

Mayor Keith Broadhead
Councilman Paul Bean
Councilman Hordt Carter

Councilman David Hathaway
Councilman Max Holman
Councilman Calvin Wall

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a regular council meeting on the 9th day of August 1994, in the Council Chambers, 45 West 100 South Street, at 7:00PM

Agenda

1. Roll Call
2. Public Forum
3. Petitions, Remonstrances & Communications
 - a. Malcolm Jolly / Appeal of Planning & Zoning's Decision
4. Introduction & Adoption of Resolutions & Ordinances
 - a. Submittal Requirements for Planning Commission - Res 1994-8-1
 - b. Planning Commission Application Fees - Res 1994-8-2
 - c. Travel Policy - Res 1994-8-3
5. Reports of Officers - Boards - Committees
 - a. Santaquin Days
6. Unfinished Business
 - a. Plat Map Westover Subdivision
 - b. Pole Canyon Sewer
 - c. Road for 550 North - Proposal - Jim DeGraffenried
7. New Business
 - a. Development in Pole Canyon - Mayor Broadhead
8. Bills
9. Business Licenses
 - a. Richard Johnson
10. Approval of the Minutes of August 9, 1994
11. Miscellaneous
12. Executive Session - Discuss Litigation
12. Adjournment

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance of the meeting and we will try to provide whatever assistance may be required.

CERTIFICATE OF MAILING

The undersigned duly appointed and City Recorder/Clerk for the municipality of Santaquin hereby certifies that a copy of the foregoing Notice and Agenda was mailed to the Payson Chronicle, 12 South Main Payson, Utah 84651 and the Utah County Journal, 500 West 1200 South, Orem 84058. Postage Paid

BY: Elaine Tasker
Elaine Tasker, Recorder/Clerk

Minutes of a Regular Meeting
Held at the City Center
August 9, 1994

The meeting was called to order by Mayor Keith Broadhead at 7PM. Councilmembers present: Paul Bean, David Hathaway, Hortt Carter, Max Holman and Calvin Wall. Also present were the City Manager, Tom Austin; the City Planner, Dale Berg; and Planning & Zoning Members Dick Kay and Brent Vincent.

Others present: Darwin Starks, Dick Kay, Thomas & Florence Ewell, Ed & LaDean Westover, Bob & Sherrie Westover, Keela Goudy, Jim & Donna Bott, Johnny & Shawna Johnson, DeVerl & Ann Craig, Kim Broadhead, Roger & Shirley Porter, Jeff & Paige Steele, Dennis & Roxanne Lamb and Mark Westover.

Outstanding Citizen Award: Mayor Broadhead explained representatives from the Fire Department, Lions Club and other organizations formed a committee to honor an outstanding citizen on a quarterly basis. Two citizens will be honored tonight, Florence Lamb Ewell and Donna Bott. Shirley Porter read a tribute honoring her mother, Florence Lamb Ewell. Keela Goudy read a tribute to her mother, Donna Bott. Both women were honored for their involvement in community affairs and especially as the founders of the Chieftain Museum. Mayor Broadhead presented each with a plaque stating the community appreciates all they do.

Public Forum: Mayor Broadhead stated the water rate increase proposal was not an agenda item. The issue died at the last meeting for lack of a motion and would not be discussed. Roger Porter quoted a councilman from last meeting stating, better to have a 3% increase now than 10-15% down the road. Mr. Porter ask this statement be explained. Mayor Broadhead stated the issue is no longer up for debate.

Darwin Starks questioned the use of impact fees. Mayor Broadhead replied they are currently in a reserve fund, but needed to be allocated. Mr. Starks suggested the reserve be used in lieu of increasing the water users fee. Options for use of the fund was discussed.

Mr. Porter stated every time a fee increase is requested he will ask the City to justify it.

Report from the Planning Commission:

Brent Vincent, Planning & Zoning Administrator, recommended the annexation application fee be increased from \$25 to \$250 plus \$25 per acre and including all other costs incurred to the City by this annexation, effective immediately upon Council approval. Mr. Vincent also requested a building permit not be issued at 1050 South 100 West untill the previous agreement with the neighbors regarding surfacing the street has been met plus a plat map approved by the Planning & Zoning Commission. Mayor Broadhead agreed these two issues be an agenda item at the next meeting.

Archives Grant: Elaine, City Recorder, reported Santaquin City recieved a \$200 grant from the State Archives. Two storage cabinets were purchased to store records in. The documentation had been sent to the State Archives and the grant finalized.

Part Time A.C.O.: Tom Austin, the City Manager, reported Andrew Goudy was working on animal control on a trial basis before a wage would be determined. Mr. Goudy would have no law enforcement power. He would be setting traps and using a catch pole. A County animal control complex will be constructed and open to communities for a fee. Mr. Austin suggested the City evaluate the service when it becomes available.

Travel Policy: Tom Austin introduced an expense sheet and proposed travel policy. Dennis Lamb asked if receipts would be required. Tom answered yes. Mr. Starks questioned out of town expenses. Tom answered there are training mandates for all officers. Mayor Broadhead agreed a travel policy was necessary. They would study the proposal for an agenda item at the next meeting.

City Planner: Tom reported on an agreement to hire a part time City planner, Dale Berg. Mr. Berg is Wasatch County's Planner and will address annexations, a master plan and educate the City and Board Members on all issues.

Celebration: It was agreed Santaquin had a very successful celebration. Mayor Broadhead requested letters of appreciation be sent to everyone involved. Many positive comments were exchanged.

Tom suggested a lap top computer be purchased at State bid at \$1,500 to \$2,000. Mayor Broadhead requested information be made available for next meeting.

Council agreed to pay 80% of Tom Austin's cellular phone bill as it is used for City business.

Tom reported Santaquin's float was awarded "Most Unusual" at the Spanish Fork parade.

Dry Mountain Estates Subdivision / Road Improvements: Hortt reported LaVon Ross, developer, asked the City to agree to a 21' asphalt road from the curb out. When the property is sold across the street it will be tore out for improvements. Planning & Zoning suggest Mr. Ross abide by the agreement (26'). Hortt agreed to check it out.

ElFawn Wall' Boundry: Tom reported on a survey of Mr. Wall's property, the discrepancies and trespass on City property. Mr. Wall ask for consideration from the Council to avoid litigation. After discussing the options, Council agreed to consult an attorney.

DeVerl Craig Easement (15 Min Time Limit); Mayor Broadhead described the sewer easement through Mr. Craig's property. Mr. Craig ask the easement be low enough to accommodate him should he annex his property and develope it. After 15 minutes, Hortt moved to extend the discussion, David seconded, passed 5-0. Design change options were discussed. Mayor Broadhead stated changes required approval from the funding agency, FHA. He also stated the easement was valued at \$775. Mayor Broadhead agreed to discuss the proposed changes with Paul Howard, FHA.

Set Date for CDBG Hearing: Mayor Broadhead explained the Community Development Block Grant Program. \$1,200,000 will be awarded to applicants in Utah, Wasatch and Summit Counties. A public hearing must be held in September. The Fire Department would conduct the required survey of the citizens income to determine if the City qualifies under the Low-Moderate Income level. Hortt moved to hold the public hearing September 20th, Max seconded, passed 5-0.

Bills: Hortt moved to approve the bills in the amount of \$25,301.73, Max seconded, passed 5-0.

Lyle Kay asked if the sewer construction company needed permission to cross his property. Mayor Broadhead replied yes and apologized for the incident. Mr. Kay stated he was not concerned with money but insisted his fences be repaired.

Business Licenses: Tom reported six applications had been reviewed by Planning & Zoning. It was recommended two be rejected, Rods Lawn Care (due to the chemicals stored) and a welding shop on 200 South 100 West. A consumer complaint had been received on Richard Johnson, it was suggested this application be held for review. Hortt moved to approve a business license for Rose Larson, Randy Haskell and Laura Jane Spencer.

Miscellaneous: Mayor Broadhead suggested a work session each month due to the increase in land issues.

Tom read the attached letter from South Ridge Farms, Phil & Chad Rowley, requesting to withdraw from their annexation request with Jaye & Jim Smith. This raised questions regarding re-applications. A work session was suggested.

Hortt stated a BIG THANKS was due everyone involved with the Santaquin Days Celebration. A financial report will be given next meeting.

Max reported the bicycle rack was placed in front of the City Center. He did not have a billing on it to date.

Calvin stated they needed to decide to pave Pole Canyon road or wait untill the sewer is in. Paul asked if the sewer was approved for this area. Mayor Broadhead answered they have \$75,000 and \$114,000 is needed. An option to assess the property owners in the area for the difference or involve all property owners was considered. Ed Westover stated they would like to complete their road agreement this summer. It would depend on the County's schedule. He had no objection to waiting if they would be getting sewer service. The exact amount to be assessed each home owner in the area should be determined before a home owner could make a decision. Tom stated the Federal Government may mandate the number of homes built in the area as well head protection. Mayor Broadhead explained funding allowances from the funding agencies is determined due to the number of homes in the area. Mr. Westover agreed to develop six more lots if that would qualify them for 100% funding. Mayor Broadhead stated that would have to be approved through Planning & Zoning. Hortt agreed to check this out. Council agreed to hold up on the road requirement, if the County schedule allowed, untill a commitment

from the funding agencies is received. The Council agreed to authorize Bob Westover to make arrangements with the County to surface Pole Canyon Road.

Council agreed Mayor Broadhead have the authority to approve vacant lot sewer connections. A vacant lot connection was approved for Jeff Steele and Wes Morgan.

Approval of the Minutes of July 19th and July 26th: Hortt moved to approve the minutes of July 19th, Max seconded, passed 5-0. Calvin moved to approve the minutes of July 26th, Max seconded, passed 5-0.

Adjournment: At 9PM Hortt moved to adjourn, David seconded, passed 5-0.

Approved this 23rd day of August, 1994.



Mayor Keith Broadhead



Elaine Tasker, Recorder

