

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JULY 19, 2000**

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

Others attending: City Manager Tom Austin, Sunrise Engineering Representative Lyle Hansen, City Planner Andrew Jackson, Legal Counsel Mitch Maughan, Building Inspector Randy Spadafora, Guenn Anderson, Mark Lafferty, Brent Norton, Shantel Craig, Pat Neff, Dale Johnson, Glen Way, and Nelson and Senior Representative Brett Rich.

PLEDGE OF ALLEGIANCE

Council member Scovill led the Pledger of Allegiance.

PRAYER

Mr. Lafferty offered a word of prayer.

PUBLIC HEARING

None

PUBLIC FORUM, BID OPENINGS AND AWARDS

Mr. Lafferty indicated he had received a letter from the City's Legal Counsel with regard to connecting to the City's sewer system. Mr. Lafferty's home is located 371 South 500 East. Mr. Lafferty indicated he had received bids from 3 different contractors with regard to hooking onto the City's sewer system. The cost to do so would be approximately \$20,000 which includes replacing all the cement work along with the brick retaining wall. Legal Counsel Maughan was instructed to converse with Dave Church on this matter and speak with Mr. Lafferty.

ITEM 7D

Celebration Chairperson Craig reported the preparations for the Celebration are progressing in a positive manner. She suggested having the food vendors who had stands in the park during the activities on Saturday set up for concessions during the rodeo that night. She will contact those vendors to extend the invitation.

ITEM 4A

At 7:40 P.M. Council member Scovill moved to enter into a meeting of the **Santaquin City Redevelopment Agency** with a second from Council member Clayson and an unanimous vote. (See attachment "A" for RDA Agenda)

Mr. Rich reported that the following resolutions to be adopted will bring the City into compliance with State Regulations and Guidelines.

Council member Callaway moved to adopt **Resolution 7-1-2000 (A RESOLUTION SETTING MEETING DATES AND TIMES FOR THE SANTAQUIN REDEVELOPMENT**

AGENCY). Council member Greenhalgh seconded the motion with an unanimous vote.

Council member Scovill moved to adopt **Resolution 7-2-2000 (A RESOLUTION SETTING GOVERNING ELECTRONIC MEETINGS FOR THE SANTAQUIN REDEVELOPMENT AGENCY).** Council member Clayson seconded the motion with an unanimous vote.

At 7:47 P.M. Council member Greenhalgh moved to return to the Regular Council Meeting. Council member Clayson seconded the motion with an unanimous vote.

INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES
ITEM 5D

Council member Clayson moved to adopt **Ordinance 7-1-2000 (AMENDMENTS TO THE GENERAL PLAN).** Council member Callaway seconded the motion with Council members Greenhalgh, Scovill, Clayson, Callaway, and Staheli voting in favor of the motion.

Council member Callaway moved to adopt **Ordinance 7-2-2000 (AMENDMENTS TO THE ZONING MAP CHANGING PROPERTY FROM A COMMERCIAL 1 ZONE TO A PLANNED COMMUNITY ZONE).** Council member Clayson seconded the motion with Council members Greenhalgh, Scovill, Clayson, Callaway and Staheli voting in favor of the motion.

Council member Scovill moved to table, until the August 2nd meeting, for clarification of a paragraph, **Resolution 7-3-2000 (ZIONS BANK LEASE FOR POLICE VEHICLE), Resolution 7-4-2000 (ZIONS BANK LEASE FOR FIRE TRUCK), and Resolution 7-5-2000 (ZIONS BANK LEASE FOR MAINTENANCE TRUCK)** Council member Clayson seconded the motion. Upon further discussion the vote was unanimous.

PETITIONS, REMONSTRANCES, COMMUNICATIONS

None

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Attorney Maughan recommended the Council members meet in a work session with the developer of Eastside Phase II Plat "D". Legal Council Maughan suggested recording the plat map with a notice that building permits will not be issued until the water tank is in place. The needed documents will be in place for the August 2nd Council Meeting.

City Manager Austin requested permission to submit application for a Planning Grant. The Council was told that the funds from this grant should be used towards progressive planning for the Community. Monies received will be used to pay a percentage of the City Planners wages.

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Council member Callaway moved to authorize City Manager Austin to apply for the Planning Grant. Council member Scovill seconded the motion with an unanimous vote.

NEW BUSINESS

A discussion was held with regard to installation of new fire hydrants inside the 400 East to 400 West, 400 North to 400 South core of the City. A request has been made to have the City Crew install new hydrants in this area with the new home builder purchasing the actual materials associated with the hydrants.

Council member Scovill recommended the City pay 50% of the cost associated with a 2 lot split and have the developer with 3 or more lots be responsible for the total cost of the hydrants.

Legal Council Maughan recommended wording of the Ordinance to imply that any single family dwelling will be responsible for the 50%.

Council member Scovill moved to direct Legal Counsel Maughan to draft a Resolution stating that all Residential development, of property on existing roadways, within the City's core area, needing fire hydrants, the City will install the complete hydrants after the property owners supply to the City, the needed materials to complete the installation. Council member Greenhalgh seconded the motion with an unanimous vote.

City Manager Austin will review on an individual basis, individuals who have installed hydrants within the past 90 days and refund a fee of \$400.

AT 8:50 P.M. COUNCIL MEMBER CALLAWAY MOVED FOR A 10 MINUTE BREAK. COUNCIL MEMBER CLAYSON SECONDED THE MOTION WITH AN UNANIMOUS VOTE.

MAYOR PRO-TEM STAHELI CALLED THE MEETING TO ORDER AT 9:03 P.M.

Mayor Pro-tem Staheli informed those in attendance that a donation from Summit Ridge Development had been received. A donation was made in the amount of \$1000 for Community Programs and in the amount of \$500 for the new Chamber of Commerce. Council member Clayson will present the Chamber of Commerce Director with the donation at a Redevelopment Meeting on July 20th.

Council member Callaway moved to allow the \$1000 to be used to help with costs to send the Youth Council to a Legislation meetings. Council member Scovill seconded the motion with an unanimous vote.

Council member Callaway moved to set the date of August 9th for the Mayor and City Council

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to meet with Zions Bank Representative Carl Empy, at 7:00 P.M., to discuss Special Improvement Districts and the representatives of Summit Ridge, at 8:00 P.M., to finalize the Development Agreement for the South Ridge Annexation.

City Manager Austin requested permission to purchase a lap top computer for the Building Inspector to use while out in the field.

Council member Clayson moved to approve purchasing a lap top computer for the Building Inspector, not to exceed \$2514.07. Council member Callaway seconded the motion with an unanimous vote.

ITEM 8E

Action on the item is not needed.

ITEM 8F

Legal Council Maughan reviewed with those in attendance, the information with regard to plans for a 4 plex to be located at approximately 166 West 400 South. Mr. Maughan indicated the Boundary line agreement should be recorded at the County Records Office before the City issues a building permit.

Council member Callaway moved to table the Final Plans for a 4 plex to be located at approximately 166 West 400 South until a Boundary Line Agreement is recorded at the County Records Office . After discussion Council member Scovill seconded the motion with an unanimous vote.

Legal Counsel Maughan will contact the property owners with the decision of the Council.

UNFINISHED BUSINESS

Legal Council Maughan indicated he, at times, will do business as a Title Agent for Mr. Glen Way.

A discussion was held with regard to the request for a Zone Change associated with the recently annexed Farley property.

Council member Clayson moved to approve the Development Agreement with Kenyon Farley for a RM10 Zone with a 80 Foot frontage of inside lots and a 100 foot frontage for corner lots and minimum of 12, 000 square feet per lot. Council member Callaway seconded the motion. Council member Scovill had a concern that granting this zone would draw from the rural atmosphere. Upon further discussion the vote was unanimous.

Gwen Anderson requested a formal denial, by the Governing Body, of the Anderson

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Annexation. She indicated that the purpose for requesting annexation was to enable her to be able to split and sale a portion of the property. Ms. Anderson is required to supply a temporary turn-a-round at the South end of her property but a shed, that she does not want to remove, is positioned where the turn-a-round will need to be located. Ms. Anderson will receive a formal letter of denial along with any remaining fees that was paid at the time the petition was submitted.

Council member Scovill moved to deny the request for annexation for the Anderson Annexation, due to the verbal request, of denial, received from Ms. Anderson. Council member Greenhalgh seconded the motion with an unanimous vote.

City Manager Austin reported that Shane Sorenson declined the Engineering Job Offer.

The Mayor Pro-tem and Council members received a spread sheet comparing the actual fee paid to Sunrise Engineering, for General Engineering and the total amount paid to them with special projects included. Council member Scovill recommended continuing using Sunrise Engineering. More information will be available to the Mayor pro-tem and Council if requested.

Council member Scovill recommended applying for the earlier mentioned grant and upon receiving the grant monies, add ½ of the monies appropriated, for the City Planner, in the 2000/2001 budget, to the offered Engineers wage and readvertize for applications to fill the full time City Engineer position.

Council member Greenhalgh reviewed with the Mayor Pro-tem and Council members a recommended site for the proposed water tank. City Manager Austin will contact Legal Council Maughan with regard to researching property ownership into the proposed tank site.

Council member Scovill indicated that a Utah Power and Light Representative will be attending the next Council work session to answer questions with regard to the power brown outs the City is experiencing.

The Mayor Pro-tem and Council members were presented a Concept Plan submitted by Monte Jensen that will be associated with the M. Jensen Annexation. Council member Callaway commented he was not happy with the submitted Plan.

Council member Callaway moved to deny the M. Jensen Annexation due to the concept Plan submitted. Council member Greenhalgh seconded the motion with an unanimous vote.

BILLS

Council member Scovill moved to approve payment of the bills in the amount of \$79,708.86. Council member Clayson seconded the motion with an unanimous vote.

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BUSINESS LICENSES

Council member Staheli moved to approve a new Business License for Sherry Schafer for a day care to be located in her home. Council member Clayson seconded the motion with an unanimous vote

Council member Staheli moved to approve a new Business License for Antonia Gurrea for a seasonal produce stand to be on his property located on main street. Council member Greenhalgh seconded the motion with an unanimous vote.

APPROVAL OF MINUTES

Council member Clayson moved to approve the minutes of a Regular Meeting held on June 28. Council member Scovill seconded the motion with an unanimous vote.

Council member Clayson moved to approve the minutes of a Special Meeting of July 11, with one change. Council member Callaway seconded the motion with an unanimous vote.

EXECUTIVE SESSION

None

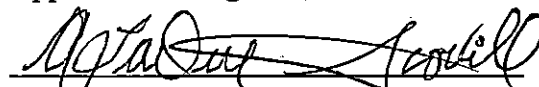
REPORTS BY MAYOR AND COUNCIL MEMBERS

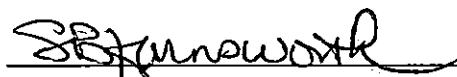
Council member Greenhalgh reported the Post Office has an outside water leak and would like to have City Manager Austin write a letter instructing them to get it fixed.

ADJOURNMENT

At 11:10 P.M. Council member Callaway moved to adjourn with a second from Council member Clayson and an unanimous vote.

Approved on August 2, 2000.


Frank Staheli, Mayor Pro-tem
LADue ~~Scovill~~ Scovill, Mayor


Susan B. Farnsworth, Recorder