

**MINUTES OF A REGULAR COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
DECEMBER 7, 1999**

The meeting was called to order by Mayor Keith Broadhead at 7:00 P.M. Council members present: Kirk Greenhalgh, LaDue Scovill, Marianne Stevenson, Lynn Adams, and Frank Staheli.

Others in attendance: City Engineer Dave Lund, Legal Counsel Mitch Maughan, Council member Elect Walter Callaway, Council member Elect Marilyn Clayson, City Inspector Randy Spadafora, UDOT Representatives Jim Cox, Alan Childs, Bill Juzac, and Alan Mecham, Terri Strebel, Carter Strebel, Shayne Durrant, Glen Way, Brent Norton, Paul Brown, Max Holman, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council member Staheli led the Pledge of Allegiance.

**PRAYER**

City Engineer Lund offered a word of Prayer.

**PUBLIC HEARING**

None

**PUBLIC FORUM, BID OPENINGS AND AWARDS**

None

**INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES**

Council member Staheli moved to approve Resolution 12-1-99 (A RESOLUTION SETTING THE RATES, CONNECTION FEES, POLICIES, AND OTHER CHARGES PERTAINING TO THE SANTAQUIN CITY WATER SYSTEMS). Council member Stevenson seconded the motion with an unanimous vote.

Council member Scovill moved to approve Resolution 12-2-99 (A RESOLUTION SETTING RATES, CONNECTION FEES, POLICIES, AND OTHER CHARGES PERTAINING TO THE SANTAQUIN CITY SEWER SYSTEMS) with 2 spelling changes. Council member Adams seconded the motion with an unanimous vote.

Council member Adams moved to approve Ordinance 12-1-99 (AN ORDINANCE REQUIRING PRE-QUALIFICATION, A PERMIT, AND A BOND BEFORE ALLOWING CONTRACTORS OR OTHER PERSONS TO DO CONSTRUCTION IN SANTAQUIN CITY RIGHT-OF-WAYS) with 2 spelling changes. Council member Staheli seconded the motion with an unanimous vote.

**PETITIONS, REMONSTRANCES, COMMUNICATIONS**

Mr. Brown reported he and his partner are not in agreement with the impact fees attached to the building permit for their proposed Assisted Living Center. City Inspector Spadafora

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reviewed the procedure he used to assess the fees. Mr. Brown reviewed with the Mayor and Council 3 different water bills for 3 different family sizes. Council member Scovill moved to assess a fee calculated at a 3.4 times the standard impact fee (excluding the Park Impact) with no usage adjustments or credits given. City Engineer Lund reported a water model was completed and in his opinion the proposed impact is justified. Council member Greenhalgh seconded the motion with an unanimous vote.

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

City Engineer Lund, on behalf of the Planning Commission, presented the Mayor and Council with a Santaquin City General Plan Survey for their review.

Legal Counsel Maughan presented to the Mayor and Council, for review, a draft of a proposed annexation agreement for the Farley/Ferguson Annexation.

Mr. Way asked for an opportunity to meet with the Mayor and Council to discuss zoning of the proposed Ferguson/Farley Annexation. Mayor Broadhead indicated a formal request will need to be submitted, by the landowner, to the Mayor and Council, in order to discuss this issue.

Mayor Broadhead recommended moving to item 9B Discussion with regard to a Telecommunication Ordinance.

Legal Counsel Maughan reviewed 3 different Telecommunications Ordinances. City Planner Jackson recommended using the Layton City Ordinance with the addition of the last page of the Lehi City Ordinance. Mr. Maughan will draft an Ordinance for review and adoption.

City Engineer Lund reviewed the Bid Schedule for a test well. The recommendation was made to contact a local driller for a bid. Engineer Lund will compile 3 bids for review during the work session on Wednesday, December 15th.

Engineer Lund spoke with Mr. Hansen and the Developer of the Santaquin Heights Subdivision with regard to upgrading the sumps associated with subdivision. Mr. Lund indicated, due to the installation of the curb, gutter, and sidewalk, the water is traveling around the sumps instead of into the sumps. The City will oversee an upgrade, of sumps, to the current City Standards.

Engineer Lund sought direction, from the Mayor and Council, with regard to a request he had received from FAI Development. They had requested to pay only the actual costs of the Infrastructure

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Inspections. The Council members Staheli, Adams, Stevenson and Scovill indicated they were not in favor of amending the existing Ordinance pertaining to this issue. Engineer Lund will issue a written document indicating the project is currently RED TAGGED until the required 7% inspection fee is paid.

**NEW BUSINESS**

Scott Scholey requested, by a submitted letter, a request for transfer of ownership of the franchise with regard to Blackstone Cable. Council member Adams moved to table the discussion and invite the Company's Representatives to the next Council meeting. Council member Staheli seconded the motion with an unanimous vote.

Council member Adams moved to approve the Engineering Firm of Epic Engineering to conduct the Storm Drain Study. Council member Staheli seconded the motion with an unanimous vote.

Council members Staheli, Adams, and Greenhalgh indicated they would be in favor of reappointing Legal Counsel Maughan as the City's Legal Counsel.

Council member Staheli moved to reappoint Mitch Maughan as the Attorney for Santaquin City with a review to be conducted before the new budget year. Council member Adams seconded the motion. Council member Staheli amended to include a renewable contract to be renegotiated prior to the budget year. Council member Adams seconded the amended motion with an unanimous vote. Greenhalgh, Stevenson, Adams, and Staheli voting in favor of ~~with~~ the motion with Scovill voting against.

**UNFINISHED BUSINESS**

Mr. Jim Cox indicated the fee assessed to the State shed located on Main Street is \$55,024.00. If not annexed into the City, curb, gutter, and sidewalk will not be installed on the highway side of the property. The State will carry the purchase contract at a 8% interest rate.

Council members Staheli, Adams, Stevenson and Scovill indicated they are in favor of searching for available funding and purchasing the building. Council member Greenhalgh indicated the purchase of the property at \$55,000.00 would be a good investment for the City.

Mayor Broadhead recommends to allow the State to connect to the City's sewer and water systems. Payment for the property will be made after July 1, 2000, in the amount of \$55,024.00, with a not to exceed and a no changes added clause .

Council member Adams moved to allow UDOT to connect to the City's sewer and water, pay to the State \$55,024.00 for the property,

after July 1, 2000, and not to exceed this amount or allow any additional changes. Council member Adams amended the motion to include zoning of an I-1 Zone, the State will sell, to the City, the presently occupied property, the purchase price to be paid for after July 1, 2000, not to exceed \$55,024.00, the State will be required to pay all upgrades needed for fire flows and any fees determined by impact on the current infrastructure and a recommendation, to the State, to follow the I-1 Zone requirements. Council member Staheli seconded the motion with an unanimous vote.

#### **BILLS**

Council member Scovill moved to approve payment of the bills in the amount of \$100,620.92. Council member Adams seconded the motion with an unanimous vote.

#### **BUSINESS LICENSES**

None

#### **APPROVAL OF THE MINUTES**

Council member Stevenson moved to approve the minutes of November 16, 1999 with one correction. Council member Scovill seconded the motion with an unanimous vote.

#### **MISCELLANEOUS**

Council member Greenhalgh questioned if a building permit would be issued if the asphalt is not installed in a new development or subdivision. He was told that all water and sewer lines will need to be installed before a building permit is issued and an occupancy permit released.

Council member Scovill reported Judge Haveron has requested, due to the extended Court hours, the Development Review Committee meet in a room other than the Council Chambers. A decision was made to hold future "DRC" Meetings in the Gym.

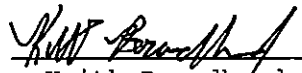
Council member Staheli spoke with Aaron Jones with regard to replacing the treading on the stairs in the City Center. The approximate bid is \$4000.

Mayor Broadhead reported Craig Smith indicated the City should join with the Inter Mountain Gas Association. Mayor Broadhead and Council member Scovill will attend the IMGA meeting in Fillmore on Friday.

#### **ADJOURNMENT**

Council member Stevenson moved to adjourn with a second from Council member Adams and an unanimous vote.

Approved on December 21, 1999.

  
Keith Broadhead, Mayor

  
Susan B. Farnsworth, Recorder