

MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE CITY CENTER
MAY 7, 1996

The meeting was called to order by Mayor Pro Tem Hortt Carter at 7PM. Councilmembers present: Paul Bean, Marianne Stevenson, Hortt Carter, Calvin Wall and Dennis Howard. Mayor Broadhead was excused. Calvin led the Pledge of Allegiance.

Others present: Linda Broadbent, Craig Broadbent, Don Gilson, Jerry Ross, LaVon Ross, Brent Stevenson, Bill Ferguson, Tom Horn, Diane Christensen, Scott Hudson, Debbie Hudson, Jack Jarvis, Dennis Barnes, Shane Bott, Johnny Johnson, Shawna Johnson, Attorney Mitchell Maughan and Engineers Joe Santos and Gary Ratcliffe.

Public Forum: Craig Broadbent reported he had completed his Eagle Scout Project of planting trees in front of the City Center. Nineteen trees were planted. The \$200 pledge by Santaquin City was not needed for the project as Craig raised all the funds. Council praised Craig for a good project well done.

Diane Christensen and Tom Horn stated they are upset as they were not notified they are on the agenda. Hortt apologized for the error and suggested they address the issue later into the agenda.

Hortt moved Council adjourn and meet in a Board of Equalization Meeting, Dennis seconded, motion carried 5-0.

Board of Equalization Meeting - This Forum is Convened to Discuss a Disputed Water Connection Under the Authority of the Water Ordinance: Bill Ferguson ask the Council to reconsider his sewer useage billing. Council agreed to check this out. Mr. Ferguson then reviewed past minutes granting him permission to move a water meter into the county.

Motion - Dennis moved to honor this previous motion allowing Mr. Ferguson to move the meter to his shop in the county, Calvin seconded, Marianne voted "aye", Hortt and Paul voted "nay", motion carried 3-2. Mr. Ferguson agreed the meter would only service his shop.

At 7:25 Calvin moved to adjourn the Board of Equalization meeting and return to regular council meeting, Paul seconded, passed 5-0.

Fire Department Resolution: Hortt read Resolution 5-1-96 allowing the Fire Department to locate their "Mud Digs" at the lagoon farm site.

Motion - Calvin moved to approve Resolution 5-1-96, Paul seconded, motion carried 5-0.

Diane Christensen--Trailer Park Complaints: Diane Christensen, Tom Horn, Scott Hudson and Debbie Hudson, adjoining neighbors to Stephen's Mobile Park, informed the Council of the problems and ordinance violations within the park. It was noted this is a non-conforming trailer park.

City Manager Tom Austin arrived.

It was suggested by the City Attorney, Mitchell Maughan, and the Council that the County Health Department be contacted to insure no health hazard exists. Mr. Maughan will prepare an opinion regarding the current legal status of the park. Fire Chief Shane Bott will conduct an inspection for safety violations. The police department will enforce the nuisance ordinance. Tom apologized for the confusion with the agenda.

Introduction and Discussion on Resolution 5-2-96--Cemetery Fees: Calvin presented a proposed cemetery fee schedule for consideration. Calvin agreed to get comparisons with other cities.

Motion - Dennis moved to table decision to allow time to study the proposal, Paul seconded, motion carried unanimously.

Planning & Zoning Reports and Requests: Shawna Johnson, P&Z Chairperson, discussed lots that do not comply with their legal description. Hortt stated some deeds still include the frontage right-of-way description. Council is considering deeding this frontage back to the property owners. This issue needs addressed before a master road plan including pressurized irrigation can be determined.

Mrs. Johnson reported the Planning Commission informed Mike Walker he would have to comply with all ordinances with his proposed development on Ramona Roselunds property. Mr. Walker proposed 100 lots on 14 acres with some lots 45'x80'.

Mrs. Johnson reported the Planning Commission approved a split of the Jim DeGraffenried property at approximately 200 East 500 North providing the buildable area sits 56' back from center of street.

Mrs. Johnson reported the Planning Commission propose changes in the subdivision ordinance for corner lot requirements. Minimum buildable area in RM-8 zone 2700 square feet, RM-10 zone 3900 square feet, R-215 6840 square feet and R-143 no minimum requirements. Council agreed to meet with the Planning Commission on the 27th at 7PM to consider proposal.

Johnny Johnson--Subdivide: Mr. & Mrs. Johnny Johnson requested a construction release for their Pine View Circle subdivision. Tom stated all compaction tests had not passed. Testing resulted in 94% to 96% with 95% required. The value of these tests was debated. Other cities do not require this testing. Hortt suggested a review of the book of standards with possible adjustments. Mrs. Johnson stated their project is under warranty for one year.

Motion - Marianne moved to approve Pine View Circle Subdivision and release building permits, Dennis seconded, passed 5-0.

Mrs. Johnson ask for re-conveyance of lots held by the City. Mr. Maughan agreed to prepare the paperwork.

LaVon Ross-Jack Jarvis--Discussion on Road Engineering: Joe Santos, Sunrise Engineer, stated subdivisions require an engineer's stamp of approval on their construction drawings. He was contacted by the Building Inspector as the road grade did not

comply with the construction plans. Council discussed road grade requirements and options to resolve the issue with Mr. Ross, Mr. Jarvis and the Engineers, Joe Santos and Gary Ratcliffe.

Motion - Hortt moved to accept the road as compromised by Mr. Ross, Mr. Jarvis and Joe Santos, Dennis seconded, motion carried unanimously.

Tom suggested the subdivision ordinance be amended to require 125% reducing bond and allow building during the subdivision construction.

Motion - Dennis moved to amend the ordinance as suggested and issue building permits, Hortt seconded, motion carried 5-0.

Hortt reported a work session will be held May 15th at 7PM.

Doug Keller informed the Council he has problems with a lot he purchased at approximately 221 East 100 South. The deed shows 112 foot depth. The building inspector claims the location he is preparing for his home is in the street. It was noted 100 South is the widest street in town (original Main Street) and it is possible the right-of-way description was never removed from this parcel. If this is true Mr. Keller wants to give the lot back to the seller. Hortt agreed to check this out. Mr. Keller stated another problem exists with the elevation of the proposed home. This issue will also be confirmed with the building inspector.

Hire Part-time Seasonal Labor (summer): Dennis Barnes, Public Works Director, reported he needed additional help now to groom the cemetery for Mothers Day. Mr. Barnes suggested three boys who could work part time now and full days after school lets out. These boys have drivers licenses and should work out good.

Motion - Dennis moved to re-hire Cam Steele and hire Justin Lewis and Trent Coombs for summer help, Marianne seconded, motion carried 5-0.

Hortt advised Dennis the baseball diamonds need sand and rolled.

Hire 1/2 Time Janitor: Hortt reported four application for the janitor position were received. Mike Cruz had done such a good job everyone would like to keep him. The attorney suggested Mr. Cruz be hired as a small business and work after city hours.

Motion - Dennis moved to hire Cruz Cleaning (an independent cleaning service) from April 1st to November 1st. at \$6.50 per hour and twenty hours per week with no involvement with Mr. Cruz's city job, Paul moved to second, motion carried 5-0.

The City Attorney will prepare a contract and address liability insurance.

Tentative Budget Presentation: Tom reviewed proposed budget. Hortt read Mayor Broadhead's budget letter (attached).

Sunrise Letters: Joe Santos, Sunrise Engineer, explained the letter regarding a contract proposal for an in-house engineer for one day per week plus meetings. Council felt this position should be advertised.

Motion - Dennis moved to advertise a bid proposal with job description for an in-house engineer, Marianne seconded, motion carried 5-0.

Hortt read letter from Sunrise Engineering regarding Santaquin City owning and operating their own natural gas company. A feasibility study estimate would be \$5,000 to \$6,000.

Motion - Hortt moved to check with the Mayor regarding the availability of funds before a decision can be made, Dennis seconded, motion carried 5-0.

Bills: Dennis moved to approve the warrants in the amount of \$26,933.05, Marianne seconded, motion passed unanimously.

Business Licenses: Marianne moved to approve a business license for Marilyn Ross, Dennis seconded, passed 5-0.

Approval of the Minutes of April 16, 1996: Paul moved to approve the minutes, Marianne seconded, passed 5-0.

Miscellaneous: Paul ask if the newspaper re-cycle bin was returned. This will be checked out.

Paul ask status on closing the purchase of the church for the library. Tom reported the Pastor, Mr. Pike is working on it, a title search is being conducted.

Hortt reported equipment for the lagoon farm pump house will be here in a week. One bid was recieved to farm the land. The bid will not be awarded untill irrigation equipment is set-up. Tom stated if the pumps don't arrive soon it may be necessary to rent portables.

Hortt reported plans for the Centennial Campout are progressing. Nebo School District and the Second Ward will furnish sack lunches. He hasn't received confirmation regarding the wool growers furnishing breakfast.

Hortt reported the first parade of the summer is June 1st. Marianne agreed to have the float ready. Hortt invited Council to attend the Celebration Committee meetings on the first Monday of each month.

Dennis reported South County Development Corporation has sold thirty acres with an option on another twenty acres (eventually it will be sixty five acres) for a factory outlet store located near the south exit. This property needs annexed before the sale is completed or the sales tax revenue will go to the County.

Hortt reported the old Jr. High School (City Center) is on the Register of Historical Buildings. An 8x10 plaque may be purchased for \$160. Hortt read proposed plaque.


Executive Session: At 9:55PM Dennis moved Council move into an executive session to discuss personnel, Marianne seconded, passed 5-0. At 10:07 Dennis moved to close the executive session, Paul seconded, passed 5-0.

Adjournment: At 10:07 Calvin moved to adjourn, Marianne seconded, passed 5-0.

Approved this 21st day of May, 1996.



Mayor Keith Broadhead



Elaine Tasker, Recorder