

Minutes of a specially called Santaquin City Council meeting held on Wednesday, November 11, 1981, at the Santaquin School. The meeting was called as an open hearing for citizen input as to the placement of the future Santaquin Elementary School. Mayor Robert E. Steele presided at the meeting and the following City Councilmen were present: Walter Callaway, Sherman Jones, Floyd Nelson and Tom McCloud.

Mayor Steele called the meeting to order at 7:10 P.M. Councilman Jones offered the invocation and Councilman Callaway led the pledge of allegiance.

Mayor Steele announced to the audience that Councilman Fred Thompson has tendered his resignation to the Council.

* Mayor Steele began the meeting by giving some history of the school. The Elementary School has been full for some time as evidenced by the mobile units positioned around the school. The School Board has been looking for alternatives and now that the bond issue has been passed, they ~~now~~ have some money to do something about this. A committee composed of various representatives of the community met to determine if the existing building should be remodeled or if a new building should be built. After listening to the architects' appraisal of the old building and realizing that a completely new building would only cost about \$66,000 more, the committee opted to go for the new building and not remodel the old building. The existing school site would also have to be expanded to have adequate play room for the children which would require going either North or South, closing off roads and buying personal property. By combining the moneys for the purchase of the land (approximatey \$1 2/3 Million) and the bond issue, Nebo could acquire land elsewhere and build a new school.

The process was then started to select another site. The purpose of this meeting is to explore one site selected on the West end of town. Mayor Steele explained that Councilman Callaway has been the Council's representative in this selection, as it is proposed in the West Park.

Mr. Omar Hansen was asked to give the history from the standpoint of the School District. Mr. Hansen introduced Bruce Dixon and Ken Harris who are the architects. The architects were assigned to study the existing building in detail and make suggestions for modifications. Some suggestions would be to put wings to the North and South. The school was planned to hold 700-800 pupils in a few years and acreage appeared to be a big problem. The whole block to the South would have had to be purchased. The children would have had to be bussed for a year while the construction was in progress, or they would have had to bring mobile units to place on the property at \$2,500 each. This last would also have had an expense in moving the units out when the school was complete. This would have cost approximately \$50,000. The existing school is sound, but the configuration is wrong for planning classrooms and hallways. The school board entered the planning stage thinking they were going to add onto the existing school. The alternative of a new school was not conceived until the studies were made. When this study was placed before the administrative staff and

school board, they felt as if they needed some input from the citizens of Santaquin. The Committee was then set up to study the options. Mayor Steele was selected by the committee as chairman. There were some City Councilmen, members of the Planning Commission, school teachers, PTA President and representatives of the community on the Committee.

The recommendation was taken to the school board and it was quite a shock to them. They really thought they were just going to add on to the existing school. After listening to the considerations, they said they would go for a new school. They also wanted to involve the City in the location of the new school. They used the services of Bob Hales in selecting available sites and looked at 5 or 6 sites around town. Studies and drawings were made by the architects on how the school could be located on various sites. These were brought to the Planning and Zoning Commission. After looking at the sites, the potential for growth in the town and the fact that a Junior High-Middle School complex would also be built in the future (8 to 12 years), they selected the Park property as being the most logical. The District organized a committee of residents from all over the district to set priorities and a Junior High-Middle School for Santaquin was on top of the list to be built immediately. However, the district had other lists and results of public meetings which persuaded them to move this down the list. The decision was made to buy the land for future use and add onto the Junior High in Payson.

X The State Board of education required a list of priorities and the new Santaquin School is at the top of this list.

The School Board thought the plans for the school were well on the way and they have sunk \$30,000 into the plans. The location could still be changed and this would not effect the school which is planned. Pictures of the school were shown on a slide projector so all the citizens could see the plans for rooms, etc.

Mr. Hansen introduced Superintendent Nelson who just walked into the meeting.

Mr. Hansen pointed out that putting the school on or by the Park will actually save taxpayers money because the City and the District will not have to duplicate services and playground equipment. He also said that the parking developed by the school could also be used by the City for ball and rodeo clubs. By using the property jointly, the school and City will actually be benefited by both entities.

Mayor Steele said that some of the objections he has heard are that people have spent many years developing Park property and they do not want to lose it. He said that the building will obviously take some grass and asked how this will be replaced. Mr. Hansen said that this may be replaced by some adjacent properties which still needs to be negotiated. There are three acres of undeveloped land on the property which will be developed.

Another objection Mayor Steele brought out was that the ball fields, especially the pony league, would have to be disturbed and the City

has a potential of six ball fields in the area. The school will replace the pony league field on the new grounds and will allow the City the use of its existing fields until this is established. The school district is also planning two pony league fields on the Jr. High property across the street to the West. The City could also take the money from the sale of the property and develop the three ball fields projected on the City's Park property.

* Mrs. Rene Reid said that the town has not put in the existing ball fields, rather the ball clubs and Councilman Callaway and, asked if the City would assist in the three planned fields. She also pointed out that Springville City helped in their park. ^{is}

* Mrs. Kelly pointed out that one of the little league ball parks is actually a T-ball field. She also said that the school district is taking the only full sized pony league field the City has. Mr. Hansen said that the district will commit to replace the pony league field next spring to be ready for the following spring. In the meantime the school will make the fields at the existing school available. He also said that the new field will be better than the one the City now has. He said that the district cannot commit to redo the City's little league fields and if one is undersized it is not the district's problem. Mr. Ken Harris said that there is space where the two little league fields are for three little league fields.

Mr. Hansen said that the plans are to start construction in April of 1982 and opening the school for classes in the fall of 1983. If the district allowed the City to use the existing pony league field while the new one is being developed, this would set the opening of the school to the fall of 1984.

* (C) Jim West, the Vice-President of the ball club, said that there is no where to run a snack shop, the City gives the ball club nothing towards the baseball and now everyone wants to tell them what to do with the baseball. He said that he feels the City and district could find another place for the school.

Dennis Lewis asked Mr. Hansen how they were going to get away with park property at \$5,000 per acre. He said the district is looking at about \$180,000 for the park property, at the least. He also said that he felt this plan should have been presented to the public long before this meeting.

Earnest Johnson said that there is a lot of farm land South of the park still in the City whose owners are willing to sell their ground. He said that he wanted to keep the park because park property is hard to come by and the City should keep its 35 acres.

LaRue Jensen asked what other plots of ground have been suggested. Mr. Hansen said that the other main location was four blocks straight North of the existing school. There were three or four blocks in the area considered. There were some plot maps done which Mr. Hansen showed the audience. Mr. Hansen said that the main consideration was having the schools relatively close together and co-joint use of the park area.

The question was asked how much money could be saved through co-joint use. Mr. Hansen said that they would have to purchase four extra acres of ground plus develop fields. The City would also have to develop fields because they want them located at the park. Mr. Hansen said that these properties are proposed residential and this is the price they would have to pay.

As Bob Hales said that he felt there has been some misunderstanding about the citizen involvement ~~about~~ in the whole school plan. The Planning and Zoning Committee was originally asked to make a Master Plan of the town. He said that every meeting of the Planning and Zoning Committee is open to the public and posted prior to the meeting. This committee made the three choices in the order which they wanted to have them. The school board has acted on this decision. He said that it seems noone ever comes to these meetings where the peoples' representatives make the decisions for the town. He said that people do not show any interest until a decision has been made or very close to being made and then the City has the repercussions. He said that the committee he served on for setting priorities had set Santaquin as high for having a Jr. High and they had set up a public meeting with the school board. There were a lot of people from Santaquin there, but there were also a lot of people from Goshen and Genola who convinced the school board not to put the Jr. High in Santaquin at the present time. They therefore are adding on to the Payson Jr. High. Mr. Hales said that the community needs continuous involvement and not sporadic to complain about something. He said that Mr. Hansen has worked very close with the elected representatives who have been given the assignment to speak for the City and the people should be meeting with and talking to these individuals to give them an idea how they feel. He said that he felt it would be foolish to consider holding onto 35 acres of ground when the City has the potential use of 55 acres for our people. He felt the City will run out of space with 35 acres and 55 acres will give the City much more to work with. He said that the existing building would be of good advantage to the City by adding to the business district for shops, parking, etc. He said that the people should be considering the alternatives instead of saying they have not been represented. The meetings dealing with the school district have been posted by agenda and published in the paper every time. The City Council has considered this at least three times in open meetings as well as the Planning and Zoning Committee. The architects and the school board representatives have been here to show the same plans shown this night. Nothing has been done in the dark or quietly. He said that he objects to someone saying, "We want this." That is one person speaking for 2,200 again which an earlier statement objecting that eleven people had done. He said that the City is based on representative government and that is the way it should be done and if someone has an interest in something, it should be expressed at the time the group is working on it, not waiting for the decision to be made and then complaining about it.

Sandra Gurney said an alternative proposition was taking the Middle School kids from Santaquin to Payson, and they fought long and hard to have the kids kept in town. She said the City and district should work together and come up with the best alternative for the kids

involved. Other kids in the district have more opportunities than Santaquin and by arguing we may lose the proposed opportunities.

Walter Peck said that he felt the citizens should look out for the future of the children growing up in Santaquin. He said that he really appreciates the people who have spent so much time fixing up the park. He said the main important thing in his opinion is getting a school for the children. A park is secondary. The district will provide the children with ball fields, which is most important.

Mayor Steele said that he feels the people support the building of the school, but the placement is of concern. He said that the City has one tennis court, while the Jr. High will give us three. There will also be two additional baseball fields, a track and football/soccer field. He said that he would recommend that all of this be next to the City Park or in it.

X Dee Davis said that he was asked to be on the Planning and Zoning Commission about five years ago by Mayor Crook. He said that many meetings were held which were posted and open to the public. He also said that the commission consisted of people who represented a good cross section of the community and that they worked hard for the community. They looked at planning maps from all over the state and all over the country and they liked the idea of the park and school being close together for joint use.

Farrell Craig said that he had met with the City Council about three years ago and had the present site for the rodeo grounds set aside for that purpose. He said that an individual who is not even involved in Santaquin donated labor and equipment to improving it to where it is now. He said that the plan will not hurt the rodeo grounds if some additional space could be added to make room for stock and parking. He asked how far away the combining of the other ground for the stock would be. Mr. Hansen said that he needs a resolution from the Council to enter negotiations for the school-park proposal and a decision as to how to proceed. An appraisal will have to be done. The property owners would have to be contacted to determine if they are willing to sell. He said they would like this to happen in the next three months. Mr. Craig said that the ground on either side may not even be purchased and Mr. Hansen said that that is correct, but it seems to him the key as to whether the park can be used. This will have to be done first.

Councilman Callaway said that he wants a school as much as anyone. He said some arrangements are going to have to be done to place everything at the park. He said that the whole deal will hinge on getting the room for the rodeo grounds, etc. He also said that there have never been any prices quoted. He said that the parks are presently overspent by 129% and this is because the town's budget is small and there is too much area to care for. The City will not have money for park improvements unless they can turn the money for the sale of the park back into these improvements. Mr. Hansen said that the development of the ball fields, etc. by the district could possibly be put into the deal as part of the package for trade.

Mr. Hansen said that the school started at \$2 1/2 Million, but with what is planned, the budget has been expanded to \$3 Million. This has been approved by the board.

Darwin Robbins said that he had never been told anything by the Planning Commission or any City official about the possible purchase of his land or the possible placing of 500 West on his land. He said that it appeared to him that putting the school to the North would centralize it more. He mentioned that the park was donated to the City and he is not in favor of taking the park because the City would never have enough money to replace it.

Mark Johnson asked if the placement of the school would make any difference as to who pays the most taxes. Mayor Steele pointed out that the money is raised on a district level and allocated to Santaquin School.

Sandra Armstrong said that she feels bad because it sounds as if the City gets a new school, they have to give up the ball parks or if they have a nice ball park they have to give up the school. This isn't the case as the school has already been planned and it will be placed someplace. She said that she doesn't want the people fighting against each other. She also said that she resents the insinuations that the ball club is the only one who has put any time and money into the diamonds, because that is not right. She expressed how thrilled she is to think that Santaquin is going to get a \$3 Million school. She said if the City works together, they can have the best for everyone. She said that she has worked in the ball club and knows the City has put work into the diamonds and asked who pays the water bill on them and cuts the grass. She said that all parties should be willing to compromise.

* Carolyn Sames asked Councilman Callaway if the Park budget would be helped by getting the school. Councilman Callaway said that he felt it would because the school district would possibly assist in preparing the grounds. He said that all these things would have to be worked out. He said that there is no reason the City could not have the school and the park.

Ken Harris said that the school would take about 1 1/2 acres of grass and they would replace this with three acres of green which is now sagebrush. They will also be having basketball and volleyball facilities. He said that the City is really not losing green area, but they are gaining maintained green areas as well as additional play area.

Councilman Jones said that at first he was against using this area, but after a review he feels it should be in this area. He said that this joint use raises one question which is year around school and how this will effect the use of the grounds by the City.

Mr. Nelson, the superintendent, said that the school board is under the assumption that the City may take over the existing facility as they are not interested in maintaining an empty building.

Grant Pay asked if the whole deal hinges on the City taking the existing area. Mr. Nelson said that this was the idea, but no firm decisions have been made. Mayor Steele said that the green area at the existing site may be obtained by the City for park expansion. He also said that it would be too costly to obtain the buildings, but UVIDA is begging for buildings for light industry and the City could guide people to the building for these uses.

Sandra Gurney said that an indoor pool could possibly be put into the existing auditorium.

Councilman Nelson said that the park costs a lot of money to keep up as it is. He also asked if the City has the money or tax base to support everything they want. He said that there are no more moneys to tap, unless property taxes are raised. He said that he would like to see sporting options open to the children of the town. He also said that if the City has to maintain these facilities, it would become prohibitive. If the City Water Department charged the parks for the water used, the costs would be staggering. He said some of the considerations should be how the City can financially run the park, maintain it and afford everything the citizens want.

Mayor Steele thanked everyone for sharing their opinions as the Council needs this in order to make correct decisions. He said that he would like to have a vote from the citizens to help guide the Council in their direction. He outlined three possible proposals as follows: (1) The school being placed on the park as outlined by the district; (2) Work with the school board on an alternative site away from the park; (3) Build the school on property adjacent to the park, but not on the park. He asked the citizens to think about these options for a moment.

The architects explained what the site would look like with three to four acres purchased from the Robbins'.

Dan Olson brought up the subject of year around school and asked if the citizens could get an answer as to whether the school board is contemplating this. Mr. Nelson said that the people he has talked to about the subject which have experienced this said it would not work unless there is a High School of 1,500 students being fed into by Jr. High schools of at least 900 students and Elementary schools of 600 to 800 students. This is the only way it would be cost effective. He said that Jordan, possibly Alpine could use this, but not Nebo. He said that it does not appear to be a very viable option for at least twenty years down the road. This building will be large enough for 800 children.

Mayor Steele restated the options and asked for one vote per option from those present. A vote was taken and the results were: (1) 28; (2) 6; (3) 20. Mayor Steele said that it would now become the responsibility of the governing body to negotiate the decision to the benefit of the City.

Some comments were brought up about the negotiations with the school

board about the properties around the park. Mayor Steele said that the state has historically had eminent domain and that these negotiations will be between the private parties and the school board and not the City. Mayor Steele said that the City Council will be negotiating on the placement of the park and making sure that the services at the park are not hurt. The City cannot negotiate for the private owners in the City or County.

Mr. Hansen said that the drawings presented are just suggestions and the proposal for the possible acquisition of the Robbins place was made about two weeks prior to this meeting.

Don Kay said that he has been listening to the comments made about all the money spent in the park, but ~~noone~~ ^{he} has asked him how much money he has spent on his farm to make his ~~livelyhood~~ ^{living}. He has spent more money than all combined on the park.

Councilman McCloud moved that the Council negotiate with the school board on a school for Santaquin and they follow the mandate of the people present at this meeting by placing this school at the City park. Councilman Jones seconded the motion and it passed unanimously.

Councilman Jones moved that the meeting stand adjourned. Councilman Nelson seconded the motion and it passed unanimously at 9:06 P.M.

Approved this 2 day of December, 1981.



Mayor Robert E. Steele

ATTEST: Sam Sellers
Sam Sellers
City Recorder