

**MMINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
NOVEMBER 21, 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.

Others attending: City Manager Roger Carter, Legal Counsel Brett Rich, City Engineer Shon Fullmer, City Planner Jim Bolser, Dennis Carlisle, Shirl Ekins, Brent Norton, Karl Greenhalgh, Naomi Greenhalgh, Kent Kunz, Tiffany Kunz, Wes Morgan, Nell Morgan, Kay Burton, Dale Rowley, Blaine Carlton, Jonathan Ward, George Wallace, Robert Ekins and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Council member Greenhalgh led the Pledge of Allegiance.

PRAYER

Mayor Scovill offered a word or Prayer.

APPROVAL OF THE MINUTES

Council member Clayson moved to approval of the minutes of a Special RDA meeting held on November 7, 2001. Council member Durrant seconded the motion with a unanimous vote.

Council member Clayson moved to approve the minutes of a Regular Council meeting held on November 7, 2001. Council member Durrant seconded the motion with a unanimous vote.

Council member Durrant moved to approve the minutes of a Special Council meeting held on November 9, 2001. Council member Greenhalgh seconded the motion with a unanimous vote.

BILLS

Council member Durrant moved to approve payment of the bills in the amount of \$115,319.74. Council member Callaway seconded the motion with a unanimous vote.

REDEVELOPMENT AGENCY MEETING

Council member Clayson moved to enter into a Redevelopment Agency Meeting. Council member Durrant seconded the motion with a unanimous vote.

Resolution 11-01-2001 "A RESOLUTION MAKING A FORMAL FINDING OF BLIGHT WITHIN THE MAIN STREET REDEVELOPMENT SURVEY AREA, SELECTING A PROJECT AREA THEREIN, AND CALLING FOR THE PREPARATION OF A DRAFT PROJECT AREA REDEVELOPMENT PLAN".

Council member Staheli moved to approve resolution 11-01-2001 with one change. Council member Clayson seconded the motion with Council members Greenhalgh, Durrant, Clayson, and Staheli voted in favor of the motion with Council member Callaway abstaining from voting due to having property within the Redevelopment Area.

FORMAL PUBLIC HEARINGS

Public Hearing with regard to the proposed RC-1 Zone.

Council member Clayson moved to enter into a Public Hearing with regard to the proposed RC-1 Zone. Council member Callaway seconded the motion with a unanimous vote.

There were no Public questions or concerns.

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

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

None

At 7:25 P.M. Council member Durrant moved to take a 5 minute break. Council member Greenhalgh seconded the motion with a unanimous vote.

At 7:30 P.M. Mayor Scovill called the meeting to order.

SUMMIT RIDGE ISSUES

Resolution 11-02-2001 "A RESOLUTION TO CREATE SANTAQUIN CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 2001-1 DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT AND AUTHORIZING THE CITY OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE DISTRICT".

Council member Staheli indicated, that at this time, he is comfortable with creating the Special Improvement District. Council member Callaway read to those in attendance, information letting the Citizens know that they would not be liable for payment of the District. Council member Clayson indicated she appreciated the time and effort the City Manager, Legal Counsel, Mayor and Council members have put into this project. Council member Greenhalgh reported he feels this project is very well designed and would be an asset to the City.

Council member Clayson moved to approve Resolution 11-02-2001. Council member Callaway seconded the motion with a unanimous vote.

Award of Construction Contracts associated with the Santaquin City, Utah Special Improvement District NO. 2001-1.

Council member Durrant moved to award the Construction Contracts associated with the Santaquin City, Utah Special Improvement District NO. 2001-1, contingent upon funding of the Special Improvement District. Council member Staheli seconded the motion with a unanimous vote. (See Attachment "A" for specifics)

Ordinance 11-01-2001 "AN ASSESSMENT ORDINANCE CONFIRMING THE ASSESSMENT ROLLS AND LEVYING AN ASSESSMENT AGAINST CERTAIN PROPERTIES IN SANTAQUIN CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 2001-1, FOR THE PURPOSE OF CONSTRUCTING AND PAVING ROADS, CONSTRUCTING A RAILROAD BRIDGE CROSSING, AND ACQUIRING AND INSTALLING SEWER, WATER, NATURAL GAS, AND STORM DRAINAGE IMPROVEMENTS (COLLECTIVELY, THE "IMPROVEMENTS") AND COMPLETING ANY MISCELLANEOUS WORK NECESSARY TO COMPLETE THE IMPROVEMENTS IN A PROPER AND WORKMANLIKE MANNER; ESTABLISHING A RESERVE FUND; ESTABLISHING THE EFFECTIVE DATE OF THIS ASSESSMENT ORDINANCE; AND RELATED MATTERS".

Council member Clayson moved to approve Ordinance 11-01-2001. Council member Durrant seconded the motion with a unanimous vote.

Acceptance of the Preliminary Official Statement

Mr. Carlton pointed out a change of wording to be made on page 8, 4th paragraph, 13th line, 5th paragraph, 4th line, and rearranging the last paragraph on page 9. Council member Staheli questioned if any paragraph that does not conform with the Special Mandatory Extraordinary Redemption will be rephrased. Mr. Carlton indicated the document will be reviewed for any inconsistencies before final printing.

Council member Staheli moved to accept the Preliminary Official Statement associated with the Santaquin City, Utah Special Improvement District NO. 2001-1 with the changes Mr. Carlton reviewed. Council member Durrant seconded the motion with a unanimous vote.

Resolution 11-03-2001 "A RESOLUTION AUTHORIZING THE ACCEPTANCE OF WATER RIGHTS AND MONIES IN LIEU OF WATER RIGHTS AS PARTIAL SATISFACTION OF THE WATER DEDICATION REQUIREMENTS OF THE SUMMIT RIDGE ANNEXATION AREA.

Council member Durrant moved to approve Resolution 11-03-2001. Council member Clayson seconded the motion with a unanimous vote.

Acceptance of a Supplemental Development Agreement

Council member Callaway moved to accept the Supplemental Development Agreement associated with the Santaquin City, Utah Special Improvement District NO. 2001-01. Council member Clayson seconded the motion with a unanimous vote.

City Manager Carter indicated a Zions Bank Representative will be required to sign off on the Special Mandatory Extraordinary Redemption along with additional issues that will need to be resolved prior to the Bond Resolution being passed.

At 8:20 P.M. Council member Callaway moved to take a 10 minutes break. Council member Durrant seconded the motion with a unanimous vote.

At 8:30 P.M. Mayor Scovill called the meeting to order.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Nothing additional.

PETITIONS AND COMMUNICATIONS

Acceptance or denial of the Petition for Annexation associated with the Alpine View Annexation

Council member Greenhalgh moved to table the Petition for Annexation associated with the Alpine View Annexation. Council member Durrant seconded the motion with a unanimous vote.

Acceptance or denial of the Petition for Annexation associated with the revised Ekins Annexation

Council member Durrant moved to deny the Petition for Annexation associated with the revised Ekins Annexation. Council member Callaway seconded the motion with a unanimous vote.

REPORT OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

Nothing

Planning Commission

Mayor Scovill read a Letter of Resignation from Brent Norton. He will be working out of town for an extended period of time therefore he needed to resign his position.

Review of the proposed Ordinance pertaining to Corner Lot and Side Lot Line Requirements within a Subdivision. (Public Hearing will be held on December 5th)

The proposed Ordinance is available for the Mayor and Council to review before the December 5th Public Hearing.

Review of the proposed Ordinance pertaining to Gravel, Sand, Earth Extraction and Mass Grading. (Public Hearing will be held on December 5th)

The proposed Ordinance is available for the Mayor and Council to review before the December 5th Public Hearing.

Review of the proposed Ordinance pertaining to the Development Code. (Public Hearing will be held on December 19th)

The proposed Ordinance is available for the Mayor and Council to review before the December 19th Public Hearing.

See attachment "B" for additional Planning Commission information.

City Attorney

Nothing

City Engineer

Apple Cove Plat "A" – Review and possible Final approval

Council member Staheli moved to table the Apple Cove issues. Council member Greenhalgh seconded the motion with a unanimous vote.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council member Clayson reported Summit Ridge donated \$500 for the Christmas Lights.

Council member Callaway asked if Council member Greenhalgh would be in agreement to have Sunrise Engineering Representative Tony Fuller review a number of water issues with him. The Council members were in agreement to have him do this.

NEW BUSINESS

None

UNFINISHED BUSINESS

None

BUSINESS LICENSES

None


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.

None

ADJOURNMENT

At 9:15 P.M. Council member moved to adjourn with a second from Council member and a unanimous vote.

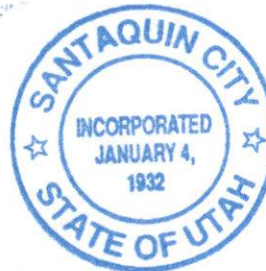
Approved on December 5, 2001.

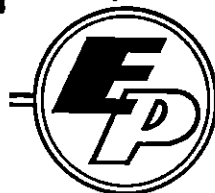


Mayor A. LaDue Scovill



Susan B. Farnsworth, Recorder



**ELLSWORTH·PAULSEN****CONSTRUCTION SERVICES****Santaquin City Special Improvement District No. 2001-1**

November 12, 2001

Summit Ridge Development, Phase 1

The following contractors are recommended by Ellsworth Paulsen Construction as the successful bidders on the SANTAQUIN CITY SPECIAL IMPROVEMENT DISTRICT NO. 2001-1 construction.

Earthwork & Utilities:	Claw Construction	\$5,337,497
Paving:	Valley Asphalt	\$1,125,414
Concrete:	McNeil Construction	\$ 814,886
Water Tank:	Gerber Construction	\$ 405,000
Alternate C1:	McNeil Construction	\$ 167,709
Alternate P1:	- future -	---

Total Bids to Date: \$7,850,506

Final contract preparation will resume after successful completion of the Special Improvement District by the City and when funding is finalized and available to the City.

Please direct questions to:

Allen Washburn

Ellsworth Paulsen Construction Services
801-756-0404

PLANNING COMMISSION REPORT

Held in the Council Chambers
November 8, 2001

The meeting was called to order by Planning Commissioner Brent Norton at approximately 7:00 p.m.

Commissioners present: Chairman Brent Norton, Julie Jones, Mick Peterson, Alan Reed, Doug Rohbock, Wes Morgan, and Rick Steele.

Commissioners absent: None.

Others present: City Manager Roger Carter, City Planner Jim Bolser and Planning Commission Clerk Sherron Davis.

Citizens present: Mike Christianson, Kent Barlow, Corrie Jo Hoffmeier, and Dennis Carlisle.

APPROVAL OF MINUTES

Following review, Commissioner Reed motioned to approve the minutes of October 25, 2001. Commissioner Rohbock seconded the motion with a unanimous vote.

ACTION ITEMS

Commissioner Jones motioned to amend the agenda time frame to move action item B, Barlow Estates Subdivision Plat Amendment Review before the public hearings since no citizens other than the applicants of the project were present. Commissioner Reed offered a second with a unanimous vote.

Barlow Estates, Plat "A". City Planner Bolser began the review with a brief overview of the circumstances leading up to the necessity for the subdivision plat amendment under review with the item at hand. Following a short discussion, Commissioner Rohbock motioned to give approval to the subdivision plat amendment and schedule a public hearing for the meeting of November 29, 2001. Commissioner Reed seconded the motion with a unanimous vote.

Following the discussion of the Barlow Estates Subdivision Plat Amendment, Commissioner Rohbock motioned to return to the public hearings on the agenda. Commissioner Jones offered a second with a unanimous vote.

PUBLIC HEARING

Santaquin City Land Use and Development Management Code. Commissioner Jones motioned to open the public hearing regarding development of the Santaquin City Land Use and Development Management Code. Commissioner Reed offered a second to the motion with a unanimous vote.

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With no citizen comments, Commissioner Jones motioned to close the public hearing. Commissioner Reed seconded the motion with a unanimous vote.

With no additional discussion from the Planning Commission, Commissioner Steele motioned to approve the Santaquin City Land Use and Development Management Code and send the item to the City Council with a recommendation for approval and adoption. Commissioner Jones offered a second with a unanimous vote.

Corner Lot and Side Lot Line Requirements. Commissioner Morgan motioned to open the public hearing regarding Corner Lot and Side Lot Line Requirements Ordinance. Commissioner Steele offered a second to the motion with a unanimous vote.

With no citizen comments, Commissioner Jones motioned to close the public hearing. Commissioner Steele seconded the motion with a unanimous vote.

With no additional discussion from the Planning Commission, Commissioner Reed motioned to approve the Corner Lot and Side Lot Line Requirements Ordinance and send the item to the City Council with a recommendation for approval and adoption. Commissioner Morgan offered a second with a unanimous vote.

Santaquin City Land Use and Development Management Code. Following discussion of Corner Lot and Side Lot Line Requirements Ordinance, Mrs. Hoffmeier arrived and asked to speak on the Santaquin City Land Use and Development Management Code. To accommodate Mrs. Hoffmeier, Commissioner Morgan motioned to reopen the public hearing of the Santaquin City Land Use and Development Management Code. Commissioner Peterson offered a second with a vote of approval.

Commissioners in Favor: Brent Norton, Wes Morgan, Alan Reed, Mick Peterson, Julie Jones, and Rick Steele.

Commissioners Opposed: Doug Rohbock.

Mrs. Hoffmeier was present to object to the allowance of manufactured housing in all zones within Santaquin. Her concerns included depreciation, locations, appearance, and zoning allowance. Following the discussion, Commissioner Rohbock motioned to close the public hearing regarding the Santaquin City Land Use and Development Management Code and renew the earlier motion to send the item to the City Council with a recommendation for approval and adoption. Commissioner Jones offered a second with a unanimous vote.

ACTION ITEMS

Gravel, Sand, Earth Extraction, and Mass Grading Ordinance. Commission discussion on this item included, length of permit time, number of extensions allowed, length of time for extensions, approval review and requirements for renewals, hours of operation, road conditions and deterioration due to truck travel, and the use of blasting. Following discussion, Commissioner Rohbock motioned to approve the Gravel, Sand, Earth Extraction, and Mass Grading Ordinance as amended, and send the item to the City Council with a recommendation for approval and adoption. Commissioner Jones seconded the motion with a unanimous vote.

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ADJOURNMENT

Commissioner Rohbock motioned for adjournment and Commissioner Jones offered a second with a unanimous approval vote. Time of adjournment was approximately 9:10 p.m.