

Minutes of a special Santaquin City Council meeting held Monday, March 29, 1982, at City Hall. Mayor Sandra Armstrong presided at the meeting and the following Councilmen were present: Newell Checketts, Dan Olson, Sherman Jones, Walter Callaway and Grant Pay. City Recorder Sam Sellers recorded the meeting.

The media, governing body and public were notified of the meeting according to law.

Mayor Armstrong called the meeting to order at 6:00 A.M. She indicated that the letter, written by Mr. Sellers to the School Board, was fairly factual, but she felt bad about the last part as she felt the letter was not fair to Mr. Omar Hansen. She said the letter insulted Mr. Hansen's integrity. Mayor Armstrong also said that there were as many changes demanded by the City as there were by the District. She said that she had told Mr. Hansen that the City Council had no ill feelings toward him.

Mayor Armstrong introduced a letter of position of the School Board Team and recommended a study item by item.

1. "Exchange 4.37 acres (Approx.) and the existing school for 5 acres of City Park."

There were no comments or questions regarding this point.

2. "Purchase an additional 4 acres from the City @ \$16,000 per acre; total \$64,000."

Mayor Armstrong said that the Board will not budge from \$16,000. Councilman Olson said that his feelings were to get as much as the City could, but, if the district did some additional work in the ball field area, this would amount to a lot of money. Mayor Armstrong said that they had committed to more work.

3. "District will board up and otherwise secure the entire old school, including freeze protecting the plumbing."

4. "If the City should decide to develop the old school for its own occupancy, sometime in the future, the District will assist in this development by demolishing the old four-square building on the west, its subsequent addition & the connecting lunch room area as desired by the City. (But this demolition will not include the east section built as a unit in 1935.) The City will be responsible for any new construction or re-locating the boiler, etc. as they wish. The District's only responsibility will be the demolition.

"If the City should sell the property, then the cost of demolition must be born by the buyer or the City. This will relieve the Board of any demolition costs."

5. "Re-construct the pony league field west of the proposed new school this spring, including:

- a. Level, install automatic sprinkler system and plant grass.
- b. Construct two dugouts. (Details to be worked out between Walt and Omar.)
- c. Construct a new back-stop.

d. Install a separate meter on this sprinkling system.

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| Sub-agreement (subject to annual review & adjustment. Not part  
| of written sale agreement).  
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| 1. City to furnish all water for this pony league field & the  
| remainder of the school grounds when school is not in session.  
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| 2. District will mow all grass, including city's little league  
field as well.

Mayor Armstrong said that the City could probably get the District to mow the old school grounds as well. Councilman Callaway said that they may trade mowing if the City will water the entire school grounds while school is not in session. The District will water the grounds when school is in session. The question arose as to how the grass will be watered during the school year if the water does not go through the water cooling system and Councilman Callaway said that they will turn a valve and have the water routed around the school somehow.

Councilman Olson pointed out that the City is watering this ground now and this will not create an additional burden on the City. Councilman Jones pointed out that the City will now be watering the old school site and the moneys paid by the District for this water was helping to pay the pumping costs in the summer. Councilman Olson said that the City would get nine months of revenue. Mr. Sellers said that there would be little overage over the nine months, were there would be a lot in the summer.

Councilman Callaway said that the water would also be on an automatic sprinkling system and the grass will be watered at night. Mayor Armstrong mentioned that as long as the water is controlled, the grass will not be sprinkled for hours on end. Councilman Jones said that it should be spelled out that all grounds which the City will water shall be connected to the automatic sprinkling system and this will be controlled by the City during the time the City waters the grounds. Mayor Armstrong and Councilman Callaway pointed out that this agreement is subject to annual review.

6. "The District will furnish a six inch water pipe to service the school, the sprinkling systems, and two fire hydrants. Eight inch pipe will be substituted wherever the City specifies, with the City paying the difference between six inch and the eight inch pipe & fittings. The fire hydrants will not be metered but the school & other playground area will be."

Councilman Jones said that they had tentatively agreed to this in some areas, but where the District will be going west with the eight inch pipe for the future Junior High, they should pay for this and not the City. Councilman Jones said that the City should probably pay for the difference between six and eight running north and south, but that \* running east and west, which will attach to the new school, the District should pay.

Councilman Jones said that the District should bring the eight inch for the school through the Park area to facilitate watering the future

Junior High grounds, instead of bringing this water line down the existing County lane to the North of the Park. He also said the District should pay the cost of the eight inch to the property line of the Kay purchase.

Councilman Callaway said that it appeared the District is attempting to cut corners.

Councilman Jones said that the pipe would cost more to run around the road rather than taking it straight across the park.

7. "The District will have the existing four inch plastic pipe removed by the excavator with as little damage as possible. The trench dug to remove this pipe will then be used to install the new water main described above. (Item 4.)"

Councilman Olson pointed out that this would place the pipe to the south side of the asphalt and on City property. The question arose as to who would be responsible for repairs on the pipe for leakage.

8. "The City will place the pipe in the trench & make all connections, after which, the excavator employed by the District will close the trench. (Re-connecting the City's sprinkling systems is included here.)"

Mayor Armstrong said they put this into the agreement because other cities wanted to connect to their own system, but she had told Mr. Hansen that the City does not have that large a crew. Mayor Armstrong said that the District will do this. Councilman Jones said the City should do the engineering and the inspections. He also said that the lines must be cast iron pipe and all work and materials must be approved by the City engineer or inspector. The Council agreed that the District could go ahead and install the pipe.

9. "The District will grade, install concrete curbing, road base and asphalt for the entire combination road & parking area, including the cul-de-sac."

10. "The District will demolish current snack shack & re-locate the wiring & controls for the automatic sprinklers onto a new snack shack built by the City, or, in lieu of this, will locate the controls on a new pole near proposed new snack shack."

Councilman Callaway explained that, for now, the District will asphalt around the snack shack and leave it until the City gets the new one built. Mayor Armstrong said that the City needs a new snack shack and that this solution will only be until the end of this year. At the end of this year the District will tear down this shack.

11. "Upon a future request by the City, the District will then dedicate a prescribed right-of-way fifty-six feet wide for the future 500 West Street should developers & the City desire to open such a street. This will be located near the east boundary of the proposed Junior High site (now known as the Don Kay property). The City agrees to hold future developers to the south responsible for the development of the roadway, including all grading, sub-strate, & paving, curb & gutter. Aside from donating the right-of-way, the only other obligation of the District will be installing any sidewalks desired by the District or prescribed by the City as part of an improvement

district."

Mayor Armstrong mentioned that that this is what the City had asked for.

12. "The District agrees to assist the City in developing the proposed little league field (or pony league size) located on City property to the southwest of proposed new elementary school. This assistance will include:

a. Leveling & trenching for the sprinkling system & re-grading in preparation for seeding.

b. Extending the site onto the future Junior High site & erecting a six-foot chain link fence to enclose this extended area."

Mayor Armstrong stated that the fields proposed will extend to the west and this will be fenced off from Mr. Kay's property by a chain link fence.

Mayor Armstrong indicated that she was pleased with the District's proposals. She did say that the snack stand needs to be replaced as soon as possible. Councilman Jones said that the stand opens to the North, where the cut will be. Mayor Armstrong said that the District will adjust the grades.

Mayor Armstrong said that Councilman Callaway had come up with a plan to defray some costs of the stand by selling the District the fill they are going to need for the school. Councilman Callaway said that he had taken Mr. Hansen to the pit and shown him the material and Mr. Hansen expressed interest. The District will need 8,000 yards of material at \$.50 per yard. This would give the City \$4,000 for the snack stand.

Mayor Armstrong said that the District has some water pipe, as used in the ball field for sprinklers, which they had purchased two years ago. They would be willing to sell this to the City at the old prices.

Councilman Jones expressed concern about selling the District the large amount of fill from the City's pit. Councilman Callaway said that the pit is larger than it looks as Mr. ElFawn Wall had apparently fenced off some of the City's property.

Councilman Checketts said that it would be better to sell and use the fill rather than let it sit there.

Councilman Jones said that his feeling is that the District is requiring, through their plans, the removal of the snack stand and they should put some money into moving it.

Mayor Armstrong said that if the City could give the District a definite answer, they could go ahead and get started on the ball field. Councilman Jones said that if the District is interrupting the City's facilities, they should compensate for it and the money received for the property shouldn't be used for the snack shack. Councilman Callaway stated that the shack is in terrible shape and if the Board of Health ever looked at it, they would condemn it.

Mayor Armstrong recommended putting these stipulated points into a form of a motion. Councilman Callaway moved that the City accept the proposed agreement with the District on the placement of the new school in the City's park with the changes on the water lines and the type of pipe the District will be required to use. Councilman Jones



seconded the motion and it passed unanimously.

Councilman Jones moved that the meeting stand adjourned and Councilman Olson seconded. The motion passed unanimously at 7:00 A.M.

Approved this 7 day of April, 1982.

Sandra Armstrong  
Mayor Sandra Armstrong

ATTEST: Sam Sellers  
Sam Sellers  
City Recorder