

**MINUTES OF A REDEVELOPMENT AGENCY MEETING  
HELD IN THE SENIORS CENTER  
MARCH 20, 2002**

The meeting was called to order by Mayor LaDue Scovill at 7:00 P.M. Council members attending: Marilyn Clayson, Frank Staheli, Walter Callaway, Shayne Durrant and Wesley Morgan.

Others attending: City Manager Roger Carter, Legal Counsel Brett Rich, City Engineer Shon Fullmer, City Building Inspector Randy Spadafora, Fern Nelson, Ron Peterson, Charles F. Inge, Jeanne Jenson, Monte Jenson, Oneta Nelson, Marlo Cloward, Blaine Oberg, Laura Oberg, Ray Rowley, Andrew Goudy, Keela Goudy, Shannon Harris, Ronny Memmott, Janice Memmott, Kent Wilkerson, Edith Jarvis, Maria Coffey, Mike Jayme, Ferrell Craig, Mike Peterson, Brett Peterson, Thad Rowley, Michael Swan, Michael Wear, Scott Unice, D.J. Coyner, Ben Wear, Jason Carlisle, Bonnie Kay, Don Kay, Jackie Shupe, Lynn Adams, Paul Haymond, Val Butler, Laura Martin, Nell Morgan, and other unidentified individuals.

Council member Staheli offered a Word of Prayer.

**PUBLIC HEARING**

Council member Clayson moved to enter into a Public Hearing with regard to the RDA. Council member Durrant seconded the motion. Council members Staheli, Durrant, Clayson, and Morgan voted in favor of the motion with Council member Callaway abstained from voting due to having property in the Redevelopment area.

Mr. Wilkerson indicated he would like to know the status of the grocery store. He was told the Mayor or Council didn't have information with regard to the proposed grocery at this time.

Council member Clayson moved to continue the Public Hearing until May 15<sup>th</sup>. Council member Durrant seconded the motion. Council members Staheli, Durrant, Clayson, and Morgan voted in favor of the motion with Council member Callaway abstained from voting due to having property in the Redevelopment area.

**ADJOURNMENT**

Council member Clayson moved to enter into a Regular City Council Meeting. Council member Durrant seconded the motion. Council members Staheli, Durrant, Clayson, and Morgan voted in favor of the motion with Council member Callaway abstaining from voting due to having property in the Redevelopment area.

**MINUTES OF A REGULAR CITY COUNCIL MEETING  
HELD IN THE SENIORS CENTER  
MARCH 20, 2002**

The meeting was called to order by Mayor LaDue Scovill. Council members attending: Marilyn Clayson, Frank Staheli, Walter Callaway, Shayne Durrant and Wesley Morgan.

Others attending: City Manager Roger Carter, Legal Counsel Brett Rich, City Engineer Shon Fullmer, City Building Inspector Randy Spadafora, Fern Nelson, Ron Peterson, Charles F. Inge, Jeanne Jenson, Monte Jenson, Oneta Nelson, Marlo Cloward, Blaine Oberg, Laura Oberg, Ray Rowley, Andrew Goudy, Keela Goudy, Shannon Harris, Ronny Memmott, Janice Memmott, Kent Wilkerson, Edith Jarvis, Maria Coffey, Mike Jayme, Ferrell Craig, Mike Peterson, Brett Peterson, Thad Rowley, Michael Swan, Michael Wear, Scott Unice, D.J. Coyner, Ben Wear, Jason Carlisle, Bonnie Kay, Don Kay, Jackie Shupe, Lynn Adams, Paul Haymond, Val Butler, Laura Martin, Nell Morgan, Interwest Homes Representative Stuart Worthington, Phil Rowley, Chad Rowley and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council member Durrant led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

*Approval of the minutes of a Regular Meeting held on February 20, 2002.*

Council member Clayson moved to approve the minutes of a Regular Council meeting held on February 20, 2002. Council member Durrant seconded the motion with a unanimous vote.

**BILLS**

Council member Callaway moved to approve payment of the bills in the amount of \$90,449.39. Council member Clayson seconded the motion with a unanimous vote.

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

*Shannon Harris*

Mr. Harris indicated he has had many frustrations associated with the remodel of his business. He feels he is being required to adhere to a stricter building code than the other business owners in town. Mr. Harris was told that the businesses, that have been new buildings or remodels, have been required to meet the City Standards and Specifications that were in effect at the time of the their construction.

Council member Staheli suggested meeting to finish this discussion. The Council will meet with Shannon Harris at 5:30 P.M. April 3<sup>rd</sup>.

*Ferrell Craig- Contract approval for Celebration Rodeo*

Mr. Craig reviewed the Rodeo contract associated with the Celebration Rodeo. Council member Durrant moved to authorize the Mayor to sign the contract with Clegg Championship Rodeo and Badlands Rodeo in the amount of \$5800. Council member Clayson seconded the motion with a unanimous vote.

Mr. Unice questioned where he would go to review plans for proposed development within the City. He was told the all proposed development could be reviewed at the City Offices during regular office hours.

Mr. Adams questioned when the parks in both the twin home areas would be developed. He was told the development plans are being drafted at this time.

Mr. Phil Rowley questioned if the City is interested in participating with the County in the Agriculture Protection Plan. Council member Staheli indicated he would like to review the information associated with the plan.

Mrs. Nelson questioned who would be responsible for cleaning out and reconstructing the irrigation ditch along the front property line of the Oneta Nelson property. Mrs. Nelson was told that the Summit Creek Irrigation Company would be able to tell her if the ditch is owned by them or if it is private. Mayor Scovill offered the help of the City Staff if necessary to find answers to her questions.

Mr. Jayme addressed the Mayor and Council with regard to the proposed Aspen Academy. He indicated he was not in favor of the proposed school. He felt the additional traffic on the road was unsafe for the children. Mr. Jayme also questioned what kind of fence the property owner would be required to construct. He was told the fencing specification would be at the property owner's discretion.

Ms. Martin indicated she would like to have 300 South upgraded with sidewalks and widening of the road. Mayor Scovill indicated curbs, gutters, and sidewalks could be installed in any area of the City. But in order to do this, a Special Improvement District would need to be established. Ms. Martin questioned Ms. Butler if the building would be available for public gathering. Ms. Butler indicated the building would not be available for public use.

## **FORMAL PUBLIC HEARINGS**

### ***Public Hearing with regard to the Oberg Annexation***

Council member Durrant moved to enter into a Public Hearing with regard to the Oberg Annexation. Council member Clayson seconded the motion with a unanimous vote.

Mayor Scovill reviewed the proposed Oberg Annexation with those in attendance. Mayor Scovill indicated the property would be zoned Commercial. Mrs. Jarvis questioned if the property owners could be required to plant trees along the property boundaries. She was told the all construction would need to follow the specification of the City Codes.

The question was asked why the Mayor and Council are allowing new Commercial area into the City when they are considering a downtown RDA. Those in attendance were told the City is in need of additional Commercial property. Mr. Wilkerson made the comment that the RDA will help entice new businesses to the downtown area.

Council member Callaway moved to close the Public Hearing with a second from Council member Clayson and a unanimous vote.

## **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

### ***Resolution 4-01-2002 "SUPPORT OF THE CENTER FOR WOMEN AND CHILDREN IN CRISIS"***

Council member Callaway moved to approve Resolution 4-01-2002. Council member Staheli seconded the motion. Council member Morgan and Staheli indicated they were not familiar with the Center for Women and Children in Crisis. The suggestion was made to make changes to the Resolution. Council member Callaway moved to amend his motion to include the proposed changes. Council member Staheli seconded the amended motion with a unanimous vote. (see Resolution 4-01-2002 for approved resolution)

**AT 8:35 COUNCIL MEMBER CALLAWAY MOVED TO TAKE A 10 MINUTE BREAK. COUNCIL MEMBER STAHeli SECONDED THE MOTION WITH A UNANIMOUS VOTE.**

**AT 8:45 P.M. MAYOR SCOVILL CALLED THE MEETING TO ORDER.**

### ***Ordinance 3-01-2002 "AN ORDINANCE CREATING THE COMMUNITY DEVELOPMENT DEPARTMENT, DIRECTOR OF COMMUNITY DEVELOPMENT , AND THE DELINEATION OF RESPONSIBILITIES WITHIN, PROVIDING FOR CODIFICATION, INCLUSION IN THE CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.***

Upon reviewing two drafts of the proposed Ordinance, Council member Morgan moved to approve "The new version" of Ordinance 3-01-2002. Council member Clayson seconded the motion. Council member Morgan amended the motion to include the additional wording in section 1-13-4 (A)(2). Council member Clayson seconded the amendment with a unanimous vote. (see Ordinance 3-01-2002 for approved ordinance)

**PETITIONS AND COMMUNICATIONS**

None

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

***City Manager***

Nothing

***Planning Commission***

***Review and possible action with regard to the Sawyer Single Lot Split***

Council member Durrant moved to approve the Sawyer Single Lot Split. Council member Staheli seconded the motion with a unanimous vote.

***Review and possible approval of the Site Plan associated with the Aspen Academy of Learning***

A lengthy discussion was held with regard to the proposed Aspen Academy. Council member Morgan indicated he would like to have the 300 South road widened to accommodate the potential traffic.

Council member Durrant moved to approve the Site Plan associated with the Aspen Academy of Learning. Council member Staheli seconded the motion. Council member Morgan questioned what is the final decision on the road issue. Council member Durrant amended the motion to include 300 South in the RFP's for the road improvements. Council member Staheli seconded the amended. Council member Durrant withdrew his motion.

Council member Durrant moved to approve the site plan associated with Aspen Academy. Council member Staheli seconded the motion with a unanimous vote.

Council member Durrant requested the issue of the 300 South road widening be a discussion item for the next Council agenda.

***Review and possible Final Approval of the Beehive Meadows Subdivision***

Council member Durrant moved to table the Final approval of the Beehive Meadows Subdivision due to the developer not having met the requirements of the Planning Commission. Council member Clayson seconded the motion with a unanimous vote.

***Review and possible Approval of the Eastside Subdivision Plat "D" alteration***

Engineer Fullmer reviewed the Eastside Subdivision Plat "D" with the Mayor and Council members. Engineer Fullmer reported there is light pole currently located on Reinier Street which will need to be relocated. The suggestion was made for the Developer to relocate the power pole then resubmit the altered for approval consideration.

Council member Durrant moved to deny the Eastside Subdivision Plat "D" alteration. Council member Callaway seconded the motion with a unanimous vote.

***Review and possible action with regard to the Martin Flag Lot Split***

Council member Staheli moved to approve the Martin Flag Lot Split. Council member Morgan seconded the motion. Council member Staheli amended the motion to include installation of a fire hydrant as required by Planning and Zoning. Council member Morgan seconded the amendment with a unanimous vote.

*City Attorney*

Nothing

*City Engineer*

***Epic Engineering-Presentation with regard to the Sewer Lagoon Short Term Plan***

Mr. Hedges reviewed four of many alternatives investigated with regard to the management of sanitary wastewater.

- Alternative 1: Construct a 24" outfall sewer to connect with the Payson sewer system  
Purchase 1.0 mgd capacity in Payson WWTP  
Fund three 1.0 mgd capacity expansions in the Payson or a Regional WWTP
- Alternative 2: Construct a 24" outfall sewer to connect with the Payson sewer system  
Rent WWTP capacity from Payson for the next 10 years  
Use existing 0.5 mgd Santaquin Lagoon WWTP for the next 15 years  
Fund initial plus three 1.0 mgd capacity expansions to new Santaquin WWTP
- Alternative 3: Expand existing Santaquin Lagoon WWTP to 0.75 mgd and use for next 5 years  
Construct a 24" outfall sewer to connect with the Payson sewer system  
Rent WWTP capacity from Payson for following 10 years  
Fund initial plus three 1.00 mgd capacity expansions to new Santaquin WWTP
- Alternative 4: Expand existing Santaquin Lagoon WWTP to 1.0 mgd and use for next 15 years  
Construct a 24" outfall sewer to discharge to Spring Creek  
Fund initial plus three 1.00 mgd capacity expansions to new Santaquin WWTP

Mr. Chad Rowley requested the Council members look at the whole picture of the Sewer lagoon expansion. He recommended looking closely at a Northerly direction. The comment was made that when the sewer lagoons were originally built the Fruit Farmer Landowners didn't want the lagoons North of the City boundaries.

Mr. Phil Rowley indicated the property owners in attendance dropped the fight associated with locating the sewer lagoons West of Town. This was done with the promise that the location of the sewer lagoons would be temporary.

**AT 10:45 P.M. COUNCIL MEMBER CALLAWAY MOVED TO EXTEND THE COUNCIL MEETING FOR 20 MINUTES. COUNCIL MEMBER STAHELI SECONDED THE MOTION WITH A UNANIMOUS VOTE.**

Mr. Ray Rowley indicated that the individuals in attendance are the individuals who allowed the lagoons to be located where they are now.

Mayor Scovill indicated that all the comments would be taken into consideration when making a final decision.

***Eastside Well up date and report on pumping costs***

It was reported that, upon completing an analysis, the current user fees are inline with the cost for pumping.

***Update on the Long Term Sewer Study RFP***

Engineer Fullmer reported that 13 prospective Engineering Firms attended the orientation meeting associated with the Long Term Sewer Study RFP's today. A review of the Request For Proposals was held along with the Representatives being taken on a tour of the sewer lagoons.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

Council member Callaway indicated he has received a letter from the State with regard to water rights. Engineer Fullmer is aware of the letter and will meet with Council member Callaway to discuss it.

**NEW BUSINESS**

Nothing

**UNFINISHED BUSINESS**

Nothing

**BUSINESS LICENSES**

Council member Callaway moved to approve new Business Licenses for Sandee Davis D.B.A. Sandee's Club Tan, Ann Jensen D.B.A. Wrapped in Style, Johnna Tuttle D.B.A. Andrea's Cleaning and Organizing Service, and Johnna Tuttle D.B.A. Tuttle Health and Beauty. Council member Durrant seconded the motion with a unanimous vote.

**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of a 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 10:45 P.M. Council member Clayson moved to adjourn with a second from Council member Callaway and a unanimous vote.

Approve on April 3, 2002.

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A. LaDue Scovill, Mayor

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Susan B. Farnsworth, Recorder