

Minutes of a Regular Council Meeting
Held in the City Center
September 5, 1995

The meeting was called to order by Mayor Keith Broadhead at 7PM. Councilmembers present: David Hathaway, Hordt Carter, Max Holman and Calvin Wall. Paul Bean was absent. David led the Pledge of Allegiance. City Manager, Tom Austin was also present.

Others present: Glen Thomas, Madge Thomas, Dick Kay, Denise Windley, Max Kay, Lisa Kay, Ed Westover, Bob Westover, Marilyn Oliphant, Frank Staheli, Becky Shelly, and Bonnie Craig.

Sunrise Engineering Inc. representatives: Val Kofoed, Vern Fisher and B.J. Moore.

JD McDonald and Walter Baker of Utah State Department of Water Quality.

First Public Hearing on Zoning Ordinance: Hordt moved to open the meeting to a public hearing on the zoning ordinance, Max seconded, motion carried 4-0. Mayor Broadhead stated there would be no action taken on the zoning ordinance tonight. They were seeking citizens views and concerns before they study the ordinance in a work session. Mayor Broadhead invited the citizens to comment.

Glen Thomas stated the proposed ordinance would infringe on his livelihood as it restricted horses and cows in the zone he resides in plus it does not provide a grandfather clause.

Mary Oliphant stated she moved to Santaquin for the animal rights. She preferred they remain intact.

Mayor Broadhead was concerned there is no grandfather clause.

Glen Thomas (and others) were upset because breeding and selling dogs is not permitted.

Robert Hales questioned the need for 100 page document. He ask if the current ordinance was hurting people and the advantages over the old ordinance. He felt there is too much control and restrictions. He noted the statement on page 52 regarding amendments.

Mayor Broadhead replied the Council have hardly reviewed the proposed ordinance submitted by the Planning Commission. It was there intent to get citizen comments before they consider it.

Becky Shelly was also upset over animal rights. Stating she researched this thoroughly before moving to Santaquin.

Mayor Broadhead stated they will consider this issue during their work session. Animal rights is also a concern of the Council. Council scheduled a work session for September 20th.

Roger Brockbank (City landowner residing in Salt Lake) had questions regarding the Master Plan and zones. Mayor Broadhead answered a General Plan was adopted a month ago and the zoning ordinance follows this plan. Mr. Brockbank ask if there could be

a zone change next to the freeway from residential to light industry during day time hours only. Mayor Broadhead said such a request would be reviewed.

Nadine Alexander was opposed to the one acre lot requirement in her area. This devalues her property.

Frank Staheli ask where the Council got the authority to change the ordinance. Mayor Broadhead replied the changes come through the updated General Plan and the Planning Commission prepared the proposed updated zoning ordinance. Mr. Staheli had concerns regarding lot sizes and ask why regulate citizens property and if there would be a fee to request a zone change. Answered no - and the increased lot size in outlying areas is for fire protection. Mr. Staheli was also concerned with the 100 pages in the ordinance. He said citizens should be allowed to what they want with their property. David said the idea sounds good but neighbors do complain. Plus there are regulations from the Health Department and etc. that City ordinances need to comply with.

Mrs. Shelly agreed the ordinance has too many restrictions and stated no state laws are being reflected in the ordinance.

Bob Hales questioned the 75 foot requirement from dwellings and streets for animals. Max and Tom stated they had agreed this requirement would remain 40 feet as per current ordinance.

Mr. Hales stated the Council should ask the citizens what they want regarding lot sizes. Max stated that is the purpose of this public hearing.

There was a question on notice to the citizens of action to be taken by the Council. Tom answered notice of this public hearing was put in the newspaper plus posted in the three approved places in Santaquin. Tom reviewed the cost of a newspaper ad. Some citizens agreed to volunteer their time to pass out notices door to door. Names were taken.

There was a question on the new zoning map. Copies will be available at the office tomorrow.

No more comments. David moved to close the public hearing, Calvin seconded, passed 4-0.

Denise Windley, Payson Chronicle, proposed the Council consider honoring "Yard of the Week" next spring and summer. She said it generates interest and pride. It is good for the City and her paper. Mayor Broadhead agreed they would try to get a committee for such a project.

JD McDonald: Representatives from the Utah State Department of Water Quality, JD McDonald and Walter Baker, presented the City with a plaque honoring the completion of the sewer project. Mr. Baker stated the City had been working on the project for over five years, it is a monumental public project costing \$6,000,000. Part of the project was paid through the last available EPA Grant money. The remainder with interest free loans. Mayor Broadhead thanked Mr. McDonald and Mr. Baker. He said the City appreciated the plaque and all their help through the project.

Dick Kay - Sidewalk: Mr. Kay ask the City to participate in the cost of the curb and sidewalk he is installing on the west side of his pharmacy (corner of Main and 100 West). Mr. Kay stated he is installing the walk with or without City help as people are parking too close and damaging his building. Mayor Broadhead ask if they installed a drain and if the project is ADA approved. Answer - yes. Calvin moved to table the decision untill September 19th, Max seconded, passed 4-0.

Sunrise Engineering - Capital Facilities Plan and Impact Fees: Mayor Broadhead reported the City needs to complete a capital facilities plan by January or stop charging impact fees on development. Sunrise Engineering Inc. had just completed such a plan for Salem City. Sunrise Engineer Val Kofoed reviewed the requirements and procedure in compiling a facilities plan. Mr. Kofoed estimated the cost at \$12,500. Tom ask if this is a firm figure. Mr. Kofoed replied no and explained the variables. Tom stated Sunrise is low bid as they just worked with the City on the sewer and water projects and already have information. Mayor Broadhead reported on an impact fee class at the League of Cities next week. Council agreed to table the decision untill after the League of Cities Convention.

Opening of Sealed Bids on Surplus Property - One Ton Truck: Tom reported bids were not received on the one ton truck. It was agreed to sale the truck at the auction.

Hortt moved to move into a joint meeting with the Redevelopment Agency, Max seconded, passed 4-0.

Atorney Cole Durham presented the proposed RDA budget for \$8,500. He explained the revenue would be a loan from the City budget. David moved to approve RDA Resolution 9-1-95 (budget), Max seconded, passed 4-0.

Mr. Durham explained the RDA Bylaws were approved by the RDA on July 18th. Before these bylaws are effective they must be approved by the City Council. David moved to approve City Resolution No. 9-1-95 (approval of the RDA Bylaws), Calvin seconded, passed 4-0.

Mr. Durham reviewed City Resolution No. 9-2-95 authorizing the City of Santaquin to loan funds to the Santaquin Redevelopment Agency in order to provide funds for expenditures budgeted by the Agency for fiscal year 1995-96. Calvin moved to approve Santaquin City Resolution No. 9-2-95, Hortt seconded, passed 4-0.

Mr. Durham explained Santaquin City Resolution No. 9-3-95 authorizing Santaquin City to enter into a contract with Santaquin Redevelopment Agency whereby the agency agrees to pay for the use of various services, facilities and supplies of the City's which will be used by the Agency during fiscal year 1995-96. David moved to approve Santaquin City Resolution No. 9-3-95, Max seconded, passed 4-0.

Mr. Durham reviewed Santaquin Redevelopment Agency Resolution No. 9-2-95 authorizing the Agency to incur indebtedness to the City of Santaquin in order to obtain funds for expenditures budgeted by the Agency for fiscal year 1995-96. David moved to

approve Santaquin's RDA Resolution No. 9-2-95, Calvin seconded, passed 4-0.

Mr. Durham explained Santaquin Redevelopment Agency's Resolution No. 9-3-95 authorizing the Agency to enter into a contract with the City of Santaquin whereby the Agency agrees to pay for the use of various services, facilities and supplies of the City's which will be used by the Agency during the fiscal year 1995-96. David moved to approve RDA Resolution No. 9-3-95, Calvin seconded, passed 4-0.

The purpose of planned development was discussed.

Chairman Broadhead asked if they could designate another RDA zone to include Mountainland Apples. This requirement and Mtland's proposed expansion was discussed. Mayor Broadhead stated there are three fruit packing facilities around Santaquin and not one of them is within the City limits. It was stated \$6,000 would be received from Mountainlands annually in franchise taxes. Chairman Broadhead ask if the Agency could purchase water shares to assist annexations. The property owner located between the City and Mountainland Apples is not willing to provide water as per annexation requirements as he will continue farming the land. Mr. Durham agreed this may be a possibility. Hortt moved to close the joint meeting and return to the City Council meeting, Calvin seconded, passed 4-0.

Cindy of US West explained their Cell Phone program. Tom reported on a service problem the City had with US West. Mayor Broadhead stated the City was with US West but they could not provide South service. Cindy said this was an error and she would be happy to work with the City should they decide to return to US WEST.

Mayor Broadhead reported memos were sent to all City employees requiring Council approval on all training and travel expenses. Hortt moved to approve two and one half days meals plus mileage for Tim Haveron and Shane Bott to take emergency training in September, Max seconded, passed 4-0.

Bills: Calvin moved to approve the warrants in the amount of \$44,168.68, Max seconded, passed 4-0.

Tom reported the title company should have the information ready next week on the surplus property sale.

Council discussed procedure correcting H-K laterals and billing.

Business Licenses: Hortt moved to approve a business license for Dean Wall and Antonio Guerra, David seconded, passed 4-0.

Approval of the Minutes of August 15, 1995: Max moved to approve the minutes, Calvin seconded, passed 4-0.

Miscellaneous: Calvin reported on a problem with the road frontage at Ron Crook's new annexation. Council agreed to clarify the problem on a plat map before making a decision.

Mayor Broadhead reported the chip-seal project was not complete. The construction company was told to finish next week or the late

penalty will be imposed.

David still has concerns regarding the abandon home on Main Street. Tom reported it is being torn down.

David reported lights, sirens and speed was being used by County emergency vehicles on non-emergency calls. This endangers citizens as they pass through town. Mayor Broadhead suggests the problem be discussed in the Fire Chief meetings and their recommendation be brought to the Mayors meeting. Mayor Broadhead instructed tickets be issued to emergency vehicles not in compliance.

Max stated he has discussed the problem of storage along City streets for seven and a half years and it still exists. Tom replied officers are sending letters to violators.

Max reported he has received complaints of vehicles parking in the handicap space at the post office. Tom said he had watched for this and not seen one violation.

Mayor Broadhead reported one councilman candidate has withdrawn his candidacy. This will eliminate the need for a primary election. "Meet Your Candidate Night" was set for October 25th.

Adjournment: At 10:35PM Hortt moved for adjournment, Max seconded, passed 4-0.

Approved this 19th day of September.

Keith Broadhead

Mayor Keith Broadhead

Elaine Tasker

Elaine Tasker, Recorder