

MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE CITY CENTER
MAY 2, 1995

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

Others present: Lynn Crook, Mark Hales, Leland Kelley, Janet Kelley, Lonnie Martinez, Linda Martinez, Bill Oliphant, Ed Westover, Mark Westover, Ed Westover, Jolene Alexander, Conway Barker, Mrs. Brost, Susan Farnsworth, Glade Robbins, Gerald Bowman, Denise Windley (Payson Chronicle) and a young boy.

Mayor Broadhead stated the zoning ordinance is not an issue on the agenda tonight, as rumored. He invited anyone with a concern regarding the zoning ordinance to put it in writing before the work session in June. The first public hearing for the zoning ordinance will probably be the seconded meeting in June.

Public Forum: No Comments.

Second Public Hearing Santaquin Subdivision Ordinance: Hortt moved to open the meeting to the second public hearing on the subdivision ordinance, Max seconded, passed 4-0. Paul reviewed all revisions to the ordinance suggested during the first public hearing.

Lynn Crook asked if the ordinance applies to a one lot division
Answer - yes, Paul reviewed State Code and compliance.

Ed Westover asked if fence requirements along a ditch were eliminated. Answer yes.

Mark Hales had concerns regarding thirty days for Council review of proposals. Lynn Crook added with the seventy five days required by the Planning Commission for review and approval this equals one hundred fifteen days. Mayor Broadhead stated thirty days is reasonable to allow Council time for a workshop and study. Completion of the project in one year after approval was also a concern of Mr. Crook.

Mr. Hales ask the need of the new ordinance. Paul replied to update the code plus the new ordinance is easier to read. Mayor Broadhead stated the utility improvement requirement is the only change in the ordinance. Paul added a "Definition" section was added to the front.

Mr. Hales felt the number of copies required of plans and plats was excessive. He also apposed the fees for copies of ordinances and resolutions. Paul explained the need for each member of P&Z and the Council to have a study copy of the proposal. It was explained actual costs of time and materials for copies is passed on to the requester. Mr. Hales stated he likes the small town flavor, there are too many restrictions. David replied controls and good planning are needed for the incoming people. Mr. Hales was also upset because the streets listed as exempt from subdivision improvements (the existing City with improved

streets) did not include his frontage. It was agreed this is an error and the description will be amended to read - 500 East from 450 South to Highland Drive. Mr. Hales had concerns regarding required size of water lines. It was pointed out this is as per code to adequately supply fire hydrants.

Glade Robbins questioned the water requirement to build on a single lot. Mayor Broadhead answered that falls under a different ordinance, it is their intent to revise this ordinance. Mayor Broadhead invited Mr. Robbins to provide written comments.

Mr. Crook stated Mr. Barker bought property from Mrs. Waters. At the time this property was annexed, water shares were given. Mayor Broadhead answered if so - giving water would not be required again.

Mrs. Brost ask if improvements (curb & gutter) would be required if they subdivided their three acres located Northwest of town. Answer - yes as they are not located on an improved street.

Mayor Broadhead suggested Mrs. Brost put all her concerns regarding the zoning ordinance and water ordinance in writing so they can consider them during their workshop.

The fee for concept plans concerned everyone. Council agreed there should be no fee for a concept plan. This plan could be a simple drawing.

The the County requirements to record one lot was discussed. Tom agreed to check this out.

Mayor Broadhead stated the ordinance would not be approved tonight. They will study all concerns for the next public hearing. Max moved to close the public hearing, Paul seconded, passed 4-0.

Mr. Hales thanked the Council for their willingness to cooperate.

Tom invited Mr. Hales to review the proposed zoning ordinance with him. He would like his views on needed revisions.

Adoption of Ordinance 5-1-1995 / Santaquin Sub-division
Ordinance: Hortt moved to table the decision, Paul seconded, passed 4-0.

Resolution 5-1-1995 - Lease Resolution from Zions Bank: Mayor Broadhead reported the contract for the CDBG Grant (\$140,000) may be signed Friday. After this an agreement with Pierce for the purchase of a new fire truck may be signed. For two years \$7,000 per year has been put in a reserve fund for such a purchase. This leaves a balance of \$38,000 which will be financed through Zions Bank. A lease agreement requires a resolution. Mayor Broadhead read the Lease Agreement, Resolution No. 5-1-1995, with a seven year payment schedule of \$6,733.68 per year at 6.25% interest. David moved to approve Resolution No. 5-2-1995, Max seconded, passed 4-0. The total cost of the truck is \$193,878.

Santaquin Debris Basin Easement - As Per Documents from County:
Mayor Broadhead reported on a meeting with Clyde Naylor (Utah County), Summit Creek Irrigation Co., Nebo Soil Conservation and

Santaquin City. Santaquin City is still part owner of the debris basin and Utah County requested an easement so as to continue maintenance legally. Tom reported the County has done a lot of work since the meeting last month. The County will not accept responsibility for water over 120 second feet. The County will take charge of the debris basin but not the water. C.U.P. promised use of their pipeline in two years. Mr. Crook stated because of the filing, Summit Creek owns all the water except what Santaquin City owns. Hortt moved to grant Mayor Broadhead the authority to sign the easement of the debris basin and flood channel for Utah County, David seconded, passed 4-0.

Bid Specifications and Base Bid Criteria for Solid Waste Collection - Approval and Direction to City Manager to Proceed with Advertising: Tom reported he wrote the bid specifications at the Councils' request. Mayor Broadhead read the contract requirements. Hortt moved to approve the bid proposal and to advertise the contract, David seconded, passed 4-0.

Bills: Max moved to approve the warrants in the amount of \$28,115.30, Hortt seconded, passed 4-0.

Approval of the Minutes of April 18, 1995: Max moved to approve the minutes, Hortt seconded, passed 4-0.

Miscellaneous: Mayor Broadhead reported they will meet Thursday at 8AM to ride the train to observe safety infractions.

Mayor Broadhead advised Hortt grant applications for the arts is due May 30, 1995.

Hortt requested a restricted cash number in the general ledger to record funds provided by the citizen committee for the purchase of playground equipment. They have planned various fund raisers including the raffle of a doll house.

Hortt invited Council to meet with the Museum Committee tomorrow night at 7PM.

David ask about sand bags for flooding. He is to check with Dennis for sand and bags. A problem with a culvert being too small and flooding at Wes Robbins property was discussed.

David had a purchase order of \$560 to train five E.M.T.s in Price approved. *Park City*

David reported Janet Hathaway and Betty Wall placed the ribbons throughout the town in respect for the bombing tragedy in Oklahoma.


Tom reported State Library money is available on a 50% match. They will accept CDBG funds as the match. He needs direction from the Library to proceed. He will also work this through ADA requirements for this building.

Executive Session - Discuss a Legal Matter: At 8:45 P.M. Max moved to adjourn and move into an executive session, Paul seconded, passed 4-0.

Adjournment: At 9:13 P.M. Hortt moved to return to regular

meeting and adjourn, David seconded, passed 4-0.

Approved this 16th day of May, 1995.



Mayor Keith Broadhead



Elaine Tasker, Recorder