

NOTICE AND AGENDA

Revised

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on August 18, 2004, at 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 August 4, 2004
 - b. Bills - \$75,481.34
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

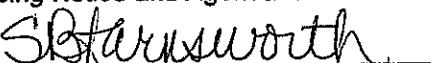
 - a. Norman Smith – Report on the volunteer Senior Hours
 - b. Recognition of the Santaquin Days Volunteers
6. **FORMAL PUBLIC HEARINGS**
 - a. Public Hearing with regard to the sale of property (public right-of-way) at approximately 400 North 200 West.
7. **UNFINISHED BUSINESS**
 - a. Authorization for Mayor Scovill to sign the required contracts associated with the Main Street Enhancement Project (see previous packet)
8. **NEW BUSINESS**
 - a. Discussion and possible action with regard to Public Hearing with regard to the sale of property (public right-of-way) at approximately 400 North 200 West.
 - b. Discussion and possible action with regard to the Apple Cove "B" Subdivision at approximately 750 North 420 West.
 - c. Approval of the design and fees associated with the Eastside Park and authorization to continue project
 - d. Authorization for Mayor Scovill to sign the Fire and Service Contract between Utah County and Santaquin City
 - e. Action with regard to the widening and installation of curb, gutter and sidewalk along the 200 East Road between approximately 400 North to 600 North
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 08-01-2004 "Santaquin City Fee Schedule"
11. **PETITIONS AND COMMUNICATIONS**
 - a. Acceptance or denial of the Oak View Hills Addition Petition for Annexation
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. Planning Commission
 - b. City Manager
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 REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
AUGUST 18, 2004**

At 7:05 P.M. Mayor Scovill called the meeting to order. Council Members attending: Tracy Roberts, Todd Starley, Wesley Morgan, and Dennis Brandon. Council Member Martin Green will be arriving later in the meeting.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Engineer Shon Fullmer, Fire Chief Shayne Bott, Police Chief Dennis Howard, Planning Commission Member Rex Bean, Norman Smith, Byron Bastian, Tom Peterson, Luke Hallett, Francisco Ugarte, LEI Representative Jesse Conway, John Wallace, Justin Gurr, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Mayor Scovill led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Chief Bott offered an invocation.

CONSENT AGENDA

Approval of the Minutes

Approval of the minutes of a Regular Meeting held on August 4, 2004

Bills -\$75,481.34

Council Member Brandon moved to approve the Consent Agenda. Council Member Roberts seconded the motion. Council Member Morgan, Brandon and Starley had questions on the bills with Council Member Morgan requesting an insertion of a word in the minutes. After the discussion the vote was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Norman Smith – Report on the volunteer Senior Hours

Mr. Smith, Coordinator of a Retired and Senior Volunteer Program, reported that Senior Citizens of Santaquin City reported there are 27 Registered Volunteers serving within several capacities. Mr. Smith indicated there were a number of Volunteer's who have reported enough volunteer hours to receive Bronze and Silver recognition.

Mr. Hallett indicated that he, along with some of his neighbors, have a concern with the Eastside Park being relocated from the original parcel of land. Mayor Scovill reported that the City Staff is reevaluating the park issue as a whole. Mr. Hallett offered his services in any way the City is in need of. Mr. Ugarte thanked the Council Members for the time and effort involved with the issues of the Eastside Development and the development of the park. Mr. Ugarte also offered his assistance as the City sees fit.

Recognition of the Santaquin Days Volunteers

Council Member Starley expressed his thanks to all of those who volunteered throughout the entire Celebration (see attached list for a list of the Volunteers). Council Member Starley offered special thanks to the Public Works Department. He indicated he was honored to work beside them throughout the preparations for the event. Mayor Scovill thanked Council Member Starley for his dedication and time commitment to the Celebration.

FORMAL PUBLIC HEARINGS

Public Hearing with regard to the sale of property (public right-of-way) at approximately 400 North 200 West

Council Member Starley moved to enter into a Public Hearing with regard to the sale of property (public right-of-way) at approximately 200 W and 400 N. Council Member Brandon seconded the motion. The vote was unanimous.

Mr. Wallace, who is the Realtor representing Mr. Gurr, introduced Mr. Gurr as the owner of property (known as the Jake Weirman property) located at approximately 200 W 400 N. Mr. Wallace said Mr. Gurr would like to acquire a piece of city right-of-way property (approximately 22' x 106') located on 200 w between the sidewalk and his property line. He proposed a trade whereby the City deeds the property to him and in return he will install curb, gutter, and sidewalk on 400 North in front of his home and the deeded property.

Council Member Brandon views the project as a nice addition to the property but questioned the advantage to the City.

City Engineer Fullmer recommended keeping the property along 400 North, but was in favor of a possible property sale along 200 West.

Council Member Roberts questioned who authorized the installation of curb, gutter and sidewalk along 200 West. Council Member Morgan indicated the City Council, at the time the Sidney Pointe Subdivision was approved, was the approving body, and that the curb, gutter, and sidewalk entering the development along 200 west was part of the project.

The comment was made that the placing of the curbing does not imply the intent of giving up the right-of-way.

Mr. Wallace indicated without all of the requested property, Mr. Gurr could not build a home facing the West due to the set back requirements.

Mayor Scovill is in favor of the sale of the West side property with proper compensation.

City Engineer Fullmer reported there were a number of issues to take into consideration before making a final decision.

Council Member Starley reminded the Mayor and Council Members that in the past the City purchased property at \$5 per square foot.

Council Member Morgan would like to have a City policy addressing the selling of the public right-of-way before any decisions are made

Mr. Dave Smith reported the Canyon Road should have been allowed to remain at the width that it was instead of going from a small width to a large width then back to the smaller width.

Mr. Wallace questioned if the sale was not approved could an agreement to maintain the property can be reached.

Mr. Gurr told the Mayor and Council Members that the requested property is needed in order for him to apply for a Single Lot Split and to build a home.

Mr. Wallace questioned if a lot size variance could be allowed. He was told the Board of Adjustments is mandated by law and can not approve an issue that is a self-inflicted hardship.

Council Member Brandon moved to close the Public Hearing. Council Member Starley seconded the motion. The vote was unanimous.

UNFINISHED BUSINESS

Authorization for Mayor Scovill to sign the required contracts associated with the Main Street Enhancement Project

Council Member Brandon moved to authorize Mayor Scovill to sign the required contracts associated with the Main Street Enhancement Project. Council Member Morgan seconded the motion. Council Member Starley requested clarification as to the requirements of the Federal Funding. Mayor Scovill indicated there would be a certain amount of documentation that would be required. Also there would be Federal payment compensation regulations. Council Member Starley questioned what Mr. Bean's personal feelings were of the project. Mr. Bean indicated he thought the cost is too high but he is in favor of the project as a whole. Chief Bott and Chief Howard indicated they were in favor of the project. The vote was unanimous.

NEW BUSINESS

Discussion and possible action with regard to Public Hearing with regard to the sale of property (public right-of-way) at approximately 400 North 200 West

Council Member Brandon moved to table this issue until a consensus is set as to what is fair for all parties. Council Member Starley seconded the motion. Mayor Scovill questioned who would spearhead the consensus project. City Manager Chatwin offered to do this. Council Member Brandon withdrew his motion. Council Member Starley seconded the withdrawal.

Council Member Roberts moved to approve the sale of the property and look at fair market value and go into negotiations with Mr. Gurr or his agent to make the sale happen. Council Member Starley questioned if the motion included all requested property. Council Member Roberts would like to be allowed to discuss all options and make the best decision.

City Manager Chatwin recommended tabling the issue until the next meeting, which will allow Staff to review the issue.

Council Member Morgan reminded the Mayor and Council Members that neither Mr. Gurr nor his agent has expressed a desire to purchase, nor have they offered a price to purchase the property.

Council Member Roberts withdrew the motion and moved to table the issue until the next meeting and work on a solution which is fair and equitable to all parties. Council Member Brandon seconded the motion.

Mr. Wallace questioned if an offer were to be made, would the Council consider that offer at this time. Legal Counsel Rich recommended tabling the issue until the next Council Meeting due to issues he felt needed to be discussed.

After the discussion the vote was unanimous.

Discussion and possible action with regard to the Apple Cove "B" Subdivision at approximately 750 North 420 West (preliminary approval)

Council Member Roberts moved to give Preliminary approval for the Apple Cove "B" Subdivision. Council Member Starley seconded the motion. Council Member Morgan questioned why the subdivision was allowed to have two cul-de-sacs. City Engineer Fullmer reported that there is a proposed road that borders the south side of the railroad tracks. Through roads to the West would create several intersections with close proximity and irregularly shaped (triangular) blocks.

After the discussion, the vote was unanimous.

Approval of the design and fees associated with the Eastside Park and authorization to continue the project

Council Member Starley moved to table the Approval of the Design and Fees Associated with the Eastside Park and Authorization to continue the project until staff works out detail and offers recommendations for alternatives. Council Member Morgan seconded the motion. The vote was unanimous.

Authorization for Mayor Scovill to sign the Fire and Service Contract between Utah County and Santaquin City

Chief Bott reported he has reviewed the proposed contract and is comfortable with the compensation offered for fighting fires within the County boundaries. The terms of the Contract include compensation for time spent after the 60 minutes of pre-compensated time.

Council Member Morgan moved to authorize the Mayor to sign the Fire and Service Contract between Utah County and Santaquin City. Council Member Brandon seconded the motion. The vote was unanimous.

At 8:50 P.M. Council Member Green arrived.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 08-01-2004 "Santaquin City Fee Schedule"

Council Member Morgan moved to approve Resolution 08-01-2004. Council Member Brandon seconded the motion. Mayor Scovill reviewed the proposed changes with the Council Members.

After the discussion the vote was unanimous.

PETITIONS AND COMMUNICATIONS

Acceptance or denial of the Oak View Hills Addition Petition for Annexation

Council Member Brandon commented that the water pressure is inadequate in that area of proposed annexation. It was recommended that the Annexation and Development Agreement include the stipulation of installation of the water lines needed to increase the water pressure.

Council Member Green moved to accept the Oak View Addition Petition for Annexation. Council Member Roberts seconded the motion. The vote was unanimous.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Planning Commission

Mr. Bean reported he feels the fee associated with a conditional use permit is unnecessary when the permit is a renewal if necessitated due to the expiration of a Business License.

Mr. Bean also reported the Planning Commission was under the assumption that the Developers of the Apple Cove plat "B" were after a Final review.

Mr. Bean requested the minutes of the July 22nd Economic Development meeting. City Manager Chatwin reported that the minutes were not approved as yet and would be available to the Planning Commission and the Public upon approval.

Council Member Morgan questioned if the Planning Commission has reviewed the Long Range Plan. He was told a Public Hearing is scheduled for the next Planning Commission Meeting. Council Member Morgan indicated he felt there are still issues pertaining to the "Plan" that need to be discussed before the Public input is allowed. The Council Members received a copy of the Long Range Master Plan within the past week or two.

Action with regard to the widening and installation of curb, gutter and sidewalk along the 200 East Road between approximately 400 North to 600 North

Mayor Scovill along with City Engineer Fullmer reviewed the proposed widening of 200 East at approximately 500 North to 600 North.

Council Member Roberts moved to accept property from the Tew's and Hullaum's to widen the road and install curb, gutter, and sidewalk in exchange for compensation for the property. Council Member Starley seconded the motion. The Vote was unanimous.

Mayor Scovill reviewed the need for additional property to widen the road in front of the homes of Lyle Topham and John Deuel. At the time of annexation, Mr. Topham was required to deed to the City a 15-foot strip of property to be used to widen the road. The City is in possession of a signed deed, which was dated at the time of the annexation. The deed has never been recorded. To no avail, Mayor Scovill reported that he had made numerous attempts to contact Mr. Deuel to discuss this issue.

BUSINESS LICENSES

A discussion was held with regard to the proposed Business License for Shannon Harris. The Mayor and Council Members were told that Inspector Spadafora spent time helping Mr. Harris finish the needed items, within the store, so a Final Inspection could be completed. There are a number of issues outside of the structure that have not been resolved. Mayor Scovill and the Council Members were told that the proposed Business License did not include the License to sell Beer. The requirements for that separate license have not been met. City Planner Bolser is currently working with Mr. Harris to complete the required items.

Council Member Brandon moved to approve a Business License for Shannon Harris D.B.A. Harris Food & Fuel, LLC. Council Member Roberts seconded the motion. The vote was unanimous.

Council Member Green introduced a new Business License for Erik M. and Ginger Norman. Council Member Brandon moved to approve the Business License for Erik and Ginger Norman.

D.B.A. Gump's Lawn Care. Council Member Roberts seconded the motion. The vote was unanimous.

City Manager

City Manager Chatwin reported Proposals were received with regard to drafting a Santaquin City Public Safety Capital Facilities Plan and Public Safety Facilities Impact Fee Calculation Study. A wide range of Cost for Service was submitted. City Manager Chatwin indicated that this type of service was allowable under the Zions Bank's Financial Agreement. The fee to perform the service would be \$4,500, which is lower than any submitted proposal. Mayor Scovill along with the Council Members indicated they were in favor of the Study. City Manager Chatwin will have additional information available at a later date.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Scovill reported he, Council Member Morgan, City Manager Chatwin, City Engineer Fullmer, and a Representative from J-U-B Engineering would be making a presentation to the Central Utah Water Conservation District Representatives on Thursday, August 19, 2004. The desired outcome of the presentation would be approval of a portion of the funding for the Pressurized Irrigation System Project. Mayor Scovill will have a follow-up report at the next Council Meeting.

Council Member Green was told that the Public Works Director has received bids to resurface 450 South. The exact date the project is scheduled for is unknown. Also Council Member Green was told that the sump issue along that road would be included in the resurfacing project.

Council Member Roberts indicated he would like to publicly thank Council Member Starley for his time and commitment to the Celebration.

Council Member Starley reported there was ice cream left over from the Ice Cream Feast. Anyone interested in purchasing the remaining ice cream can do so at \$2 per ½ gallon. Council Member Starley will be the contact person.

Council Member Starley reported that Dryers Ice Cream was voted to be the best flavored Ice Cream. A trophy will be presented to them with the request that the trophy being given to the winner of next year's best "Ice Cream Competition".

Mayor Scovill reported he enjoyed the Questar Gas gala held at the City Park on Tuesday, August 17th. He reported that everyone who attended enjoyed great food.

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 10:15 P.M. Council Member Green moved to adjourn. Council Member Starley seconded the motion. The vote was unanimous.

Approved on September 01, 2004.


A. LaDue Scovill, Mayor


Susan B. Farnsworth, City Recorder

Susan - please add to minutes from meeting in Aug. - when I thanked all these people - 7/22/04



Santaquin Celebrations



2004

Thank you list

EVENT	NAME	PHONE
Fire Works	Mark Robbins	
Little Buckaroo Rodeo	Nate & Gina Taylor	754-3912
Piano Festival	Lynda Broadbent	754-3157
Baby Contest	Mandy Finlinson	754-1845 H 754-0245 W
Children's Parade	Lavieve Roberts	754-1226
5k Fun Run	David Broadbent & Dennis Brandon	754-3157 754-3689
Grand Parade (Grand Marshall & Truck Usage)	Amy Jackson Kae & Lois Tischner	754-3536
Craft Fair	Natalie Short	754-3368
Car Show	Leland & Janet Kelly	754-3687
Ice Cream Feast	Todd Starley Bill Boardman	754-0910 754-3594
Rodeo music/Entertainment	Farrell Bott	
Blue Grass Concert	Todd Starley	754-0910 h
Fire on the Mountain		223-5811 w
Rodeo	Carwynn & Carla Carter Deone Wall Rick & Karen Wall Brooke Rowley	754-5068 754-3500 754-3086 754-5071
Fireworks	Mark Robbins	351-3307
Kids Games	Heather Starley	754-0910
Parade & Rodeo Security	All of Public Safety	

Maintenance Crew!

A thank you needs to also be extended to all the city staff, the public safety folks, and many others that I may not remember. Denny's crew was especially responsive, and went the extra mile to get things done. It took a team effort to get this all done, I think it will get better every year. Thanks to everyone that helped. I have had a lot of commendations on running a great City Celebration. What I comment to people when they say that, is that it was mostly the Celebration Chair people, and the City employees that supported them in pulling off this event. I just made phone calls mostly, and that is the easy part.

Todd Starley