

- 1: Minutes of a special Santaquin City Council meeting held on Tuesday, January 23, 1985, at City Hall. Mayor Sandra Peterson presided at the meeting and the following Councilmen were also present: Dan Olson, Art Adcock and Clara Goudy. City Recorder/Clerk Sam Sellers recorded the meeting.
- 2: Mayor Peterson called the meeting to order at 7:00 p.m. Councilman Goudy offered the prayer and led the pledge of allegiance.
- 3: Executive Session.
- 4: Mayor Peterson left the meeting and Council Chairman Dan Olson presided from here on in the meeting.
- 5: Announcement of Read-A-Thon Reader winner - Rachel Broadbent. Councilman Goudy explained that the city presented a Read-A-Thon in December, which was well attended. Patti Foster stated that Rachel Broadbent had read for about three hours, but was not sure how many books she had read. Mrs. Foster presented a five dollar gift certificate to Rachel Broadbent.
- 6: Jennie Davis - requesting renting the new part of the old school. Mrs. Davis did not show up.
- 7: Earl Andrews - presentation of 1983-1984 audit report. Mr. Andrews explained that there were more good things than bad things found in this last year's figure. He said that the city lost approximately \$4,500.00 during the spring of 1983 flooding, while the city was being used by the Flood Committee as the banker. He suggested having the entities sign an agreement to pay on interest in the future so the city is assured of receiving its proper amount of interest.
- 8: Mr. Andrews explained that the city had about \$17,000.00 in cash at the end of June, 1984, which was dangerously low. He discussed getting tax anticipation notes during the first of July in order to have some working capital. He stated that the city could make an additional approximate 4% by arbitraging this money. He said that the money would not have to be paid off until the next June, so the tax money received during the winter could also be placed at 10% interest and earn more as well.
- 9: Councilman Adcock asked Mr. Andrews how the Council can determine how much a departmental budget should contain, or whether there were any rules for this. Mr. Andrews stated that, for an example, the law enforcement budget should come close to equaling the sales tax revenues, the law enforcement fees and the court fines, which was about \$21,000 short during the last fiscal year. He mentioned that this was basically the only department for which this could be done, the other departments pretty much depend must depend on the propert tax moneys to fund them. Mr. Andrews stated that Santaquin is the only town which he has audited which these three items do not equal the expenditure for the Police Department. He said that a reason for might be that Santaquin is a bedroom community and that the sales taxes should increase for the city because of the way it will be split.
- 10: Councilman Goudy stated that Santaquin is not being viewed as a viable industrial community. Mr. Andrews explained that the supply of natural gas in this area is not adequate for industrial purposes.
- 11: Mr. Sellers asked Mr. Andrews what a positive aspect of the city's managing a


county landfill site would be. Mr. Andrews explained that the city needs to continue increasing revenues as it grows. He said that the only other alternative would be to raise taxes. Councilman Goudy said that she is afraid of polluting Genola's water supply. Mr. Sellers stated that the city must have an EPA study performed prior to making this a landfill and this study would determine any detrimental effects and would stop the idea.

- 12: Mr. Andrews pointed out that not one purchase over \$100 had a purchase order attached, which is contrary to the city's purchase order ordinance. He said that the new financial management ordinance the Council recently passed should alleviate this, if the Council will enforce it.
- 13: Planning & Zoning Committee - requesting approval for working on Master Plan update. Mrs. Lynette Neff, as Chairman of the Planning & Zoning Committee, explained to the Council that the P&Z Committee is in the process of beginning the Master Plan study. She said that Homer Chandler suggested they approach the City Council and determine their support prior to beginning work, as all their work will be for naught if the Council is not behind them. She said that she knows how this is because the City Council has thrown out two ordinances which they have worked on, the business license ordinance and the sign ordinance, and the P&Z Committee has felt very badly about this.
- 14: Mrs. Neff explained that the Committee will be having public meetings to receive public input during the process to make sure that the needs of the community are served and felt that they will have a good picture of what the residents want before they draw up the plan. She said that there will be some expenses and asked the Council if these would be taken care of. The Council explained that the city is in the process of reopening the budget and if the Committee could get the costs together for the Council, they will put some money in for this.
- 15: Agreement on garbage pick-up. Councilman Adcock explained that Ned Rushton, the Landfill Attendant, is going into the hospital for an operation. He said that Leland Kelley would like to work his half of the landfill wages while Mr. Rushton is recuperating. The Council felt this would be OK as long as the landfill was not left unattended.
- 16: Mr. Sellers explained that the agreement required Mr. Kelley to retain the amount of insurance coverage as the city retains and that he ought to look at the costs and determine if this would be feasible for him. He also suggested the city accepting the agreement and then Mr. Kelley looking at the costs and accepting it after he determines the cost benefit ratio.
- 17: Councilman Adcock moved that the agreement with Leland Kelley be accepted by the city and Councilman Goudy seconded. The motion passed unanimously.
- 18: Request for payment of stolen spray guns. Councilman Olson asked Mr. Sellers if the individuals whose spray guns were stolen had filed the loss with their insurance companies. Mr. Sellers said that he did not know. He was asked to write a letter to them asking them for this information and then the City Council would decide upon payment based on this information.
- : Mr. Sellers asked why the city would be paying for these items. He said that these were private spray guns being used on private vehicles at the city shop. He said that the city's insurance company would not cover them based on this.

- 20: Rabies clinic - February 23, 1985, from 1:00 p.m. until 3:00 p.m. Mr. Sellers explained that Councilman Olson will let the Fire Station be used as the site for the clinic, but that the small door on the south side of the building is the only one which can be opened. He said that he and Ramona Rosenlund are the only two who have been involved in this over the last two year and this is not enough help. He stated that the former Animal Control Officer and Police have helped prior to this and requested that there be more help this year, whether this be Council help or whatever. He said that he was caught in the middle of a five dog fight last year in the opening of one of the large fire doors. Mr. Sellers also explained that, if they cannot get any help on this, they would not be too excited about having another clinic. He asked the Council what they could suggest for assistance.
- 21: Councilman Adcock suggested getting the duty officer and the Animal Control Officer to assist in this. Mr. Sellers said that he would pass this on to the Chief Knox.
- 22: COUNCIL BUSINESS:
- 23: 1. Business Licenses - The following licenses were reviewed by the Council:
- 24: Clara Goudy "Income Tax Service" 15.00
Kim Barlow "Barlow's Carpet Cleaning" 15.00
Julie Wall "Save A Dollar" 1985 beer sales 300.00
Julie Wall "Save A Dollar" 3rd and 4th quarter 1984 beer sales 120.00
Carolyn Kester "Kester's Upholstery" 15.00
Lorraine Kursa "Walt's Tavern" one dance for 1/19/85 20.00
Bill & Betty Bettis "Bill's Salvage & Betty's Toys" 15.00
Guy Wall "Save A Dollar Tire & Auto" 50.00
Forrest Smith "Lynn's Lawnmower & Small Engine Repair" 15.00
Nan Smith "Nan & Cary's Gifts" 50.00
Nan Smith "Perkin's Palace" 50.00
Nan Smith "Perkin's Palace" 1 pool table, 1 juke box & 1 gaming device 150.00
Nan Smith "Perkin's Palace" 1985 beer sales 400.00
Dorine Wall "Dorine's Beauty Shop" 15.00
- 25: Mr. Sellers explained that the city has set a precedent to allow dances to occur prior to their being approved. The Council instructed him that this should not occur in the future.
- 26: Councilman Adcock moved that these licenses be approved and Councilman Olson seconded. The motion passed unanimously.
- 27: 2. Burglar alarm - Mr. Sellers said that the approximate cost of the basic unit would be about \$1,200.00. He said that the city budgeted about \$2,000.00 for this. Councilman Olson said that he would rather wait until the other Councilmen were available before they voted on this.
- 28: 3. Bills on last meeting - Mr. Sellers asked if he should pay the \$1,000.00 for the carpeting. He was told to do so.
- 29: Councilman Olson : Councilman Olson explained that a Larry Carter from Payson was wanting to open a video rental in Santaquin, but wanted to make sure he could get a license. The other Councilmen felt there would be no problem with this.

- 30: Councilman Olson explained that the new fire truck would be paid off this next December. He said that he would like to see the city continue putting this amount of money into the fire department in order to keep updating the fire equipment so the city's fire insurance rates would come down. He said that he would be looking into other equipment to purchase at about the same annual payment amount.
- 31: Councilman Goudy: Councilman Goudy asked if anyone would be attending the Municipal Official's Day at the State Legislature. No one seemed to be going.
- 32: Councilman Adcock: Councilman Adcock explained that he is need of two people for the Board of Adjustments and asked for some possibilities.
- 33: Councilman Adcock asked if the meetings would continue on their regular schedule starting in February. Councilman Olson said that they would.
- 34: Councilman Adcock moved that the meeting stand adjourned and Councilman Goudy seconded. The motion passed unanimously at 10:05 p.m.
- 35: Approved this 5 day of March, 1985.

36: 
Mayor Sandra Peterson

37: ATTEST: 
Sam Sellers
City Recorder/Clerk

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Minutes of a joint meeting of the Santaquin City Council and the Santaquin Zoning and Planning Commission held January 31, 1979 at 68 East Main, City Hall, at 7:30 P.M. 114-19

In Attendance: Mayor Robert E Steele, Councilmen Reed Jensen, Clement Kester, Dee Clement Planning commission members, Lynn Crook, Dee Davis, Fred Tasker, Helen Kester and clerk Diane Alexander.

Mayor Steele told those present that the meeting had been called so the Planning Commission would know the city council's stand on the agenda items previously handed out to the Council and Planning and Zoning members. Recorder Idonna W. Crook posted the Notice and Agenda January 30, 1979 and mailed copies to each member of the City Council and Zoning and Planning Commission January 30, 1979. The Planning Commission had made an itemized agenda previously but this is not a legal copy for posting, as this is the recorder's duty.

The following items were discussed and the Council gave answers as follows:

1. a. The Dansie Letter. The council were in agreement that no more building permits be issued to Clinton Dansie until he signs a written agreement (which he verbally said he would do earlier) that he would put in sidewalks in front of the 2 homes by the old Tom Ore residence. This verbal agreement was given to the council earlier. Chick and Dick Greenhalgh were going to shoot the grades for the sidewalks but this has not been done yet. The council felt that grades should be shot a block at a time instead of piecemeal.

b. The School Board Letter. Mayor Steele told those present that he had dictated a letter to Mrs. Alexander January 25, 1979 to be sent to Maurine Hiatt, Chairman of the Board, and instructed that copies be sent to Board members, Hugh Hjorth, Clyde Swenson, Dr. Rich Hohnson and Marlin Boyer. Mayor Steele read a copy of the letter to those present and asked Mrs. Alexander to make a copy and send to Ronald Bills, principal of the Santaquin School, inviting him to attend council meeting February 14, 1979, along with the Board members. Other letters have already been sent to the Board.

c. Are the Zoning Ordinance changes and the Master Plan legal? The council said the Master Plan is not complete. Mayor Steele said there had been some question on the legality of the changes in the Zoning Ordinance. Mrs. Alexander feels very strongly that these changes are not legal. Helen Kester insists these changes are legal, as does her husband, Jake, and Mrs. Alexander told them she did not come to the meeting to argue; however, she told them she would have the changes typed up by the next meeting. Mayor Steele said as far as he is concerned the changes are legal but that the Master Plan needs to be recorded. He said there is a question on some of the proposed roads on the Master Plan that needs to be considered, that these will be considered and decided upon at a public hearing to be held on the Master Plan. He said the roads have to be surveyed and whatever is drawn up on the roads have to be recorded at the county building.

Lynn Crook said the Planning Commission would like to make a request, that when controversial problems come up, they would like to get a written opinion from the attorney even though this would involve a little extra cost. Mayor Steele felt this would be appropriate.

(Mrs. Alexander also found out in checking the records that the public hearing on the changes (original and later changes) was held the night of the Planning and Zoning meeting at which the mayor nor 3 of the councilmen were not present. The only ones present were Reed Jensen, councilman over the Planning and Zoning, and Jake Kester, councilman. Mrs. Alexander feels that these changes are still not legal. No motion was made at the public hearing and it was not a legal public hearing. Note: Refer to minutes of Planning and Zoning Commission meetings June 1, 1978, June 21, 1978, and July 11, 1978. Also compare changes given to Mrs. Alexander by Helen Kester with these minutes.

a. Construction standards for streets, sidewalks, curbs and gutters. Jake said he and Helen had been doing some checking and phoning on this and would like the engineer to give standards for this. Jake will take care of this and get the recommendation from Engineer Associates. Fred Tasker will work with Engineer Associates on this.

b. What will be the city future fire hydrant policy? Checkerboard square - six hundred feet apart. All new fire hydrant are to be put on 6" lines, or check with the engineer. If it is in a sub-division, each plan must be approved.

c. City standards for bridges across irrigation ditches not owned by Summit Creek Irrigation Company. Same standards set by Summit Creek Irrigation - 18" culvert - flush with existing top.

When the city gets the letter from Summit Creek Irrigation Company that Claude Rowley said he would send, the Planning Commission would like a copy. Reed Jensen will check on this.

d. Sidewalks in the established part of the city. The city will put in sidewalks a block at a time and call on Improvement District when this is done. People buying building permits should be told that they will be required to pay for this later. This will be added in building permit requirements.

Do we want sidewalks? Everywhere? Only certain streets? Improvements?
Monies are available now for Main Street = Assembly of God Church plans to put sidewalks around the Church - City would rather shoot grades a block at a time.

3. The Alexander sub-division. a. County plans to oil street? b. What to do about water line? Eldon Greenhalgh has reported that the county plans to oil the street this spring. Water lines will be put in first so the road will not have to be dug up later.

After further discussion, Mayor Steele told the council and Planning and Zoning Com. members that he would like to discuss the other items on the agenda and discuss the rest of the Alexander sub-division at the end of the meeting.

4. Santaquin's annexation policy. a. How many homes can we let in? After some discussion, the council felt that there was no way possible to annex anything in the south end of town until a new line is run to the southeast part of town above the freeway, and that there will be no annexing in the west end of town due to water problems. A larger line will have to be put in to the Alexander sub-division before anymore homes can be built, other than the one permit just issued to Mr. Alexander. We've got to take care of the homes inside the city limits first. The only area we have at present for possible annexation is on the northeast end of town where the water is no problem.

b. What kind of growth do we want? (assuming adequate water -- long-term planning)
Mayor Steele told the council and Planning Commission members that he is in favor of annexation for a Jr. High School. There is no way to annex businesses that need a lot of water unless they would pay for the cost of the pump.

c. No Improvements at cost to the city. Anyone who is annexed has to pay all expenses so it will not cost the city anything, with the exception of industrial parks, etc., where the city would recover the money.

d. Recommend to the County to change the Zoning around Santaquin City to a transitional zone. Okay to change to TR-5 zone as long as the city does not have to furnish any water. They would have to drill wells.

e. Santaquin's water problem It was felt, after discussing Gaylen Peterson request for annexation, that even though he is in the northeast end of town, to adopt a policy on no annexations based on water. If citizens are allowed in, the city will be open for a lawsuit -- if one is annexed and another not.

Lynn Crook, chairman of the Planning and Zoning Commission, would like to have a public hearing held to see how the people feel about paying \$8.00 to \$10.00 extra in the summer to have the well turned on = the hearing to be held when the public hearing is held on Cable TV.

After some discussion, Clement Kester made the motion that the city set a policy for no annexation for individual homes until water distribution system is better set up and more adequate. Dee Clement seconded the motion. Motion carried - voting unanimous.

5. What are the Impact Fees used for? (Sewer only, or water improvements and sewer)

It was explained that the impact fee money is all put into a Special Capital Improvement Fund. Mayor Steele would like this to be spent for sewer when the time comes. He explained that part of this money had been spent; however, for the Special Improvement District on 200 North recently, but that the city would recover this when the citizen's share was paid. NOTE: Mrs. Alexander misunderstood Mayor Steele when he made this statement or would have corrected this. The \$15,000.00 that was spent from the Capital Improvement Fund will not be recovered by the citizens. This was the city's share - not the citizen's share. This is the only money that has been spent thus far.

6. Possibility of purchasing land now for our future lagoon system. How adequate are our water lines? How much water do we have? This was all discussed earlier, so there was no discussion on these items.

7. Cost to utilize the well? Clement Kester told those present that it costs approximately \$1200.00 to pump the well one day a week -- twice a week would cost \$1500.00 -- three days \$1720.00 -- 24 hours a day every day \$2300.00 These are all approximate figures -- per month.

8. Does the City still have the permit to the 8 inch well in the cemetery area, given it back but never dug? Any possibilities for new sources. The City transferred this well permit (2½ second feet) to the city well by the old fire station as they learned that they could not drill a well within 1,000 feet of a cemetery, so the city does have rights to 5 second feet.

9. Adopt a policy for no annexation. This was done earlier in the meeting.

Ben Alexander sub-division was again discussed. After some discussion, Lynn Crook recommended that two members of the city council go talk to Mr. Alexander about the water line. Mayor Steele made the recommendation that Mr. Alexander put in a 6" water line, with Mr. Alexander paying the cost for this and that the city pick up the tab for the extra 2 inches if a 4 inch line is all that is required. Mayor Steele asked Reed Jensen to talk to Mr. Alexander and see if they couldn't work something out with Ben that was fair to the city and to Mr. Alexander. Reed said he will contact Jim Peterson and see if he will to with him to talk to Mr. Alexander. Mayor Steele told Mr. Jensen to check with Eldon Greenhalgh to see what size of water line is required with the fire people before they go see Mr. Alexander.

Meeting adjourned at 10:00 P.M.

Approved:

Recorder _____

Mayor

