

**MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
AUGUST 1, 2001**

The meeting was called to order by Mayor A. 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, City Engineer Shon Fullmer, Legal Counsel Brett Rich, Brent Norton, Wayne Holland, Wes Morgan, Nell Morgan, Neal Caines, Bill West, Tom Peterson, Fred Openshaw, Guenn Anderson, Joel Wright, and Caleb Warnock.

PLEDGE OF ALLEGIANCE

Council member Staheli led the Pledge of Allegiance.

PRAYER

Mr. Morgan offered a word of Prayer.

APPROVAL OF THE MINUTES

Council member Clayson moved to approve the minutes of a regular Meeting held on July 18, 2001 with one correction. Council member Staheli seconded the motion with a unanimous vote.

BILLS

Council member Staheli moved to approve payment of the bills in the amount of \$191,093.19. Council member Staheli seconded the motion with a unanimous vote.

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

REDEVELOPMENT AGENCY MEETING

City Manager Carter and Legal Counsel Rich reviewed, with those in attendance, the Resolution designating the Main Street Redevelopment Survey Area. Council member Staheli questioned what the fee of this study would be. Legal Counsel Rich indicated the cost would be approximately \$1000.

Council member Clayson moved to approve Resolution 8-01-2001 **"A RESOLUTION OF THE SANTAQUIN CITY REDEVELOPMENT AGENCY ("AGENCY") DESIGNATING THE MAIN STREET REDEVELOPMENT SURVEY AREA, DIRECTING THAT A BLIGHT STUDY BE CONDUCTED THEREIN, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, STAFF, AND COUNSEL."** Council member Greenhalgh seconded the motion. Council member Callaway reported he owned property in the proposed RDA Area. The Mayor indicated he should be apart of the vote. Council members Greenhalgh, Durrant, Clayson, Callaway, and Staheli voted in favor of the motion.

Council member Durrant moved to return to the Regular Council meeting. Council member Clayson seconded the motion with a unanimous vote.

FORMAL PUBLIC HEARINGS

None

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Morgan indicated he would like to have access to the same information that the Mayor and Council have before them each meeting. A copy of the Council packet will be available for review in the City Library on the Monday before Council meeting.

Mrs. Morgan indicated she appreciated the Public Notice with regard to the Summit Ridge Special Improvement District that was published in the Payson Chronicle. She particularly liked the vicinity map attached to the Notice.

Mr. Holland questioned when the road between 400 North and the Orchard Cove East Subdivision would be reconstructed. He was told the road in question is a County Road. Mr. Holland was given a name of County Representative he could contact.

Awarding of a bid associated with development of the Orchard Cove Park

Engineer Fullmer reviewed the received Orchard Cove Park Development Proposals. He indicated Schramm's Landscape L.L.C. submitted the best overall bid. (See Attachment "A")

Council member Callaway moved to award the Orchard Cove Park Development to Schramm's Landscape L.L.C in the amount of \$87,636.00. Council member Clayson seconded the motion with a unanimous vote.

The hydro seeding will be completed by September 15th. Council member Callaway indicated he would like the project started as soon as possible. The projected completion date will be approximately 90 days from starting date.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 8-01-2001 "PETERSON ANNEXATION AND DEVELOPMENT AGREEMENT"

Legal Counsel Rich reviewed the proposed Peterson Annexation and Development Agreement with those in attendance. Council member Callaway would like to fill in the ditch on the East side of the road and construct the sidewalk there. The Mayor recommended accepting the presented plan and letting the Developers get started before school returns to session.

Council member Clayson moved to approve Ordinance 8-01-2001 as written. Council member Staheli seconded the motion. Legal Counsel Rich wanted the acknowledgement, from the Developers that they agree to the Agreement as written. Tom Peterson and Bill West indicated they had no problem with the agreement. Council members Greenhalgh, Durrant, Clayson, and Staheli voted in favor of the motion with Council member Callaway voting against the motion.

Ordinance 8-02-2001 "TUCKETT ANNEXATION AND DEVELOPMENT AGREEMENT"

Legal Counsel Rich reviewed the proposed Tuckett Annexation and Development Agreement with those in attendance.

Council member Clayson moved to approve Ordinance 8-02-2001. Council member Callaway seconded the motion with a unanimous vote.

PETITIONS AND COMMUNICATIONS

None

REPORT OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

City Manager Carter indicated that the follow up Engineer interviews should be scheduled in the near future. He also reported that the scheduled for August 8th Work Session will include discussing the Capital Improvement Plan and meeting with the Planning Commission members.

Planning Commission

The Planning Commission report was included in the Mayor and Council member's packets. (See attachment "B")

City Attorney

Legal Counsel Rich indicated the projects needing his attention were adopted this evening. (Ordinance 8-01-2001 and Ordinance 8-02-2001.)

City Engineer

Update and possible action with regard to the sewer lagoon winter storage and/or expansion

Engineer Fullmer indicated he is moving forward on the sewer lagoon winter storage and expansion. Council member Greenhalgh indicated some of the Property Owners would like to be contacted with information regard to the expansion. Engineer Fullmer will make the requested contacts.

Also reported was that the bond associated with the Eastside Excel and Decel lanes has been cashed. Valley Asphalt has been contracted by Mr. Morris to complete that project. Mayor Scovill will meet with Valley Asphalt's Representatives on Friday to review the contract.

Engineer Fullmer indicated the meeting dates for Development Review Committee would be changed. The new meeting dates will be the 2nd and 4th Wednesday of each month. The Development Review Secretary will handle posting of the date change.

Also Engineer Fullmer reported that the Water tank construction is in the final stages.

Mayor Scovill reported the City's Natural Gas Board has met and will be meeting again soon.

AT 9:00 P.M. COUNCIL MEMBER CLAYSON MOVED TO TAKE A 10-MINUTE BREAK. COUNCIL MEMBER STAHeli SECONDED THE MOTION WITH A UNANIMOUS VOTE.

AT 9:10 P.M. MAYOR SCOVILL CALLED THE MEETING TO ORDER.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council member Staheli reported he would like to add frequently asked questions to the Web Page. A Web Page flier was included with the July Utility Billing.

Council member Staheli indicated the proposed extinction of the Orchard Cove Park would include large portion of land owned by LaRain Goodall. His Daughter is concerned Mr. Goodall will be required to donate an unfair amount of land when He is ready to develop. At the time of development this issue will be addressed.

Council member Clayson indicated Greg Fowkes is still due money for the Christmas lights from last Christmas. Council member Clayson will ask him for a final bill so that it can be paid.

Also asked was what would need to be done to cover the ditch along 400 East. Engineer Fullmer will contact Clint Ercanbrack for answers and final consent from Summit Creek Irrigation.

Mayor Scovill indicated he as meet with a Payson City Representative with regard to available space in their Sewer System. An additional meeting will be held shortly. More information will be available after the meeting.

NEW BUSINESS

Authorization for the Mayor to sign the Agreement between Santaquin City and Archos Design for the New Library Project.

Council member Staheli moved to authorize the Mayor to sign the Agreement with Archos Design for the New Library Project. Council member Clayson seconded the motion with a unanimous vote.

Certification of the Juab County Tax Rate

Council member Staheli moved Certify the Juab County Tax rate as written. Council member Durrant seconded the motion with a unanimous vote.

Acceptance or denial of the Openshaw East Annexation Petitions

Council member Durrant moved to accept the Petition for Annexation associated with the Openshaw Annexation. Council member Clayson seconded the motion with a unanimous vote.

Review and possible action with regard to the Summit Creek Subdivision to be located at approx 400 W. 500 N.
Council member Durrant moved to approve the Final Plat associated with the Summit Creek Subdivision. Council member Staheli seconded the motion with a unanimous vote.

UNFINISHED BUSINESS

None

BUSINESS LICENSES

Council member Clayson moved to approve a new Business License for Rebecca Westover D.B.A. Busy Bee-ginners Preschool and for Rose Larson D.B.A. Grandpa V's Family Fruit Stand. Council member Greenhalgh seconded the motion with a unanimous vote. Council member Clayson will contact Bonnie Hall with regard to her request for a Business License renewal for a kennel.

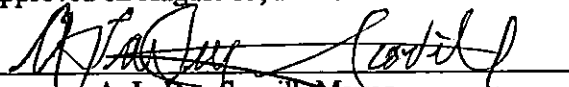
EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of a individual)

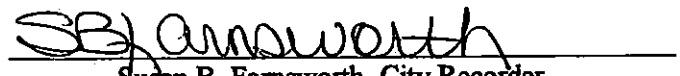
None

ADJOURNMENT

At 10:00 P.M. Council member Clayson moved to adjourn with a second from Council member Durrant and a unanimous vote.

Approved on August 15, 2001.


A. LaDue Scovill, Mayor


Susan B. Farnsworth, City Recorder

Orchard Cove City Park

Contractor	Proposed Cost	Comments
Schramm's Landscape L.L.C	\$ 74,058.00	Best Proposal!!!
ACE Landscape	\$ 75,045.00	No Basketball/Tennis Court, No "Kiddie Court - Type Playground Equipment", Only 4 Swings & 1 Slide
Vista Landcape	\$ 53,975.00	No Basketball/Tennis Court, No Playground Equipment", No Bond, No Concrete Work, Unresponsive!
Bratt	\$ 93,133.00	Responsive Proposal, Above Budget
Maughan-Pro	\$ 139,978.00	Responsive Proposal, Above Budget
Dalton Pipelines & Excavation	\$ 140,337.00	Responsive Proposal, Above Budget

Orchard Cove - City Park

Schramm's Landscape L.L.C

Base Bid	\$	74,058.00
Base Bid with 12' Chainlink around Tennis Court (\$5,826.00)	\$	79,844.00
Base Bid with 12' Chainlink around Tennis Court & Sport Court Surfacing & Painting (\$7,752.00)	\$	87,636.00
Park w/out Tennis Court/Basketball Court	\$	56,658.00

PLANNING COMMISSION REPORT

Meeting held on July 26, 2001

The meeting was called to order by Commission Chairman Brent Norton at 7:05 P.M.
Commission members attending: Brent Norton, Julie Jones, Rick Steele, Alan Reed & Doug Rohbock. Commission members excused: Wes Morgan, & Mick Peterson.

Others present: City Planner: Jim Bolser, Planning Commission Clerk Sherron Davis, and former City Planner Andrew Jackson.

Following review, the minutes for the meetings of June 28, 2001, and July 12, 2001, were unanimously approved.

DISCUSSION ITEMS

The discussion with Brent Vincent was moved ahead of the Nebo Vision presentation, as the representative from Swaner Design had not yet arrived. Mr. Vincent expressed concerns that he was unsure where he was to put in the sidewalk along ____ East at his Subway restaurant. He also expressed concerns regarding the requirements and description of signage for his establishment. Following discussion, Mr. Vincent agreed to install his sidewalk in accordance to the commercial design specification. Additionally, the Planning Commission agreed to review the issue of signage as well as possible solutions to matching up the commercial and residential sidewalk design standards.

PRESENTATION

The representation from Swaner Design in Salt Lake City, Utah, presented final results regarding Santaquin's involvement in the Nebo Vision Program, as well as results for the entire South Utah County region. She gave suggestions and resource materials to the Planning Commission for their review as possible items to work on for a project. Swaner Design, as allotted by Envision Utah, is supplying communities with a number of hours, estimated to be between eight (8) and twelve (12) hours, of service to work on whatever project the community chooses so long as it complies with Envision Utah standards.

ACTION ITEMS

General Plan Amendment and Zone Change from approximately 300 West Main to the Westerly City boundary from RM-8 (Residential) to C-1 (Commercial).

City Planner Jim Bolser began by explaining to the Commission and the public that this issue was officially opened for a public hearing in the last Planning Commission meeting. However, the property owners that would be affected were not directly and individually noticed as they should have. He explained that this had since been done and was now on the agenda to allow for these citizens to have an opportunity to express their concerns. The Planning Commission then opened the floor for discussion.

Public Comment: Several citizens expressed concerns regarding an increase in their property taxes as well as having the land in question remaining residential. Andrew Jackson explained that property taxes would not be affected if the land use does not change. Additionally, he said that a possible option is to create a zoning classification known as RC-1 (Residential Commercial), where the property owners would have the option to develop their land in either fashion without difficulty. Finally, concerns were raised regarding traffic problems present and how they would increase with added commercial development along Main Street.

Commissioner Rohbock moved to create a zoning classification RC-1 and implement it along Main Street from approximately 300 West to the westerly City boundary. A second was given by Commissioner Jones, with a unanimous vote.

Eastside Estates Subdivision, Plat "E", ^{Preliminary} ~~Final~~ Plan Review.

City Planner Jim Bolser began by explaining that a typographical error had occurred and that this issue was in fact a Final Plan Review rather than the Preliminary Review noted on the agenda.

Following discussion from the Commission and Mr. Shane Morris, developer, concerns were raised regarding the layout of the subdivision, the location and amount of parks and open space, the fact that building permits are not being issued for previous plats in this development and yet Mr. Morris is seeking approval for another plat. Mr. Morris contended that the annexation agreement was being followed, what he was doing is allowed by the agreement, and that he is seeking approval in order to begin preparing the infrastructure, as a whole, to accommodate the use of the city water tank located within this plat.

Following further discussion, Commissioner Reed motioned to approve the subdivision under the conditions set forth in the annexation agreement and those recommendations set forth by the Development Review Committee (DRC). A second was provided by Chairman Norton. The issue was approved by a vote with Commissioners Rohbock and Jones in opposition.

Ekins Annexation Review.

With no representation from the applicant, the Commission opted to discuss the issue internally. Concerns were raised as to the feasibility of sewer and water to be extended to this area as well as fire protection issues in light of the recent brush fire in and around the City.

Commissioner Rohbock motioned to deny the annexation in light of the above mentioned issues. A second was provided by Commissioner Jones with a unanimous vote.

Apple Cove Subdivision Preliminary Plan Review.

Following review of the subdivision, with new maps provided by the applicant depicting some changes recommended by the DRC, Commissioner Rohbock motioned to approve the preliminary plan with the recommendations of the DRC and Union Pacific Railroad being notified in writing of the potential development along their right-of-way. A second was provided by Commissioner Reed and the motion was unanimously passed.

Before adjournment, the Commission conducted a discussion concerning items previously reviewed and items needing review being placed on upcoming agendas. The Commission decided to add two or three of these items to each of the upcoming agendas until these items can be resolved. The items of discussion for the next meeting were decided to be parks, recreation and open space, signage and roads.

An additional request was made to have the Commission issued copies of the City's Parks, Recreation and Open Space Master Plan.

ADJOURNMENT

Commissioner Rohbock moved to adjourn with a second from Commissioner Jones and a unanimous vote. The time of adjournment was approximately 9:30 p.m.