

**MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SEPTEMBER 19, 2001**

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

Others present: City Manager Roger Carter, City Engineer Shon Fullmer, Legal Counsel Brett Rich, Idonna Crook, Donna Bott, Florence Ewell, Andrew Goudy, Keela Goudy, Don Kay, Bonnie Kay, Bob Lynds, Troy Kunz, Loretta Smith, Jeff Smith, James Smith, Clara Goudy, Jim Norton, Pam Norton, Naomi Greenhalgh, Karl Greenhalgh, Zaloma Goodall, Brent Norton, and Wayne Holland.

PLEDGE OF ALLEGIANCE

Council member Greenhalgh led the Pledge of Allegiance.

PRAYER

City Manager Carter offered a word of Prayer.

APPROVAL OF THE MINUTES

Council member Callaway moved to approve the minutes for the September 5, 2001 meeting. Council member Greenhalgh seconded the motion. Council member Staheli questioned if the meeting with Payson City has been confirmed. Mayor Scovill indicated the meeting has been rescheduled for November. After further discussion, the vote was unanimous.

BILLS

A lengthy discussion with regard to the billings for Nelson & Senior and Sunrise Engineering was held. Council member Callaway will assume the responsibility of working on issues pertaining to water rights. Council member Staheli moved to approve payment of the bills in the amount of \$153,283.16. Council member Greenhalgh seconded the motion with a unanimous vote.

ITEM 12A

UNFINISHED BUSINESS

Discussion and possible action with regard to the Goudy Property

Council member Staheli read a letter submitted by Andrew and Keela Goudy with regard to the purchase of their property. This property is located in close proximity of the sewer lagoons. Council member Greenhalgh questioned if the Goudy's plan to remain on the property if there were no changes to the sewer facilities. Mrs. Goudy indicated she would like to relocate. Many of the Council members indicated they would like to help the Goudy's by perhaps purchasing the home and property and helping them relocate. A final discussion will not be made at this time.

**AT 8:15 P.M. COUNCIL MEMBER CLAYSON MOVED TO TAKE A 10 MINUTES BREAK.
COUNCIL MEMBER CALLAWAY SECONDED THE MOTION AND A UNANIMOUS VOTE**

AT 8:25 THE MEETING WAS CALLED TO ORDER

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Opening of Proposals associated with the Construction Management of the Summit Ridge Development Project

Mayor Scovill opened the submitted proposals associated with the Construction Management position. Proposals were submitted by Sunrise Engineering, no fixed fee submitted, Eric Maines, in the amount of \$450,000.00, Pentacor, in the amount of \$210,000.00 to \$215,000.00, Jensen Engineering, in the amount of

\$78,000 per year plus direct costs, Hubble Engineering, in the amount of \$495,000, Ensign Engineering, no fixed fee submitted, Ellsworth Poulson, in the amount of 3% of Construction Costs or a lump fee of \$385,000 if the fee is prepaid, and Epic Engineering, in the amount of \$154,599.00. The Mayor and Council will review the submitted proposals and make a final discussion at a later date.

Mrs. Crook indicated Council member Clayson recently purchased property that has an old home on it. She would like to have the home moved to property by the museum. Council member Staheli will research the issue and return the facts to the Mayor and Council as soon as possible.

Mr. Morgan reported the cross walks have been painted on Main Street. He also thanked Legal Counsel Rich for having legal notices published in the Payson Chronicle. Mr. Morgan indicated he would like have all Public Hearings published in the Payson Chronicle.

FORMAL PUBLIC HEARINGS

Quarterly Budget Opening

Council member ~~Council member~~ Greenhalgh moved to open the Public Hearing with regard to the Quarterly Budget Opening. Council member Clayson seconded the motion with a unanimous vote. City Manager Carter reviewed the proposed budget adjustments. (See attachment "A")

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

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 9-03-2001 "RESOLUTION ALLOWING SUMMIT RIDGE DEVELOPMENT TO PAY MONIES IN LIEU OF WATER FOR DEVELOPMENT"

Council member Callaway moved to table Resolution 9-03-2001. Council member Staheli seconded the motion. After Council member Callaway read the proposed Resolution the vote was unanimous.

Resolution 9-04-2001 "SETTING OF INSPECTION FEES ASSOCIATED WITH THE SUMMIT RIDGE DEVELOPMENT"

Council member Staheli moved to table Resolution 9-04-2001. Council member Greenhalgh seconded the motion with a unanimous vote.

PETITIONS AND COMMUNICATIONS

None

REPORT OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

City Manager Carter reported the construction bids for the new library were opened yesterday. Bids for construction will be awarded during the next Council meeting.

Planning Commission

(See Attachment "B")

City Attorney

Legal Counsel Rich reminder of the RDA Meeting to be held on Thursday, September 27, 2001.

Legal Counsel Rich reminded those in attendance that the RDA Public Hearing will be held during a Special Council meeting September 27, 2001.

City Engineer

City Engineer Fullmer reported that progress was being made on development of the Orchard Cove Park. The cement work for the tennis courts has been completed.

Also reported was that a Pre-bid tour for the well project was held today. There are a number of issues pertaining to the project that have not been resolved.

Engineer Fullmer reported that the SR198 issue, associated with the Eastside Development has not been resolved but he is continuing to working on it.

It was suggested by the Council members that Engineer Fullmer review all bills associated with Engineering. A copy will be given to him for review.

Board of Adjustments

Update on finding a Board Member

Roger Porter has submitted a Letter of Interest to serve on the Board of Adjustments. Appointment will be made in the next council meeting.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Scovill reported a letter from Bill Ferguson was put in all the Council member's boxes. Mr. Ferguson would like to develop his county property and would like to discuss, with the City Representatives, all issues associated with this development that may impact the City. Mayor will request a meeting with Mr. Ferguson.

In order for the Rehabilitation Team, associated with the Mollie Fire, to begin the needed services, authorization is needed from the office in Washington D.C. As of today the authorization has not been received. Additional information will be available soon.

Mayor Scovill reported He and Council member Callaway, met with a Representative from Wasatch Energy with regard to a purchase price for Natural Gas. Craig Smith, Nelson and Senior Representative will review the purchase contract and report back to the Mayor and Council at a later date.

Mayor Scovill indicated the meeting with Payson City with regard to the sewer issues, has been moved to November 8th.

Council member Staheli reported he is receiving information to be put on the Santaquin City information Cable channel. Any one with items of information should contact him.

Council member Callaway indicated the Orchard Cove Park is in need of power. Until the power is available, the lawn can't be seeded. Mayor Scovill will be in contact with Utah Power and Light.

Council member Clayson reported that the Chamber of Commerce will hold a light parade on November 30th. The Chamber would like the Residents to participate in the parade.

Council member Greenhalgh reported the Brett Butler has videos of the fire available for sale. Proceeds will benefit the Fire Department.

NEW BUSINESS

None

BUSINESS LICENSES

Council member Clayson moved to approve a new Business License for Candace Villar D.B.A. Forever Mine and for Dee Clements D.B.A. Summit Gems. Council member Staheli 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)

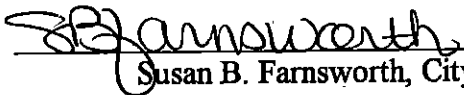
None

ADJOURNMENT

At 10:25 P.M. Council member Callaway moved to adjourn with a second from Council member Clayson and a unanimous vote.

Approved on October 3, 2001.


A. LaDue Scovill, Mayor


Susan B. Farnsworth, City Recorder

City Council meeting 4-19-01 Attachment "H-1"

Fund Name: General Fund

Total Budget Appropriated 1,951,117

Proposed Revenue Changes

1 Contributions from Surplus	91,555
2 Contribution from Car Show to Police Department	1,500
3	0
4	0
5	0
6	0
7	0

Total Revenue Changes 93,055

Proposed Expenditure Changes

1 Landfill Escrow (Transfer to landfill trust acct.)	5,318
2 P.T. Police salary 10-54-120	22,370
3 Library Match (Transfer to Capital Account)	62,817
4 Senior Citizen Acct. 75-40-300	1,050
5 Defib equipment Acct. 10-54-740	1,500
6	0
7	0

Total Expenditure Changes 93,055

Total revenue and expenses must be equal to maintain a balanced budget

Amended Budget Total 2,044,172

Explanation of Changes:

- Revenue #1-After some final changes at the end of fiscal year 2000-01 we ended up with a surplus of \$91,555
- Expenditure #1-We are required to pay this amount each year for five years in a landfill trust account for funding when the landfill is closed
- Expenditure #2-This line item was deleted from the current year by mistake and needed for the operation of this department
- Expenditure #3-This amount will be used to match our portion of the CDBG on the Library
- Expenditure #4-It was brought to our attention that the cleaning portion of the senior budget was underfunded. This is has been corrected with this addition
- Expenditure #5-This is the use of the donated funds by the car show, it is budgeted into the capital account

City Council Meeting 9-19-01 Attachment A-2

Fund Name: Landfill Trust Acct

Total Budget Appropriated

0

Proposed Revenue Changes

1 Transfer from General Fund

5,318

2

0

3

0

4

0

5

0

6

0

7

0

Total Revenue Changes

5,318

Proposed Expenditure Changes

1 Landfill Trust Account

5,318

2

0

3

0

4

0

5

0

6

0

7

0

Total Expenditure Changes

5,318

Amended Budget Total

5,318

Explanation of Changes:

Total revenue and expenses must be equal to maintain a balanced budget

Fund Name: Capital Account

Total Budget Appropriated

0

Proposed Revenue Changes

1 Transfer from General Fund

62,817

2

0

3

0

4

0

5

0

6

0

7

0

Total Revenue Changes

62,817

Proposed Expenditure Changes

1 Library CDBG match

62,817

2

0

3

0

4

0

5

0

6

0

7

0

Total Expenditure Changes

62,817

Amended Budget Total

62,817

Explanation of Changes:

Total revenue and expenses must be equal to maintain a balanced budget

City Council Meeting 9-19-01 Attachment "A-3"

Fund Name: Senior Citizens

Total Budget Appropriated

26,059

Proposed Revenue Changes

1 Transfer from General Fund

1,050

2

0

3

0

4

0

5

0

6

0

7

0

Total Revenue Changes

1,050

Proposed Expenditure Changes

1 Bldgs & Grounds Acct. 75-40-300

1,050

2

0

3

0

4

0

5

0

6

0

7

0

Total Expenditure Changes

1,050

Amended Budget Total

27,109

Explanation of Changes:

Total revenue and expenses must be equal to maintain a balanced budget

City Council meeting 9-19-01 Attachment "A4"

PLANNING COMMISSION REPORT

Meeting held on September 13, 2001

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

Commission members attending: Brent Norton, Wes Morgan, Rick Steele, Julie Jones, Alan Reed and Doug Rohbock.

Commissioners excused: Mick Peterson.

Others present: City Planner Jim Bolser, Planning Commission Clerk Sherron Davis, City Attorney Brett Rich, City Councilman Frank Staheli and Neil Caines.

APPROVAL OF MINUTES

Following review, Commissioner Jones motioned to approve the minutes for the meeting of August 23, 2001. Commissioner Reed offered a second with a unanimously approval vote.

DISCUSSION ITEMS

City Attorney Brett Rich – City Attorney Rich conducted a discussion with the Planning Commission regarding the City's Blight Study, the details thereof and the current timeline for action. The Commission made a request that all further notices regarding this issue be advertised in the Payson Chronicle rather than, or in conjunction with, The Daily Herald, since the Chronicle has a larger following within the City.

ACTION ITEMS

Sidney Pointe Subdivision, Plats "B" & "C" – Following a short discussion with Mr. Caines, the developer of the project, Commissioner Morgan asked if the maps before the Commission were preliminary or final maps. City Planner Bolser explained that Mr. Caines had new maps drawn following the last Development Review Committee (DRC) meeting, where he was given preliminary recommendation. Therefore, the maps before the Commission had been updated with the DRC's recommended changes and were in fact the same maps that would be before the DRC for final recommendation in their next meeting. Commissioner Morgan motioned to approve the preliminary plans for Sydney Pointe Subdivision, Plats "B" & "C". Commissioner Rohbock seconded the motion and there was a unanimous approval vote.

Bonnie Hall Single Lot Split – City Planner Bolser explained that Ms. Hall had contacted him after the agendas were distributed to inform him that she was experiencing some medical problems and she was confined to bed and would be unable to attend. The item was then moved to the next meeting's agenda.

Ekins Annexation – City Planner Bolser explained to the Commission that the petition for annexation for this item was tabled by the City Council after the agendas had been distributed

and therefore was unable to be heard by the Commission. The item would therefore be on an upcoming agenda based on the City Council's approval vote for the petition.

Full Zoning Ordinance Review Completion – The Planning Commission resumed their review of the proposed complete revision of the zoning ordinance, beginning with the signs section of the ordinance. The Commission began by deciding to use as much of the guide ordinance from Sandy City as possible, feeling that the guide ordinance was quite thorough and complete, in place of the section in the proposed ordinance. The Commission completed their review of the proposed ordinances making only minor changes through the remainder of the document.

Following the zoning ordinance review, the Commission decided to review the RC-1 zone ordinance as well. This ordinance was created from the public hearing regarding the possible zoning change along Main Street from R-M-8 to C-2. The Commission made a decision to create a zoning classification to allow for residential and commercial land uses. Following their review, City Planner Bolser quickly reviewed a tentative timeline for public hearings and reviews for the full zoning ordinance and RC-1 ordinance.

ADJOURNMENT

Commissioner Reed moved to adjourn with a second from Commissioner Jones and a unanimous vote. The time of adjournment was approximately 9:35 p.m.

September 18, 2001

Santaquin City Mayor and City Counsel
LaDue Scovill
45 West 100 South
Santaquin, Utah 84655

Dear Mayor Scovill and Counsel Members:

We live at 6475 West Highway 6, Santaquin, Utah. We bought this home about 15 years ago. There we have adopted and raised our children.

Before we were married, we knew we wanted to live in Santaquin. Both of us were raised here and went to local schools. We both worked for Nebo School District. Our roots in this community are deep.

A few years ago, the City came to us and explained that they wanted to put some sewer lagoons on property just south and east of our home. This was represented to us to be a 15-20 year temporary arrangement. The lagoons were installed about 700 feet from our home. We now know that a sewer lagoon should be as far as practicable from homes with a minimum of a ¼ mile or 1,320 feet. In addition, we know that the lagoon should take into consideration topography, prevailing wind direction, and other similar types of items. The wind generally comes up from the south at our home. The lagoons, which are proposed, would be directly south of our home and would make the smell even worse.

When we purchased our home, it came with 1.97 acres. We later obtained another acre from Don Kay. Due to an oversight, that deed has never been recorded. But, in total, we essentially have three acres. The Utah County assessor's office appraises our home with the original 1.97 acres at just over \$157,000.00. Attached is a copy of that notice to this letter. Our research shows us that there are no recent sales of similar homes on two or three acres of ground in the Santaquin area. It will be difficult or impossible for us to find a replacement home in the Santaquin area on this type of acreage. This acreage is essential to our way of life. We have been involved with horses and other livestock all of our lives and it is a major part of our lifestyle.

If the additional lagoons are put in, our home will have essentially no market value. We would ask the City to purchase our home for enough to replace it so that we can continue to raise our children in our current lifestyle in the Santaquin area. We have received some advise that it is more advantages for us tax wise, if this done under threat of condemnation. Although we do not know what it will cost to replace our home with the acreage, we would anticipate that, if we all work together, we should be able to find a comparable home on similar acreage.

To assist us all in looking for this opportunity, we suggest the City budget \$245,000.00. If we can find a replacement home and acreage for less than that, we are more than happy to spend less. We do not want to take advantage of Santaquin City and would assume the City would not take advantage of us.

Respectfully,

Andrew and Keela Goudy

Attachment: Utah County Assessor's evaluation notice.



UTAH COUNTY AUDITOR 2001 PROPERTY VALUATION NOTICE

JULY 27, 2001

- THIS IS NOT A BILL - DO NOT PAY -

PROPERTY IDENTIFICATION INFORMATION		PROPERTY LOCATION INFORMATION
X DIST 120	RSOB	COM N 89 DEG 23'59"W 639.11 FT FR SE COR SEC 34, T9S, R1E, S
SERIAL # 29:036:0002	(144)	LM; N 89 DEG 23'59"W 512.08 FT; N 45'17"E 334.58 FT; S 56 DE
		G 11'18"E 610.97 FT TO BEG. AREA 1.97 ACRES.

GOUDY, ANDREW B & KEELA B
6475 W HIGHWAY 6
SANTAQUIN UT 84655-7021

BOARD OF EQUALIZATION INFORMATION

IF YOU DISAGREE WITH THIS YEAR'S MARKET VALUE AND WANT TO FILE AN APPEAL, YOU MUST CALL 370-8228 BEFORE SEP 17 AT 5:00 P.M. AND PROVIDE THE SERIAL NUMBER OF THE PROPERTY WHOSE VALUE YOU WISH TO APPEAL. NO APPEALS WILL BE ALLOWED AFTER THIS DATE. AN APPLICATION WILL THEN BE SENT TO YOU. THE COMPLETED APPLICATION, TOGETHER WITH ALL DOCUMENTATION SUPPORTING THE VALUE YOU THINK IS APPROPRIATE MUST BE EITHER RECEIVED BY THE CLERK OF THE BOARD AT 100 E CENTER, SUITE 3600, PROVO, UT 84606, BEFORE THE HEARING, OR BROUGHT WITH YOU TO YOUR HEARING.

MARKET VALUE OF YOUR PROPERTY

PROPERTY TYPE	LAST YEARS MARKET VALUE	THIS YEARS MARKET VALUE
AGRICULTURAL	28,242	30,219
RESIDENTIAL	118,590	126,846
TOTAL PROPERTY VALUE	146,832	157,065

CURRENT AND PROPOSED PROPERTY TAXES

TAXING ENTITIES	TAX LAST YEAR	TAX THIS YEAR IF :		A PUBLIC BUDGET MEETING WILL BE HELD:
		NO CHANGE	PROPOSED BUDGET	
LOCAL ASSESSING	17.29	17.60	17.60	
MULTI COUNTY ASSESSING	19.16	19.00	19.00	
UTAH COUNTY	104.31	103.78	103.78	
CENTRAL UT WATER CONS DIST	35.24	39.99	39.99	
LEBO SCHOOL DIST (BASIC)	175.81	178.47	178.47	
LEBO SCHOOL DIST (OTHER)	533.79	616.00	616.00	
SERVICE AREA 6-LAW, ZONING	105.34	110.98	110.98	
SERVICE AREA 7-FIRE SERV	63.09	64.39	64.39	
SERVICE AREA 8-PLANNING	60.57	61.89	61.89	
TOTAL PROPERTY TAX	1,114.59	1,212.11	1,212.11	PLEASE READ OTHER SIDE

WHAT IS A "NOTICE OF PROPERTY VALUATION AND TAX CHANGES"?

State law requires that before taxes can be increased, your county must give notice to you of proposed changes. Two types of changes may take place:

1. THE APPRAISED MARKET VALUE of your property may increase or decrease.
2. THE PROPOSED TAXES that property owners will pay may increase or decrease.

State law requires that notification be given in advance of the proposed tax increase and of the time and location of the budget meeting at which public input will be received.

THIS NOTICE IS A PROPERTY VALUATION AND TAX CHANGE, AND NOT A TAX BILL.

DO NOT PAY ANY AMOUNT SHOWN ON THIS NOTICE. Any 2001 tax payments received by the County Treasurer before 10/05/2001 will be accepted as PRE-PAYMENT. Contact the County Treasurer at (801) 370-8255 or 8258 if you have not received your TAX NOTICE by November 2, 2001.

TAX CREDIT may be allowed for service connected disabled veterans with a disability of 10% or greater.

Senior citizens, widows and widowers may receive a Circuit Breaker Abatement (State) based on an INCOME LIMIT of \$23,108 (COLA). Senior citizens and disabled or financially distressed people are eligible for Indigent Abatement (County) based on an INCOME LIMIT of \$23,108 (COLA) per year (age 65 for senior citizens). Blind Abatements are granted with no income limitations. The filing deadline for abatements is September 1. Any questions should be directed to the Auditor's Office at 370-8227 or 370-8225.

MARKET VALUE OF YOUR PROPERTY

All property taxes are based upon the market value of your property. As the market value of your property increases or decreases, your property tax may also increase or decrease.

Market value is estimated by the County Assessor, but appeals are made to the County Board of Equalization (County Commissioners). If you believe the value of your property is incorrect, follow the instructions on the front of this form for an appointment. The application form will be mailed with confirmation of the appointment time.

CURRENT AND PROPOSED PROPERTY TAXES

TAX LAST YEAR: Amount of tax charged last year. The actual tax you paid was less if you received a tax credit. Personnel property or motor vehicle taxes are not included.

TAX THIS YEAR IF NO BUDGET CHANGE: Tax charged if property tax revenues not increased. These amounts do not reflect reduction for tax credit. Personal property or motor vehicle taxes are not included.

TAX THIS YEAR IF PROPOSED BUDGET IS PASSED: Tax charged if your taxing entity adopted the changes requested. These amounts do not reflect reduction for tax credits. Personal property or motor vehicle taxes are not included.

TAXES ARE DUE NOVEMBER 30, 2001.