

MINUTES OF A REGULAR MEETING
OF THE SANTAQUIN CITY COUNCIL
HELD JULY 1, 1986

Mayor Herb Lloyd called the meeting to order at 7:07 o'clock p.m. The following Councilmen were also present: Sherman Jones, Clara Goudy, and Raymond Rowley. Mayor Lloyd excused Councilmen Art Adcock and Lamar Openshaw. The Mayor stated that the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been provided the Payson Chronicle, the Daily Herald and the Deseret News and to each member of the governing body by mailing copies of the Notice and Agenda at least two days before to each of them. Assistant City Recorder/Clerk Cheryl Russell recorded the meeting and City Recorder/Clerk ^{Sam Sellers} transcribed the minutes.

Public Hearing on Annexation Ordinance update. Councilman Jones explained that most of the changes in this ordinance are being made to bring the city into line with the State Code. He indicated that the requirements are about the same as before.

Councilman Jones also said that two changes which the Council would like to see are requirements for the water being changed from the equivalent of two (2) shares of Summitt Creek per acre to one (1) share per half-acre, and that all annexations must be completed within three (3) months from the time instigated.

Councilman Jones said that the city is trying to encourage annexation as much as possible. Robert Hales asked the Council how the city is encouraging annexation with the kinds of requirements which the city currently has. Mr. Hales also complained about the building permit fee, water hook-up, impact fee as well as the builder being required to put in any extra improvements. He also said that the city is now penalizing outside developers about \$2,000.00 per acre for annexation. He stated that these costs make it prohibitive for any developer to annex and develop land in Santaquin. Councilman Jones asked what the \$2,000.00 penalty was for. Mr. Hales said that this is what the person would be required to give in water.

Councilman Jones explained that the city's water is limited and if the city annexed property without water there would soon be a shortage. He said that the city has applications in the office of the State Engineer for more water, and he has been in their office to personally talk with them about this, and the city has been told an absolute no. He said that he asked how the city is supposed to annex the property around the city for growth and was told the city would need to require the water right which the property should have ^{on it} for annexation, or shares of Summitt Creek stock.

Mr. Hales asked why the value of the water received for annexation could not be placed against the development costs for developing the property for housing. He said that it appears to be a bribe to annex into the city. Mr. Hales said that, if the builder is required to pay an impact fee as well as place in the roads, sidewalk, water lines,

etc., then he is being charged double for the impact.

Mr. Hales also said that city could look into having a zone with one acre housing lots and lessen the impact. Councilman Jones said that he felt that Mr. Hales had a point worth considering.

Bob Westover asked if the State Engineer told the city that they couldn't get any more water. Councilman Jones said that the city was told there are no more water rights to be had in Santaquin Canyon. Mr. Westover asked if the city couldn't condemn Summitt Creek water. Councilman Jones said that he didn't think the city could do this. Mr. Westover said that he had heard that if a municipality could prove they needed the water that they could override farming any day.

Councilman Jones said that the State determines the water availability according to the driest years and that we now have an abundance of water causing problems in the Great Salt Lake.

* Councilman Goudy asked ^{it would help if} if a group of citizens went to the State Engineer and applied pressure, ~~would that help~~. Councilman Jones said that this could be tried, but he didn't hold out hope.

Councilman Jones said that the State has said that the water goes with the land and when the land is annexed the water must also come in.

* Councilman Rowley said that he feels as if the city will pick up the water anyway by annexing all the farm ground into the city. He said that he feels the city is stifling ~~the city's~~ ^{its own} growth by requiring water for annexation. He said that many of the farmers are staying in the County because they do not want the city to take their water.

Councilman Goudy said that she also feels the water requirement is blackmail and that the city ought to pay part of the price for the shares of water acquired for annexation. She said that she can see the need for the water, and possibly a dual system might be the answer.

* Mark Hales said that he is sure the city could ^{condemn} ~~annex~~ resources and that this should not even be a concern.

* Councilman Goudy asked what is happening to the water from the orchards when homes are being built. Councilman Rowley said that the water will eventually get back into the city and he feels the city ought to buy ~~ing~~ the water.

Mrs. Rosenlund said that people can annex T-5 without water and Councilmen Goudy and Rowley said that they cannot improve their property in this instance. Councilman Rowley said that this is postponing the "anguish" of giving up water.

Councilman Jones said that the purpose of the T-5 is to annex those already hooked to the water and not those who would subdivide and create new housing.

Mr. Robert Hales said that if indeed the water is needed, as it appears it may be, the city ought to take money and receive interest on it. Mr. Hales said that he thinks it unfair to ask for the water for annexation when the people do not get anything for it. Mayor * Lloyd said he felt this was ^{an} unfair ^{statement} because the people do get city services for the annexation.

Mayor Lloyd suggested having these recommendations go to be Planning & Zoning Committee for their review.

Councilman Jones said that the suggestion has been made to have the city buy the water and asked who the city is. He said that the city consists of the people already within its boundaries. Councilman * Jones asked why the people in the city ^{should have to} purchase water so that the people living in the County can be annexed into the city. He said that the person annexing should pay for the water and provide this to the city with his annexation.

Ed Westover asked if the city wants to annex people or not. Councilman Jones said that they would like to annex the people already hooked to the water service. Mr. Westover asked if the city were concerned with anyone beyond this. Councilman Jones said that, if they want to be annexed, this is fine, but that the residents should not subsidize those being annexed.

Councilman Rowley said that he felt the city should be annexing anyone who wants to come in and that he gets hung up on the shares of water requirement. Councilman Jones said that he doesn't think the people inside the city would want to subsidize the people who would like to be annexed, which is what is being discussed. Councilman Rowley said that he doesn't think the citizens of the city feel this way.

Mark Hales asked what the impact and water connection fees are for. Councilman Jones explained that the water connection fee is the cost of hooking a new home into the city's water system. He said that the impact fee is assessed to charge the new home owner a portion of the cost of the improvements already paid for by the original home owners and now being enjoyed by the new home owner.

Mark Hales said that he felt the subdividers are subsidizing the city.

* Councilman Jones explained that the shares of water for annexation is not an impact fee. He said that the city is keeping this water in * reserve. He said that, right now, the city is about 50% covered with homes, if, within the next five years, everyone decided to build on all the empty lots, the city would be utilizing all the water right it now has. He said that there would also need to be more schools and parks, which would also require water. He said that the water studies have shown this and this is the reason the city requires water right with annexation of new property. He said that when Doyle Crook was mayor the city would not annex property because they would not have had the water right to cover the property. He said that when he came into office he wanted this changed so that the people annexing in would

bring their own water right (water shares) for their property.

* Councilman Rowley said that the shares received by the city for the past annexations are being rented and not used by the city and he feels the water being received ~~are~~^{is} not being beneficially used by the city. Councilman Jones said that he would like the city to obtain a dual water system in the future and use the shares in the system for irrigating property.

Mark Hales said that this is taking the water away from the people and then selling it back. Councilman Jones said that if the city gets a dual system, the ones annexed in would be using the water as well.

Mayor Lloyd recommended the people discuss these ideas with the Planning & Zoning Committee, as they originated this ordinance, and possibly these ideas can be incorporated.

Robert Hales said that he would recommend the city not purchase the water shares because it ties the money up which could be gaining interest. He said that the city ought to condemn the water as it is needed. He said that if the city feels it needs the water, the person who is annexing should be given credits towards the improvements he will be asked to make. He said that this credit should be equal to the going rate of the water shares at the time of annexation. He said that some consideration for one acre building lots would also assist in making the water now available go further.

Dennis Barnes said that he has been working with the water for some time now and he doesn't feel the city can grow without water. He said that, if a person with water is annexed and he is allowed to hang onto this, a time will come when he won't need the water. He said that this water is then put into the market place between the farmers outside of the city and the city. If the city does not get the water, then that water is taken outside of the city so the farmer can expand. *space*

First reading of proposed Water Ordinance update. Phil Rowley said that the discussion has been based on two types of water, culinary and irrigation. He said that he didn't think the citizens of Santaquin would fund an irrigation system which would bring irrigation water to their garden spot. Councilman Jones said that there have been several cities in Utah which have gone to a dual irrigation system and the rates for the irrigation water works out to be about 1/3 of the culinary water.

Phil Rowley said that the Council should decide whether they are really going to have a dual system before they accumulate more water shares. He also said that the State Engineer will not let a city go without water.

Councilman Jones explained that the water connection fee is to cover the cost of the connection and no more. Mark Hales said that he felt the fee for this is too excessive and that the city ought to serve the

people more.

Councilman Jones said that he failed to place a charge for the lawsuit with Genola in this resolution. He said that he feels a special assessment should be placed on each water bill for the costs of this suit.

Councilman Jones explained to the people about the suit and its intended purpose of changing the annual \$30.00 per year amount which Genola has been paying. He said that the estimated cost of this will be about \$14,000 over a period of three or four years. He said that he is suggesting an assessment on each water bill to cover these expenses, rather than raise the water fees again.

Mark Hales said that Genola and Santaquin are neighbors and that they ought to be able to settle this without lawyers being involved. Robert Hales suggested arbitration with Genola. Mayor Lloyd said that he also felt this and has met with Genola, and they are resistant to this.

a number of times

Mayor Lloyd asked the people present if they felt good about paying the assessment to get the thing resolved. Councilman Jones said that the difference is between raising the rates or making an assessment. Mark Hales asked how much the rates will go up and Councilman Jones said that it would not be more than is needed to cover the costs because the city is a non-profit organization. Councilman Jones said that he would prefer the assessment because after the case is over, it can be dropped.

Mark Hales asked if the city's water bills would be reduced if Genola pays its fair share and Councilman Jones said that they would be.

Councilman Goudy. Councilman Goudy read a report she produced concerning the opening of the Santaquin Canyon road.

Vilia VanAusdal and Marie Peterson indicated that they would like to assist in the repair of the bridge at Trumbolt. Mayor Lloyd said that Corry Cook had called him about an Eagle Project and that this might be a possibility.

The people were asked to check with the Forest Service on these things.

The Council discussed gravel on the road between Tinney's Flat and the Girls' Home. They stated that the County might assist in this, and should be coordinated with Councilman Openshaw.

The Council asked that Frank Okelberry submit a bid to the city concerning the old school. Mayor Lloyd stated that, if the school does sell, he wants the money put in to expanding the present office facility.

Doyle Crook was selected as the Grand Marshall, as there was a problem with the other selection. The parade committee will select and award

a trophy for the parade.

Business licenses. The following licenses were reviewed:

Steven M. Parsons\$15.00

Joseph Hendricks "Sno-Castle"\$10.00 monthly transient.

* Councilman ^{Rowley}~~Goudy~~ Councilman ^{Rowley}~~Goudy~~ said that the people running the booths at the city celebration have asked for permission to charge \$10.00 for each booth. This was approved.

Mayor Lloyd. Mayor Lloyd explained that the city will be holding a special hearing on the 29th of July on a proposed tax increase.

Mary Davis, Animal Control Officer, asked the Council if there were going to be any cuts in employees. Mayor Lloyd and Councilman Rowley both expressed that they were opposed to any cuts in employees, wages or benefits.

Councilman Goudy asked Patti Foster, City Librarian, how many people used the Library last month and Mrs. Foster stated that between 300 and 500 people use the Library per month.

Current bills. The following bills were reviewed by the Council:

Mountainlands.....	\$	85.30	
Pro-Arms, Inc.....		52.85	
Tischner Ford.....		127.97	
Macey's Sack and Save.....		38.02	
Utah Office Supply.....		5.41	
84 Lumber.....		73.95	
Jones Office & Book.....		52.23	
K-Mart.....		24.68	
Smith's.....		37.62	
Motorola, Inc.....		1,048.29	
L&J Waste.....		3,173.25	
Scrip Card Enterprises.....		5.00	
Utah Power & Light.....		11.58	
Johnson Tire Service.....		84.22	
Marilyn Clayson.....		130.00	
Dale Rowley.....		130.00	
Leslie Broadhead.....		130.00	
Joni Skeem.....		130.00	
Marilyn Taylor.....		130.00	
Carrie Holman.....		130.00	
Save-A-Dollar Auto.....		14.69	
Renae Butler.....		130.00	
* Dr. J.L. Hutchinson, MD.....			41.00 ←
Totals.....	\$	5,786.06	

Councilman Goudy moved that the bills be approved and Councilman Jones seconded. The motion passed unanimously.

Downtown redevelopment district. Councilman Rowley moved that this district be created and Councilman Jones seconded. The motion passed unanimously.

Clarify personnel alignment for the new budget year. Councilman Jones moved that Mrs. Roselund's salary be split 50% in the Water Fund and 50% in the General Fund for the coming year. Councilman Rowley seconded the motion and it passed unanimously.

The Council felt that, rather than approve the lease on the Royal copy machine, the city ought to look around more.

The Council felt that the city ought to consider raising the commercial business licenses to \$100 per year and the transient licenses to \$10.00 per day.

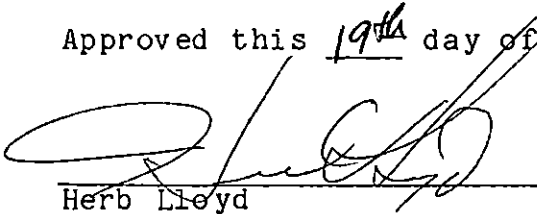
The Council approved that J.C.'s use of the chairs in the old school for the 4th of July celebration at the park.

Councilman Jones. Councilman Jones explained that he, Councilman Rowley, Lynn Crook and a member of the Water Board had met with the County flood people on the 24th of June. He said that they are trying to find an alternative route for the high water to reach Utah Lake.

Mayor Lloyd explained that he would be gone on the 15th of July.

Councilman Rowley moved that the meeting be adjourned and Councilmen Jones seconded. The motion passed unanimously at 9:49 o'clock p.m.

Approved this 19th day of August, 19 86.


Herb Lloyd
Mayor

ATTEST:


Sam Sellers
City Recorder/Clerk