

Minutes of a regular Santaquin City Council meeting held on Tuesday, January 17, 1984, at City Hall. Mayor Sandra Peterson presided and the following Councilmen were present: Dan Olson, Art Adcock, Grant Pay, Clara Goudy, and Frank Okelberry. City Recorder/Clerk Sam Sellers recorded the meeting.

Mayor Peterson called the meeting to order at 7:00 p.m. Councilman Adcock offered the invocation and led the pledge of allegiance.

Prior minutes. The minutes of December 20, 1983, December 29, 1983, and January 3, 1984, were reviewed by the Council. Councilman Adcock moved that the minutes be approved as corrected and Councilman Okelberry seconded. The motion passed unanimously.

Public hearing on water project. Mayor Peterson began the hearing by explaining the background on this project. She explained that some of the water lines in Santaquin are in fairly poor shape. She also stated that a recent water study performed showed that the city is losing about 30% of its water into the ground. She said that it would cost more than \$1 million to redo the entire system, so the past Council decided to go about this project a little at a time, as they felt there would be too much hardship created by redoing the whole system. Mayor Peterson said that the Water Department determined that the Northeast quarter section of town had the most need.

Mayor Peterson explained that the city has applied for a grant through the Housing and Urban Development Agency (HUD) in the amount of \$149,000. This grant money has been approved for the city. She said that the project, as designed, will cost about \$308,000, so the city is attempting to get a loan from the State Board of Water Resources for the balance needed. Mayor Peterson said that, as far as the project goes, the two funding sources go together because the city will be unable to complete it without the moneys from both sources.

Mayor Peterson said that the grant will not have to be paid back, but the loan will. She said that the loan is a no interest loan and that the city has 15 years to repay this. She said that she and the Council felt this would be a good opportunity to complete this Northeast quarter section of town.

Mayor Peterson emphasized to the residents that the city, or each one present, is applying for this loan and that she and the Council wants to do what the people feel is appropriate.

Mayor Peterson said that the Board of Water Resources looked at the low rates charged in Santaquin and suggested that the Council double the rates. She said that this really put the Council off. She said that the Board will not give the city this money if the city does not show a willingness to pay for it, so the rates will have to go up.

Mr. Frank Tuckett said that the feeder line from the Canyon is not a cast iron pipe, but a transite pipe. He stated that this type of pipe has been outlawed by the Federal Government because it is an asbestos product. Mr. Tuckett said that he felt this should be a priority.

Mr. Newell Checketts asked if this point could be verified. Mr. Tuckett said that this could be dug up and determined.

Mr. Jake Weiermann asked if this revelation would put the whole project in jeopardy, until something is done about the asbestos pipe. Mayor Peterson asked when the pipe was put in and Mr. Tuckett said it was about 15 to 16 years ago. Mr. Tuckett said that some citizens tried to get the City Council to put in cast iron, but they didn't.

Mr. Sherman Jones, a former Councilman over the Water Department, said that he doesn't think the pipe is asbestos all the way to the headhouse because the city put a line down the frontage road a few years back and this line was cast iron where the tap was made. This was South of the overpass on Center Street. He said that North of the overpass he has seen asbestos. Mr. Jones said that he understands the line is cement coated on the inside, but has never seen this. Mr. Jones said that the city just had their water checked by the State Board of Health for lead or any other foreign substance and nothing showed up.

Mr. Sellers said that the State Board of Health performs a radiology test on the city's water each to determine if there are any health hazards and nothing has come up to show a health detriment. Mr. Sellers said that they had also performed another study, as explained by Mr. Jones, which would have showed lead, asbestos, etc. in the water and nothing came up. He said that if it had, the EPA would have moved in and replaced all the lines at no expense to the city.

Mayor Peterson said that this would not place the project in jeopardy.

Mr. Jones said that he felt this project should be bid out because many of the bids now are real low, as the contractors are trying to get as much work as they can.

Mr. Lamar Openshaw, also a former Councilman, asked if the people on a fixed income could afford this project, as there seem to be raises everywhere. Mayor Peterson said that she can identify with this concern, but she also said that losing 30% of the water into the ground is also costing people money in pumping and chlorination costs. Mayor Peterson said that she also feels the water system is going to have to be upgraded sometime and this is a good opportunity with the grant being a part of it.

Mr. Ned Rushton asked what the rates would be with this project. Mr. Sellers stated that the current rate is \$6.65 per month for the basic and \$.40 per thousand for the overage. Mayor Peterson said that she wouldn't be in favor of doubling the water rates. Mr. Rushton said that the town they were living in in Wyoming was charging about \$7 to \$8 per month and went to about \$18 when they replaced their water system, but they did the whole town.

Mr. Duke Hudson asked what the charge would be at the end of 15 years, when the other sections of town are completed. He also asked if the city would wait 15 years before they did anything else. Mayor Peterson

said they would not. Mr. Hudson asked if the new eight inch water line would effect the water pressure in the homes above. Councilman Olson said that it would have no effect. Mr. Hudson said that it would have an effect because the city is going to run an eight inch instead of a four inch line.

Mr. Jones said that one reason the city received the grant from HUD is because it had been quite a few years since they had received one. He said that the long range plan was to get a grant as often as they could and complete the city's line as soon as they are available. Mr. Jones said that HUD stated that there may not even be grants available in the future.

Mr. Newell Checketts said that he was on the Council when the grant was applied for and that it originally was for \$200,000. He said that he felt the city ought to take advantage of this amount of money.

Councilman Olson said that Santaquin City is the second lowest, on a cost per unit basis, on water charges in the County. He said that Santaquin services Genola with their system and their water rates are almost double Santaquin's. He stated that the Council selected the worst quarter of town. Councilman Olson said that city's pumper truck is designed to draw from a six inch line. He said that if this truck is connected to a two or four inch hydrant, which most of them are in this section, a collapsed line could be the result. He said that the city would then be forced to replace the line in an emergency situation and the costs passed on to the water users.

Councilman Olson said that the State has also mandated a minimum six inch line for fire protection, so the city could be held liable for damages, which would be a costs on top of replacing the line. He said that the small lines could also cause the insurance rates to go up.

Mr. Russ Strong, a plumber by trade, said that this pumper truck, connected to small lines, could also collapse water heaters in homes near the fire, for which the city would probably be liable. Mr. Strong said that his concern is that, if the city waits, the costs for doing the project will increase.

Mrs. Adalene Tuckett said that she is concerned with leaks, especially those running on top of the ground, which are never taken care of. Mayor Peterson asked if the city has tried to fix the leaks. Mrs. Tuckett said that they might have tried, but they still leak. Councilman Olson said that most of the leaks are from lead jointed pipe which blows out when the well is turned on.

Mrs. Opal Deuel said that there is a leak on her corner which has leaked for a year. Mayor Peterson said that there are leaks all over town and this why they are trying to upgrade the system is because the lines keep leaking in the same places, even after they are fixed.

Councilman Pay said that he had dicussed this with Leon Jensen of Goshen. He said that Goshen has gone this route, and they feel that citys practically have to beg for the money. He said that this is an

interest free loan and the next part of town which is done may cost the city interest.

Mayor Peterson said that she felt it was like driving an old car to the bank and asking for money to buy a new car. She said that the bank isn't going to loan money for a new car at the same rates as the old car. She said that they would have to be willing to pay more for the new car. She said that this is a condition of a loan. She also said that she doesn't know many places which give interest free money. She stated that the city just about had to beg for this money.

Mrs. LaRue Jensen said that she objects to the water rates going up.

Councilman Goudy asked if the water project could cost less than the proposed. Mr. Sellers said that if it does, the money left over goes to pay back on the loan.

Councilman Goudy said that she felt many people might cut down on watering if the water rates continue to increase. Mayor Peterson said that the citizens are spoiled because the rates have been so low for so long. Councilman Goudy said that she hopes the bids will come in less than anticipated and asked if the project could be bid without getting the loan first. Mayor Peterson said that she understands that, to get the money, Santaquin has to show a willingness to raise the rates.

Councilman Goudy asked if the bids could be received before the Council raises the rates on the water, in order to determine the exact amount needed.

Mr. Sellers stated that the proposed rates, as described in the hand out, would actually cost many of the elderly people on a fixed income less than at present. He pointed out the proposal as follows:

Minimum charge per month.....\$ 4.50

Minimum usage allowed per month..... 6,500

Overage:

6,501 thru 10,000.....1.05/1,000

10,001 thru 25,000......60/1,000

25,001 thru 40,000......40/1,000

40,001+......55/1,000

Councilman Olson asked what the average usage would be per home. Mr. Sellers said that it was approximately 50,000 to 60,000 gallons for each two months during the summer. Mr. Sellers said that, under this structure, people would only pay \$9.00 per billing during the winter, rather than the \$13.30 they now pay.

Mr. Jake Weierman asked if the hook-ups from the line to the homes would all be new. Councilman Olson said that they would be from the line to the meter. Mr. Weierman said that he would be in favor of this project.

Mayor Peterson said that there hasn't been any real objections voiced concerning the project, other than water leaks in town, and asked if anyone had any objections.

Mrs. LaRue Jensen said that she objects to her water bill going up. Mayor Peterson asked about objections other than the bill going up, as everyone would object to this.

Mr. Jake Weierman asked again about the transite pipe and if the city would be in the clear to go ahead with the project with this pipe in the ground. Mayor Peterson said that there apparently has not been anything get into the water supply from this. Councilman Olson said that this line is next on the list for a fire hydrant, so a tap will be made as soon as the weather breaks and the line could be reviewed then.

Mr. Jake Weierman asked why the city is considering cast iron and why they wouldn't go with plastic. Mr. Ed Neff stated that the ground is too rocky for plastic. Mr. Sellers said that the city's engineer recommended cast iron pipe because of the rocky ground as well as the fault lines in the area. Mr. Weierman said that if this was bedded correctly it would be OK. Mr. Neff said that, by the time its bedded, it would cost as much as cast iron. He also explained that the city is repairing a lot of leaks in the plastic pipe put in in the past.

Mr. Sellers reported that the city has received about 15 of the mailed responses returned with about 5 yes votes. He said that the Board of Water Resources had received 8 with all 8 being a no vote. Mr. Sellers said that the Board will require a bond election if the majority of votes are no. Mayor Peterson said that she doesn't know if the city would go to the expense of a bond election, as they are fairly costly. Mr. Sellers said that this would cost about \$1,500.

Mr. Rushton stated that someone ought to get the people to send their letters back. Councilman Olson said that it is up to the residents now.

Councilman Adcock stated that the proposed water rate would only increase the water about \$5 per month, which he doesn't feel is too large of a burden.

Chief Don Knox said that he felt the city ought to complete the project now when the city has the chance for financing, rather than when it doesn't have a choice through collapsed line.

Councilman Olson said that if the situation arises when the residents are appathetic and don't send in their letters and the city has to go to a bond election, the Council might not opt for this. He said that if the city could take care of 50% of its 30% leakage, the city could save 15% of 900 gallons per minutes going into the headhouse, or 135 gallons per minutes, the city could save money on pumping. He stated that the pump costs much more than the springs flowing freely. Councilman Olson said that the \$5 paid could multiply itself through lower pumping costs.

Mayor Peterson said that the resolution acted upon this night would not mean that the project would be started, but just means that the city would proceed with its plans. She said that the responses received

from the letters sent would determine whether the project would be done.

Mr. Dennis Sorenson said that it sounded to him as if only about 1/2% of the residents have responded thus far and asked if the Board would decide on this small of a return. Mayor Peterson said that she wasn't sure, but wanted to encourage people to send them in.

Mrs. Vera Knox stated that she would be willing to volunteer on a door to door canvass, if this would be helpful.

The residents present asked to have a straw vote of those present taken to see how they felt. There were 28 people present and 26 voted in favor, 1 voted against and 1 did not vote.

Councilman Olson moved that Resolution 84-1 be approved and Councilman Goudy seconded. The motion passed unanimously.

Bart Olson - annexation request. The Olsons did not show up.

Vera Knox - Traffic at School. Mrs. Knox, representing the PTA, stated that the traffic problems at the school are still serious. She suggested that making 400 West from Main to the school and 100 South from the school to 200 West one way would help to ease the traffic flow. The Council was concerned with making this one way all the time with the Bowery, etc., in the area. Mayor Peterson suggested having this one way just during the time the children traffic is there. Dr. Tom Hudson said that they could ask the parents to assist during these two hours per day. Chief Knox said that the police could help, if the school would come up with barricades for the roads. Councilman Goudy moved that the city give this one way traffic idea a trial for the 2 time periods per day with portable barricades. Councilman Adcock seconded the motion and it passed unanimously.

Cable TV - Rate increase request. Mr. Dennis Sorenson, the Cable TV manager, explained to the City Council that they would like to increase their prices slightly to offset some losses. He said that they had lost \$1,500 in September and cannot continue to operate with this type of situation. Their recommended raises are approximately \$1.05 per month for basic and about the same for the movie channels. Councilman Olson said that the city cannot expect the Cable TV company to operate in the red and moved that the new pricing structure be approved by the Council. Councilman Okelberry seconded the motion and it passed unanimously.

George Higginson- Senior Citizens Funds shorted \$700. Mr. Higginson told the Council that the proposed contract with MAG on the Senior Citizens had been cut for \$700 for the first six months of 1984. He said that the Center could not operate without this \$700. Councilman Goudy said that she would call MAG and find out what is going on and report this back at the next meeting.

Mr. Frank Tuckett also said that a representative of the County Board of Health has gone through the Center and told them there would have to

be extensive changes in the sinks, counters, etc., which would cost some extra money. Councilman Goudy said that she would find out about this as well.

Judge Jay Peterson - Warrants. Judge Peterson said that he has been having trouble getting warrants served. He said that he had to write off about \$4,000 in warrants because they were too old. Chief Knox said that he had sent copies of warrants to the cities in which the people are supposed to live, but that they may charge to serve them.

Judge Peterson suggested to allowing the officers some incentive by paying them \$15 per warrant plus \$1 per mile, for the use of their own vehicle, to serve these. The Council felt this would be a good idea, but also suggested that the Judge charge the \$1 per mile regardless of which vehicle is used. If the city's patrol car is used, this money would then be turned into the city. The also suggested that the Judge collect this service fee and pay the officers out of his account.

Utah West Productions - Need proposal on school. No one appeared from Utah West Productions.

New Planning & Zoning Member appointment. Councilman Adcock moved that the city appoint Steven Parsons and Sherman Jones to serve on the Planning and Zoning Committee. Councilman Pay seconded the motion and it passed unanimously. Councilman Adcock explained that Kim Barlow had been elected Chairman and Lynette Neff Co-Chairman of the Committee.

Review proposed Annexation Ordinance. Councilman Goudy recommended that Section 2, Part D, be changed to require a certified mylar map. This was done so. Councilman Adcock said that Section 1, Part E, does not show a requirement for water shares for annexation, but only the possibility that they may be required. Mr. Sellers said that he would change the wording on this.

Councilman Olson stated that he has been getting a lot of phone calls on the requirement for irrigation water. He asked if there was ever anything written down as to the need for this water. Mr. Sellers stated that the Planning & Zoning Commission performed this study about 5 years ago.

Councilman Goudy asked if the city was looking down the road as to what the ultimate end of the requirement would mean. She stated that these shares are meant for the irrigation of farm land, but she realized the city is in need of water. She asked what would happen to the farmers if the city received too much water and asked if the city would be depriving those whose living depends on this water.

Councilman Olson said that he has received valid arguments in that the farmers who are relying on picking up this water for irrigation uses, cannot plan their crops, etc., on the assumption that they will be able to rent water from the city.

Councilman Goudy stated that if the city decided to use the water to pipe irrigation water to the residents, which she feels would place a

liability on the city, or whatever, those renting the shares would be placed in jeopardy.

Councilman Olson said that he felt the Council ought to seriously discuss this part of the annexation requirement, even though he can see the need. He felt they were depriving a certain sector of the population, and that Santaquin is a farming area.

Councilman Adcock said that he felt the city would not get any annexations if the city requires water shares. Mayor Peterson stated that she disagrees with this.

Mayor Peterson asked how many shares the city has accumulated in the last year. Mr. Sellers said that there were about 3 shares. Mayor Peterson said that the city isn't accumulating enough water to hurt the farmers.

Councilman Olson said that the city has about 55 shares now. Mayor Peterson said that those 55 shares were not accumulated through annexations only.

Councilman Olson said that Summitt Creek has complained of the price which the city has been willing to pay for the water, as this cuts them off from purchasing additional water.

Councilman Goudy asked if the city would be stopping someone who would be an asset from annexing when they cannot come up with the water. Councilman Adcock asked if the city could compromise and cut the water requirement to one share. Mayor Peterson said that they could but she doesn't feel they should.

Mr. Sellers said that the study which was performed 5 years ago showed that the city at that time only had adequate water to handle the number of lots which were then in the city. The study showed that, in order to handle the water requirement for future annexations, the city needed to require 2 shares per acre annexed. Mr. Sellers said that it may be 20 to 30 years before the lots in town fill up, but that when that time comes, the city is out of water.

Mr. Sellers said that the water which comes out of the canyon, on top of the ground and under the ground, belongs to the State of Utah and that the State Engineer has been charged with allocating rights to its usage. He said that Santaquin only has a right to a certain amount of water from a well, which they are using. Mr. Sellers said that Goshen tried to get a well right about 2 years ago and were turned down. During the last flooding season, their springs were knocked out and had to truck water in from the neighboring communities. They approached the State Engineer after this and he turned them down again.

Councilman Goudy asked what grounds they refused this and Mr. Sellers said that the State Engineer has the final say and if he feels all the rights have been allocated, he will turn down the requests. Councilman Olson said that this would be grounds for a suit.

Mayor Peterson said that this shows the need for the water to be received upon annexation.

* Councilman Olson said that the city is a major stockholder, with 55 shares. (The city owns 46 1/2 shares of water.) Councilman Olson said that he has been invited to their stockholders' meeting and that this issue will be addressed more and more as time goes along. He said that the city needs to have a valid reason for this.

Mayor Peterson asked what the Council would suggest as a change in the annexation requirement, which would also protect the city's water rights. Councilman Olson said that perhaps something could be worked out with Summitt Creek on this. He said that they could not require water until if, at a future time, the city found a need for this water. He said that the farmers wouldn't put their apples ahead of children not having water to drink, and that this wouldn't be a problem.

Councilman Goudy asked why no water is required for a T-5 Zone. Mr. Sellers said that these are people already hooked to the water system and would not allow additional houses to be built.

Review proposed Zoning Ordinance. Mr. Sellers clarified that to change the use of a piece of property in the T-5 Zone, the owner would have to conform to the requirements of annexation of the zone to which they want to change.

Councilman Goudy recommended placing the definition of a kennel in this ordinance as well.

The Council felt that two parts of the Home Occupation section could be changed. The requirements of appearing before the Board of Adjustments and off street parking were deleted.

The Council decided to further review these two ordinances.

COUNCIL BUSINESS:

1. Energy Recovery System bid - Mr. Sellers pointed out this bid, which was \$1,386. Councilman Goudy said that she would like to have the opportunity of shopping to see if something comparable could be purchased for less. This was tabled until the next agenda.

2. Perimeter Alarm System - Mr. Floyd Martin demonstrated an alarm system for the Council. The system is put out by the Amway Corporation and has a one year's warranty. The cost of the system would be \$853.06. This was also tabled until the next meeting.

3. Genola's use of the landfill - After some discussion, it was determined that Santaquin would only work with the Genola Town Council and the charge would be \$5 per month per residence, if Genola did not contract with a garbage collection service, and \$2.50 per month per residence if they did contract with a garbage collection service.

4. Kelley Darley - Carport. - The Council asked that the City Attorney

go ahead and file a motion in District Court on this.

5. Current business licenses - The Council reviewed the following license applications:

Mecham's Trailer Court.....	\$150.00
Carolyn Kester - Kester's Upholstery.....	15.00
Dorine Wall - Dorine's Beauty Shop.....	15.00
George Finch - B & G's Auto.....	15.00
Linda Gee - Lin D's Ceramics.....	15.00
Sanford Miles - Sanford Family Enterprises.....	30.00

Councilman Pay moved that all the licenses be approved except for Mecham's and that Mecham's come into the next meeting to explain what their plans are for the coming year. Councilman Adcock seconded the motion and it passed unanimously.

Councilman Adcock said that George Finch has parked some vehicles on a lot to the North of his business. He said that he would approach him about moving these vehicles.

6. CODECO State Code book offer - Councilman Adcock moved that the city purchase three sets of the State Code in order to be in compliance with state law. Councilman Goudy seconded the motion and it passed unanimously.

7. Retirement information - Mr. Sellers pointed out that the state has changed its retirement requirements so that each employee should be on the retirement system. He said that this would increase the employees' salaries by 13%. The Council asked that this be placed on the next agenda for further study.

Councilman Adcock moved that the meeting be extended 10 minutes and Councilman Okelberry seconded. The motion passed unanimously.

8. Verl Hovey resignation - Mr. Sellers stated that Mr. Hovey would like to resign his position as Building Inspector. Mr. Sellers was asked to post this up for applications.

Mayor Peterson. Mayor Peterson said that she has been asked about blocking off a road for a sleigh hill. There seemed to be some concern about the liability of doing so. It was decided that this would not be done and that parents would let their children sleigh at their own risk.

Councilman Pay. Councilman Pay reported that UDOT had a Cat which fell off a trailer and was damaged. He said that UDOT had stated that they had received a scrap bid from Pepper's for \$30 per ton and would let it go for that, which would be about \$755. Councilman Pay said that he felt the Cat could be repaired for about \$7,000, even though the insurance bid was \$22,000.

Councilman Pay also reported that Lamar Openshaw told him that a State dump truck would become available shortly and would cost about \$4,700.

Councilman Pay said that he wants to send Dennis Barnes to a seminar on asphalt.

Councilman Pay said that Lamar Openshaw is still willing to assist the city in its application to UDOT for the sidewalk project.

Councilman Okelberry. Councilman Okelberry said that he was going to send two people to an EMT school and that the city would pay for half of their tuition.

Councilman Okelberry reported that Roger Porter would be the Chairman of the City Celebration for the coming year.

Councilman Okelberry said that he would like to see the city purchase a snow blower for the Grasshopper mower. He said that this would be used to clear sidewalks, cemetery roads and lots, etc. The blower would cost about \$825. Councilman Pay said that he would be willing to pay \$300 from the Streets budget. Councilman Okelberry moved that this blower be purchased and Councilman Pay seconded. The motion passed unanimously.

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

Central Bank.....	\$ 253.48
Doug's Auto.....	112.70
Bob Fillerup.....	60.00
The Council asked this bill to be held again.	
IFA.....	270.78
Mendenhall's Market.....	3.96
Mountain Bell.....	271.58
Mountain Fuel.....	817.52
Mountainlands.....	139.34
Pro Arms, Inc.....	22.36
Utah Office Supply.....	177.52
Utah Power & Light.....	1,450.59
Central Utah Electronics.....	6.00
Surplus Property.....	589.35
Utah Valley Hospital.....	10.00
Darwin Robbins.....	285.00
Butler Motor.....	30.00
Money's.....	84.69
Radio Communications.....	138.00
Jones Office Supply.....	1.90
Utah Crime Conference.....	30.00
Compute-A-Call.....	24.11
Smith's.....	25.33
Jones' Paint & Glass.....	27.07
BISCO.....	58.41
Stringham's.....	90.45
Total.....	\$4,980.14

Councilman Adcock moved that the above bills be approved as stipulated and Councilman Okelberry seconded. The motion passed unanimously.

Overtime and mileage. Mr. Sellers reported his overtime and mileage which came to 26 hours and \$24.80 in mileage. Councilman Okelberry moved that this be paid and Councilman Olson seconded. The motion passed unanimously.

County Landfill feasibility. Mr. Sellers said that he had met with the County Landfill task force and they said they would consider going with the city if the charge were around \$7 to \$8 per ton. Councilman Okelberry moved that Mr. Sellers be given the go ahead on a feasibility study to determine if this would pay. Councilman Adcock seconded the motion and it passed unanimously.

Councilman Olson moved that the meeting be adjourned and Councilman Okelberry seconded. The motion passed unanimously at 10:50 p.m.

Approved this 7th day of February, 1984.

Sandra Peterson

Mayor Sandra Peterson

ATTEST:

Sam Sellers

Sam Sellers
City Recorder/Clerk