engine from the truck could be used for the float. City Manager Chatwin responded that he would look into that possibility.

Council Member Morgan asked if there was not an occasional use for the piano, I.E. nursery school graduation. City Manager Chatwin responded that the piano has taken a beating and had been knocked over several times. Mayor Scovill stated that a tape recording could be used for graduations or other functions. Council Member Roberts stated that the Senior Citizen Center had a piano that could be moved into the gymnasium. Council Member Morgan stated that the Senior's organization had purchased that piano, indicated that it was their property and to move it could unnecessarily cause damage. Council Member Roberts stated that the programs could be held in the Senior Center. City Manager Chatwin indicated that the Council Members had made the decision to not have the Senior Center available for public use.

Without further discussion, the vote was unanimous.

**PETITIONS AND COMMUNICATIONS**

Nothing.

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

Commissioner Vincent reported that the Planning Commissioners had denied the request for Ahlin Rezone. He indicated that the Commissioners felt it was not in the best interest to change the zoning from C-1 to RC.

Commissioner Vincent reported that the Commissioners had also discussed the R-10 lot sizes, an asphalt surface for a turn-around, and the ½ + 10 road requirement.

**REPORTS BY MAYOR AND COUNCIL MEMBERS****Mayor Scovill****Update on the SUVMWA Inter-Local Agreement**

Mayor Scovill informed the Council Members that there had been a meeting last week of the Springville, Woodland Hills and Santaquin mayors and indicated that the attorneys from each of those cities had been engaged to review the agreement. Mayor Scovill reported that Legal Counsel Rich had not been able to make contact with the other city's attorneys. Mayor Scovill indicated because the attorneys had not been able to meet, he had nothing to report.

Council Member Morgan stated that he understood that the issue before the Mayors was to modify the SUVMWA Agreement. Mayor Scovill responded that the modification was one of the issues and added that another issue was that the agreement did not have anything in place regarding the 2 to 3 vote if a City did not want to part of SUVMWA.

**City Manager Chatwin****Discussion with regard to guidelines associated with setting of the Council Agenda**

City Manager Chatwin indicated that he had included a memo in the Council Member's packet regarding the Council agenda. He reported that his goal was to have the Council Member's agenda in their box at the close of business the Friday prior to the City Council Meeting. He reported that he would have to obtain the Mayor's approval first.

City Manager Chatwin reported that City Planner Bolser would have a presentation regarding the Residential/Commercial Zoning Comparison for the Planning Commissioners.

Council Member Brandon expressed his concern regarding the flood channel on the Ahlin property. Council Member Roberts stated that he had talked with Archie Alexander who stated that some of the concrete had been pushed in along the channel. Mayor Scovill stated that the Ahlins had agreed that the channel could run across their property and dead-end on their property. In return, the Ahlins would have the right to use the water to irrigate. Council Member Brandon stated that there had been some discussion regarding filling in the channel. Mayor Scovill stated that the channel could not be filled in because of the agreement. He indicated that he had spoken to Neal Caines, developer of the project, and told Mr. Caines that the channel must be kept open. Mayor Scovill indicated if the channel was not kept open, the homes to the north of Pole Canyon would be open to potential flooding.

Council Member Brandon stated that the City should have a plan in place concerning what percentage of water was available to sell in lieu of. Mayor Scovill suggested Council Member Brandon spearhead the study. City Manager Chatwin stated that City Engineer Fullmer was also working on a study to know how much water would be needed if the City when the City is at build-out.

Council Member Brandon asked what needed to be done to create a swimming pool for the City. Mayor Scovill suggested a study be conducted with the information being brought back to the City Council. He stated that the City would need to know what to look for regarding grants, increase to budgets, etc. City Manager Chatwin indicated that he would make some calls to cities with swimming pools to find out information regarding maintenance, etc. Mayor Scovill asked City Manager Chatwin to have the information ready for the first Council meeting in June.

Council Member Brandon suggested looking into grants to help low-income families and the elderly with the increased fees associated with the PI system. Mayor Scovill stated that he would ask Administrative Assistant Hoffman to research CDBG grants and other sources of funding. Council Member Starley stated that he was opposed to the mandatory connection to the PI system.

Council Member Brandon stated that there were several properties with disabled vehicles stored on them. Mayor Scovill stated that the Police Department was aware of the problem and had sent nuisance letters to the property owners.

Council Member Morgan reported that he had received a letter indicating that the Federal funds for the Clear After School Program had been depleted.

Council Member Morgan asked if the decision Utah County made regarding Mountainland Association of Government would have an impact on the Santaquin Senior's Program. Mayor Scovill responded that there were clear guidelines that had to be met regarding the Senior's programs.

He indicated that Santaquin City had been approved for 5 days for Meals on Wheels and stated that the residents did not want to take advantage of this service.

Council Member Starley stated that when he had talked with City Manager Chatwin regarding his fence issue, City Manager Chatwin referred him to City Planner Bolser. In his discussion with City Planner Bolser, they not only discussed his fence issue, but also other fences. Council Member Starley stated that he had told City Planner Bolser that the changes suggested would have been of benefit to the City and not only to him. He indicated that he wanted his statement to part of the public record.

Council Member Starley stated that he would like to clarify that Council Member Green was over the Jr. and Little Miss Santaquin Pageant, as well as the Santaquin Days celebration. He stated that the City needed to look at getting the float or an alternate form of transportation in place. Council Member Green stated that he would like to work with Council Member Starley on solving the float problem. He reported that he would like to check the engine on the surplus fire department truck. Mayor Scovill stated that he would talk with Kay Tischner regarding the condition of the engine.

Council Member Starley stated that the new royalty would like to decorate the float with a new theme, but indicated that the budget would not cover the cost. Council Member Starley asked if the City Public Works employees could help with the float. City Manager Chatwin suggested that the Council not rely on the City crew at present. Mayor Scovill suggested Council Member Starley look into volunteer help.

Council Member Starley stated that he noticed several homes for sale along the south property line of the Kester Tire Shop and asked if there were any problems. City Manager Chatwin indicated that nothing had been brought before the City. Council Member Brandon stated that the house on the corner had been for sale for some time.

Council Member Roberts reported that he had attended the South Utah Valley Animal Service District meeting. He asked if Mayor Scovill had sent a letter introducing him as the new representative for Santaquin City. Mayor Scovill responded in the affirmative. Council Member Roberts publicly thanked Council Member Morgan for notifying him regarding the meeting schedule. Council Member Morgan stated that he had notified the District Board that he had been replaced by Council Member Roberts. Council Member Roberts indicated that the numbers included in the copy of the budget he provided was based on a 'per animal' basis. He reported that the \$5,000 budget amount was for 6 months.

Council Member Roberts requested that some sort of policy be put in place regarding one central drop off point for sand to be used to fill bags in case of flooding. Mayor Scovill responded that sand was dropped off in the neighborhood where it was needed.

Council Member Roberts asked City Manager Chatwin to meet with him after the meeting regarding Economic Development issues.

Council Member Green asked if an addition of a Recreation Center would be included in the study for the swimming pool.

Council Member Green asked who would be the contact regarding the rental of the bowery in the City park. City Manager Chatwin responded that anyone at the City offices would be a contact person. Council Member Green asked if there were a City function, would that require fees to be paid to the City. City Manager Chatwin responded that there would not be a fee for a City function. Council Member Green stated that the Chairperson over the Little Miss Santaquin Pageant had come to the City office to reserve the bowery for May 9, 10, 11, and 12<sup>th</sup> for pageant practices. He reported that the chairperson had been refused the use of the bowery and directed to contact Council Member Starley who would have to schedule the facility. City Manager Chatwin responded that he would take care of the situation. Deputy Recorder Gray asked if she would be out of line if she came to the defense of staff. She indicated that she had taken a phone call from someone who was not the Chairperson for the Little Miss pageant and reported that she had transferred the call to the person who normally does the scheduling of the City facilities. Council Member Morgan asked if the City facilities could not be reserved by residents. City Manager Chatwin responded in the affirmative and added that the issue was not whether or not the facility could be used, but the fact that the facility was being used without payment.

Council Member Starley requested the introduction of the new Miss Santaquin royalty be an agenda item for the next City Council meeting. City Manager Chatwin responded in the affirmative.


**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 10:23 P.M. Council Member Green moved to adjourn the meeting. Council Member Starley seconded the motion. The vote was unanimous.

Approved on May 4, 2005.

  
A. LaDue Scovill, Mayor

  
Darlene Gray, City Deputy Recorder