

**MINUTES OF A REGULAR COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
DECEMBER 20, 2001**

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

Other present: City Manager Roger Carter, Legal Counsel Brett Rich, City Engineer Shon Fullmer, City Planner Jim Bolser, Sunrise Engineering Representative Robert Worley, Peterson and Associates Representative Ked Black, Karl Greenhalgh, Naomi Greenhalgh, Ray Martin, Gay Martin, Nell Morgan, Mike Christensen, Bill West, Janet Wall, Dennis Carlisle, Kent Barlow, Pat Kelly, and Leland Kelly. *Wes Morgan*

**PLEDGE OF ALLEGIANCE**

Council member Greenhalgh led the Pledge of Allegiance.

**PRAYER**

Mr. Carlisle offered a word of Prayer.

Mayor Scovill presented Council member Greenhalgh with a plaque of appreciation. Council member Greenhalgh indicated he has enjoyed the past 4 years working with the Mayor and Council members.

**APPROVAL OF THE MINUTES**

*Approval of the minutes of a Regular Meeting held on December 5, 2001*

Council member Clayson moved to approve the minutes of December 5, 2001 with one change. Council member Durrant seconded the motion with a unanimous vote.

**BILLS**

Council member Callaway moved to pay the bills in the amount of \$355,014.96. Council member Staheli seconded the motion with a unanimous vote.

**FORMAL PUBLIC HEARINGS**

*Public Hearing with regard to the proposed Development Code*

Council member Clayson moved to enter into a Public Hearing with regard to the proposed Development Code. Council member Durrant seconded the motion with a unanimous vote.

Mr. Morgan addressed the Mayor and Council with regard to section 10-6-7 item 7 of the proposed Development Code. He thought the proposed 1000 feet between the multi family units is excessive. He recommends 700 feet which is a middle figure of the existing required 350 feet and the proposed 1000 feet.

Leland Kelly indicated he would like to have a restriction passed tonight to prevent someone from building a multi family in his neighborhood.

Council member Greenhalgh moved to close the Public Hearing. Council member Staheli seconded the motion with a unanimous vote.

*Public Hearing with regard to Subdivision Plat Amendments (Barlow)*

Council member Durrant moved to enter into a Public Hearing with regard to the Subdivision Plat Amendments (Barlow). Council member Clayson seconded the motion with a unanimous vote.

Mr. Carlisle indicated he is frustrated with the time frame associated with the Subdivision Plat Amendment. Mr. Carlisle was told that the State requires Public Hearings in both the Planning Commission and City Council therefore the time frame is lengthy.

Council member Clayson moved to close the Public Hearing. Council member Greenhalgh seconded the motion with a unanimous vote.

***Public Hearing with regard to The Santaquin City Waste Water Impact Fee Methodology & Written Analysis Update***

Council member Durrant moved to enter into a Public Hearing with regard to the Santaquin City Waste Water Impact Fee Methodology & Written Analysis Update. Council member Staheli seconded the motion with a unanimous vote.

The Mayor reviewed the update with the Council members. The update is available at the City Office for Public review.

City Engineer Fullmer indicated he had a number of issues that should be addressed before adopting the update. The requested changes will be made and a second Public Hearing will be held on January 16<sup>th</sup>.

Mr. Morgan questioned the methodology and the proposal by Sunrise on the impact fee.

Council member Greenhalgh moved to close the Public Hearing. Council member Clayson seconded the motion with a unanimous vote.

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

***Confirming of the Planning Commissions recommendations for Planning Commission Chairperson and Deputy Chairperson for the year 2002.***

Council member Staheli moved to appoint Doug Rohbock as Chairperson of the Planning Commission and Julie Jones as Deputy Chairperson of the Planning Commission. Council member Callaway seconded the motion with a unanimous vote.

Mr. Morgan indicated the Public Notice published in the Payson Chronicle concerning a well and gravel extraction, associated with the Summit Ridge Project, was confusing. The notice will be reviewed and if it is not accurate it will be republished.

Council member Durrant had a concern with regard to the snow from the road being plowed onto the sidewalks. City Manager Carter indicated the salt/sand mixture will be adjusted therefore the snow will melt faster.

Carl Greenhalgh indicated he thought the crews did a great job keeping the roads clear.

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

***Ordinance 12-03-2001 "AN ORDINANCE AMENDING THE SANTAQUIN CITY CODE RELATING TO THE CREATION OF AN ORDINANCE GOVERNING SAND, GRAVEL, EARTH EXTRACTION AND MASS GRADING, PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE"***

Council member Callaway moved to approve Ordinance 12-03-2001. Council member Staheli seconded the motion with a unanimous vote.

***Ordinance 12-04-2001 "AN ORDINANCE AMENDING THE SANTAQUIN CITY CODE RELATING TO THE DEVELOPMENT AND ADOPTION OF A NEW SANTAQUIN CITY LAND USE AND DEVELOPMENT MANAGEMENT CODE, PROVIDING FOR CODIFICATION, INCLUSION IN THE CODE, AND SCRIVENER'S ERRORS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE."***

Council member Staheli moved to refer Ordinance 12-04-2001 to the Planning Commission and schedule a joint work session to discuss a number of issues. Council member Callaway seconded the motion. After a brief discussion the vote was unanimous.

***Ordinance 12-05-2001 "AN ORDINANCE ACCEPTING THE SANTAQUIN CITY WASTEWATER IMPACT FEE METHODOLOGY & WRITTEN ANALYSIS UPDATE"***

Council member Staheli moved to table Ordinance 12-05-2001. Council member Greenhalgh seconded the motion with a unanimous vote.

***Resolution 12-01-2001 "A RESOLUTION AUTHORIZING THE ISSUANCE AND PROVIDING FOR THE SALE OF \$18,500,000 SANTAQUIN CITY, UTAH SPECIAL IMPROVEMENT ASSESSMENT BONDS, SERIES 2001 (SPECIAL IMPROVEMENT DISTRICT NO. 2001-1) (THE "BONDS"), FIXING THE MAXIMUM INTEREST RATES TO BE BORNE THEREBY, PRESCRIBING THE FORM OF BONDS, MATURITY AND DENOMINATION OF SAID BOND: CREATING A RESERVE FUND AS PROVIDED BY STATUTE, A BOND FUND, AND A CONSTRUCTION FUND; AND RELATED MATTERS".***

Council member Durrant moved to table Resolution 12-01-2001. Council member Staheli seconded the motion with a unanimous vote.

***Adoption of the Bond Agreement associated with the Santaquin City, Utah Special Improvement District No. 2001-1***

Council member Staheli moved to table of the Bond Agreement associated with the Santaquin City, Utah Special Improvement District No. 2001-1. Council member Clayson seconded the motion with a unanimous vote.

**AT 8:30 PM COUNCIL MEMBER GREENHALGH MOVED TO TAKE A BREAK. COUNCIL MEMBER CLAYSON SECONDED THE MOTION WITH A UNANIMOUS VOTE.**

**AT 8:45 PM THE MAYOR CALLED THE MEETING TO ORDER.**

#### **PETITIONS AND COMMUNICATIONS**

***Sunrise Engineering – Update to the Mayor and Council with regard to the Well House Project***

Sunrise Representative Robert Worley reported to the Mayor and Council the progress of the Well House Project. There is a problem with obtaining an easement across the Sorenson Property. Until that easement is obtained the project is at a stand still. Legal Counsel Rich suggested condemning the property needed for the water line. A further discussion will be held after the property owner is contacted one additional time.

***Peterson and Associates – Review of the 2000/2001 FY Audit***

Peterson and Associate Representative Ked Black reviewed with the Mayor and Council members the completed 2000/2001 FY Audit. A copy of the audit is available in the City office for the Public to review.

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

***Police Chief***

Nothing

***City Manager***

***Review of the Proposed 2<sup>nd</sup> Quarter Budget Adjustments***

City Manager Carter reviewed the proposed budget adjustments with the Mayor and Council. A Public Hearing will be set for January 2, 2002 to finalize the adjustments.

City Manager Carter reminded the Mayor and Council of the retreat to be held on January 14<sup>th</sup>.

***ITEM 9C2***

**Approval Single Lot Split to be known as Wallville (located at approximately 200 East 200 South)**

Council member Staheli moved to approve the Single Lot Split at approximately 200 East 200 South. Council member Clayson seconded the motion with a unanimous vote.

***ITEM 9C3***

**Approve of the Barlow Estates Subdivision Plat amendment**

Council member Staheli moved to approve the Barlow Estates Subdivision Plat amendment. Council member Durrant seconded the motion with a unanimous vote.

***ITEM 12A***

***Final approval of the Apple Cove Subdivision Plat "A" including water issues associated with the development***

Mayor Scovill recommended accepting, from Tom Peterson, 7 shares of Summit Creek water and money in lieu of for 42+ acre feet @\$1800.00 per acre feet which will amount of \$76,050.00.

The Apple Cove Subdivision Plat "A" will need to be referred to the Planning Commission for approval of a temporary turnaround.

Council member Staheli moved to accept 7 shares of Summit Creek Water and \$76,050.00 as money in lieu of the additional required water. Council member Greenhalgh seconded the motion with a unanimous vote.

Council member Durrant moved to refer the Apple Cove Subdivision Plat "A" to the Planning Commission to review the proposed turnarounds. Council member Callaway seconded the motion with a unanimous vote.

***City Attorney***

Legal Counsel Rich reported the RDA will be meeting with the Planning Commission this next meeting.

***Planning Commission***

**Review of the Sexually Oriented Business Ordinance and setting of the Public Hearing**

Council members Staheli and Greenhalgh questioned if by adopting the proposed Ordinance, an invitation would be extended to potential businesses.

Council member Durrant moved to table the discussion with regard to the Sexually Oriented Business Ordinance. Council member Callaway seconded the motion with a unanimous vote.

AT 10:30 P.M. COUNCIL MEMBER CALLAWAY MOVED TO EXTEND THE COUNCIL MEETING FOR 15 MINUTES. COUNCIL MEMBER STAHOLI SECONDED THE MOTION WITH A UNANIMOUS VOTE.

**City Engineer**

City Engineer Fullmer reported RST Land Surveying, Inc. Tony Trane has submitted a proposal for service associated with sewer modeling updates and training. (See attachment "A" for the Proposal) City Manager Carter recommended adopting the Wastewater Study before any additional expenditures are made out of the Sewer Impact Fund.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

Mayor Scovill gave the Council members a draft copy of the Council assignments for the year 2002. The assignments will be finalized soon.

**NEW BUSINESS**

***Certification of the Valley View Annexation***

Council member Staheli moved to accept the Certification associated with the Valley View Annexation. Council member Clayson seconded the motion with a unanimous vote.

***Certification of the Openshaw Annexation***

Upon completing the Certification associated with the Openshaw Annexation a property ownership discrepancy was found. The Annexation petitioner will need to clear up the discrepancy before the certification can be completed. The property owner has been notified of the City Records findings.

**UNFINISHED BUSINESS**

Nothing

**BUSINESS LICENSES**

*moved to approve a new Business Lic for*  
Council member Clayson Jed Hanson D.B.A. Fitness Pros, Harvey W. Malloch D.B.A. Architectural Designs, and Aaron Schafer D.B.A. Aaron Schafer's Services. 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, pending or imminent litigation, and/or purchase, exchange, or lease of real property)

Nothing

**ADJOURNMENT**

At 10:50 P.M. Council member Callaway moved to adjourn with a second from Council member Clayson and a unanimous vote.

Approved on January 2, 2002.

  
A. LaDue Scovill, Mayor

  
Susan B. Farnsworth, City Recorder

City Council 12-19-01 Attachment "A"

**RST**  
**Land Surveying, Inc.**

Property and Construction – GPS – GIS – Project Management – Heavy Civil  
4410 W Union Hills Drive  
#7-198  
Glendale, AZ 85308  
Office (623) 537-4220  
Fax (623) 537-3741

December 19, 2001

Santaquin City  
Attn: Shon Fullmer  
45 West 100 South  
Santaquin, UT 84655

Subject: Proposal for Services – Santaquin City Sewer Model Update and Training

As per our conversations, I am submitting to you a breakdown of the anticipated project and estimated hours. Information will be provided by the city as follows: system flow data, overall maps with existing and projected improvements, projected growth information and any available data on the existing system and model. We agree to create a working model of the existing and projected system from the available data and the training for the staff to run the model. The anticipated project tasks and hours are outlined below:

<u>TASK</u>	<u>HOURS</u>
Update current system model	30
Verify model calibration	5
Evaluate current system conditions	5
Evaluate city projected system conditions	5
Model and Arcview training	<u>15</u>
TOTAL	60

The work will be done by Tony Trane at a rate of \$60.00 per hour for an overall anticipated project cost of \$3,600. Due to the current location of our office, a schedule will need to be established with the city to ensure the work will be accomplished in a timely manner.

Thank you



Tony Trane  
Project Manager