

MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE CITY CENTER
JULY 18, 1995

The meeting was called to order by Mayor Keith Broadhead at 7PM. Councilmembers present: Paul Bean, David Hathaway, Hortt Carter and Max Holman. Hortt led the Pledge of Allegiance.

Others present: Alan Steele, Shane Bott, Commissioner Jerry Grover, Dennis Barnes, Kenyan Farley, Vern Callaway, Walter Callaway and his son.

Opening of Sealed Bids for Sale of Surplus Property as Advertised: Hortt read the bids for a 22 acre parcel purchased for the original lagoon site. Kenyan Farley bid \$5,156 per acre (\$113,432). Merrill & Doug Greenhalgh bid \$78,111 (\$3,550.50 per acre). Mayor Broadhead stated the City Attorney, David Tuckett will prepare the paper work to finalize the bid award at the next meeting.

Alan Steele - "Pending Ordinance" - Opinion on Non-Conforming Lot: Mayor Broadhead reported Mr. Steele had proceeded with plans to build a duplex at approximately 31 South 100 West. Doing his survey he learned the lot is not as deep as the deed indicates making it a non-conforming lot. When the new zoning ordinance is approved this lot will be in compliance. The new zoning ordinance has been approved by the Planning Commission, through Public Hearings, and recommended for Council approval. The reduction in lot size was never an issue during the hearings. Mayor Broadhead read the Attorney's opinion leaving the decision to the Council. Paul moved to approve Mr. Steele's lot and issue a building permit, Max seconded, passed 4-0. This information will be given to the Building Inspector.

Walter Callaway stated the water meter to the house (owned by Vern Callaway) located behind their business on Main Street is on Center Street. He requested it be moved closer to the house.

Tom Austin arrived

Council agreed the corp stop be located on Center Street and the meter placed closer to Mr. Callaway's house (within the easement). Walter Callaway and Dennis Barnes, Public Works Director, will work at the details.

Resolution 7-1-95 -- Acceptance of the Santaquin City Wastewater Collection System: Mayor Broadhead explained the loan has been closed on the sewer project. The funding agencies need a resolution from the City accepting the project to finalize and put the system on a one year warranty. Hortt read the resolution and moved to approve Resolution 7-1-95, David seconded, passed 4-0.

Resolution 7-2-95 - Providing for the Monthly rate Scale for the Santaquin Solid Waste Collection: Mayor Broadhead introduced this resolution. Max moved to approved Resolution 7-2-95, Hortt seconded, passed 4-0.

Resolution 7-3-95 - Declaring the Determination of Regionally Significant Transportation Projects for Purposes of Air Quality

Conformity Findings - Commissioner Jerry Grover: Mayor Broadhead welcomed Commissioner Grover. Commissioner Grover explained Utah County is in non-conforming status with Air Quality. This impacts Federal funds and road projects. If a project is considered "regionally significant" it could be stopped. The resolution defines the term "regionally significant". Mayor Broadhead had question on clean air restrictions. Commissioner Grover responded he is working on the issues and trying to shrink the containment boundries.

Councilman Wall arrived.

Mayor Broadhead stated Santaquin and rural areas are trying to be exempt from the containment area. Commissioner Grover reviewed proposed programs he is working on regarding this issue. The availability of non-oxygenated gas for equipment which will not operate on it was a concern. Hortt moved to approved Resolution 7-3-95 (defining regionally significant transportation projects for purposes of air quality conformity findings), Paul seconded, passed 5-0.

Resolution 7-4-95 - Santaquin City General Plan: Paul requested a change of the wording on page one to "require all parties annexing into the City to provide water rights". Paul moved to approve Resolution 7-4-95 as revised, Max seconded, passed 5-0.

Ordinance 7-1-95 - Subdivision: Mayor Broadhead reported all revisions, as suggested through public hearings, were complete in the subdivision ordinance. Paul reviewed the revisions and moved to approve the subdivision ordinance (7-1-95), Max seconded, passed 5-0.

Adoption of Ordinance 7-2-95 - Culinary Water Ordinance: Mayor Broadhead reviewed the revisions to the culinary water ordinance. Hortt moved to approve Ordinance 7-2-95 - Culinary Water Ordinance, Calvin seconded, passed 5-0.

Adoption of Ordinance 7-3-95 - An Ordinance Designating the Santaquin City Council as the Redevelopment Agency for Santaquin City: Attorneys Craig Smith and Cole Durham reviewed by-laws and purpose of a Re-Development Agency.

Officer Rod Hurst and Sgt. Clay Jensen arrived.

The RDA Ordinance was approved at the last meeting with a motion to continue the public hearing on the budget during this meeting. It was suggested the RDA (City Council) hold joint meetings with the Council. Hortt moved Council move into a joint meeting with the RDA Committee, David seconded, passed 5-0. Mayor Broadhead introduced the RDA By-Laws. Hortt moved the RDA Committee approve the By-Laws, Max seconded, passed 5-0. Hortt then moved the City Council approve the acceptance of RDA By-Laws by the RDA Committee, David seconded, passed 5-0.

Mayor Broadhead reported he is working on a meeting with property owners interested in development. He also stated an RDA budget will be approved by resolution at the next Council meeting. This will allow payment to the Attorneys (Bott & Durham) for setting up the RDA.

Attorney, Craig Smith, reported he is handling the sale of 1,000 acre feet underground irrigation water right in Elberta. Mayor Broadhead was interested and ask Mr. Smith to obtain more information regarding this sale.

Signing of Contract with Nielsen & Senior: Hortt moved to approve the agreement with Nielsen & Senior (the Company that set up the RDA) and to authorize Mayor Broadhead to sign the contract for \$2,500 plus an hourly wage, Calvin seconded, passed 5-0.

David moved to close the joint meeting with the RDA and to resume Council meeting, Max seconded, passed 5-0.

Report from Public Works Director Dennis Barnes on Storm Water Problem at Dale Spring Property: Mr. Barnes reported they will install an eight inch pipe past VanAusdal's home to drain into the vacant field and relieve the flooding problem at the Spring and VanAusdal homes. Council approved.

There was a question regarding the grass seeding and slope from T.J.'s Express. Mr. Kester was having this done after the installation of his sewer lines. Tom agreed to check this out. If Mr. Kester does not complete the project untill fall it was agreed they require sod laid on the slope.

Mayor Broadhead reported the chip-n-seal contract had been signed and Dennis will be the inspector.

Dennis reported the flooding problem at the Deke Taylor home had been resolved. Mr. Taylor had agreed to pay one half the cost if concrete was used, the City used asphalt.

Dennis reported 378 sewer connections were completed. The sewer ponds are staying full.

Dennis reported the old flat bed truck is dead. A surplus truck may be available July 25th. Jr. Kester agreed to take the City to the auction and help them obtain equipment. Mayor Broadhead ask Dennis to check out options on the purchase of a truck.

Dennis reported is staying very busy on weekends with the sewer inspections. He requested vacation for the week of October 23rd to 27th. Council approved.

Max suggested the tractor be returned from ^{*Hooken*} Genola Town.

Calvin reported a problem with the culvert at Alexander's on 900 South Canyon Road. Council agreed Mr. Alexander widen the culvert and fill in the pond and ditch before the road can be chipped and sealed.

Calvin reported trees and a fire hydrant need moved at Westovers', 100 West 900 South, before the road can be resurfaced. Council agreed to grade the road. The residents need to clean to the property line and install the culvert. Calvin agreed to meet with the Westovers and Alexanders to work out the schedule. The roads are scheduled for chip-n-seal in ten days.

Fire Chief Shane Bott thanked the Council for the new fire truck stating it has been in service. Chief Bott reported he has applied for a 50-50 grant for air bags. Chief Bott reviewed the bids from L&N Curtis and Ross Equipment. The matching funds is in the Fire Department Budget but this will restrict purchases for the rest of the fiscal year. David moved to approve L&N Curtis' bid for \$2,186.50 for air bags, Calvin seconded, passed 5-0.

Promotion of Officer Rodney Hurst to Deputy Chief of Police: Chief Tom Austin requested Officer Rod Hurst be promoted to Deputy Chief with no pay raise now and a re-evaluation in January. Hottt moved to approve this promotion for Officer Hurst, David seconded, passed 5-0.

Contract with Consultant to Close Current Landfill and Establish License for Class IV Landfill: Tom read the proposal from Tahoma to close the landfill and obtain a Class IV landfill permit. The estimated cost is \$10,000. Sunrise Engineers bid \$25,000. This is an eligible project for Capital Improvement funds. Calvin moved to procede in this direction and ask Tohoma for a contract, David seconded, passed 5-0..

Bills: Hottt moved to approve the warrants in the amount of \$48,193.43, David seconded, passed. 5-0.

Business Licenses: Hottt moved to approve a business license for Paula Evans and H&H Construction, Max seconded, passed 5-0.

Approval of the Minutes of June 20th and June 26th, 1995: Calvin moved to approve the minutes of June 20th, Max seconded, passed 5-0. Hottt moved to approve the minutes of June 26th, Max seconded, passed 5-0.

Miscellaneous: Mayor Broadhead reported the funds from the sale of the surplus property goes to E.P.A. & F.H.A. or it may be used on the sewer project. The irrigation equipment (\$45,000) is acceptable for the project. The project shortage, trees at the lagoon site, gravel along roadsides or chip-n-seal are also acceptable expenses.

It was agreed if Mr. Farley purchases the surplus property he not be required to pay the summer rent.

Max reported he hired Larry Hall to repair the fence at the rodeo grounds plus Eddie Ahlin is building a new gate. Mr. Draper from Delta broke the fence and agreed to pay damages. Max discussed the Roping Club's responsibility for damages. He stated he is posting "No Trailer Parking" along the fence as horses are breaking the water lines and fences.

Hottt approached the Council for a "Council's Choice" trophy for the Car Show during the City Celebration and prizes for the pie eating contest. Mayor Broadhead felt the Council's goal is to have the celebration self supporting and not fund it with tax payers money. The Council and Mayor each agreed to donate \$5 for the car show trophy.

Hottt reported they will finance the Mountainman Rendezvous with the grant funds.

Hortt reported Don Beck owns the property on 200 West Main and he lives in California. Mr. Beck did not receive a letter regarding the reduced sewer fee if paid by last January. Council agreed if Mr. Beck did not receive notice he be allowed to connect his sewer for \$375.

Mayor Broadhead gave Hortt U-DOT specs for chips for Main Street. He asked Hortt to get bids from suppliers for chips delivered to the landfill then purchase \$5,000 worth. H-K Construction did not complete Main Street surfacing. U-DOT will do it for \$5,000. H-K gave Santaquin City the \$5,000.

David had concerns regarding the encroachment problem at Kroeber's Service. Chief Austin said action is being taken on this problem.

David reported the furnace was being removed in the abandon house on Main Street. This indicates they may be cleaning it up.

David requested the E.M.T. and Fire Department officers give Council a report at the next meeting.

David reported the State had increased the charge for ambulance service. Council agreed the ambulance billing comply with the new fee and the residents base fee be increased from \$180 to \$191.

David ask for approval of \$1,341.20 for equipment for the new fire truck. Mayor Broadhead stated the equipment is necessary to operate the truck. Council approved.

David moved to approve Troy Larson as a firemen, Hortt seconded, passed 5-0.

Tom reported rooms had been reserved for the League of Cities Convention.

Max was excused for work.


Tom reported re-inspect fees on building construction over one year ago have been sent out. The new residents and contractors are upset as they felt everything had been finalized on their homes. The building inspector created this billing delay. It creates a bad impression of the City office. Revised billing procedure was discussed. Tom agreed to resolve the issue.

Tom read a letter from McMullin Mobile Home Park requesting permission to contract his own garbage service. Council agreed each resident of the park pay \$10.25 (same as all residents) per month for service from Country Garbage Service (City contract).

Adjournment: At 10PM Hortt moved to adjourn, Paul seconded, passed 4-0.

Approved this 1st day of August, 1995.


Mayor Keith Broadhead


Elaine Tasker, Recorder