

Minutes of a regular Santaquin City Council meeting held Wednesday, August 19, 1981. The meeting was called to order at 8:10 P.M. by Mayor Robert E. Steele. Members of the Council present were Floyd Nelson, Fred Thompson, Tom McCloud with Sherman Jones entering the meeting at 8:55 P.M. The Mayor, City Council and news media were notified in writing and the public was notified by public posting prior to the meeting. Councilman Tom McCloud offered the invocation and led the pledge of allegiance.

The first item of business for the night was the review of July 1, 1981 minutes. Councilman Nelson moved that the minutes be approved as read. Councilman Thompson seconded the motion and it carried unanimously.

The next item was the minutes of July 15, 1981. Councilman McCloud moved that the minutes be approved as read. Councilman Nelson seconded the motion and it carried unanimously.

Mr. Sellers pointed out that the City Auditor indicated that the City should not put its bank account number on any account which the Treasurer and Recorder do not have control over. He also pointed out that if they put the money through the City, they could earn a higher rate of interest.

The next item was the proposed annexation request by Don Olson. The Council read the minutes of the Planning & Zoning meeting which did not give a recommendation for or against annexation. Councilman Thompson indicated that this request would require some spot zoning. It was understood that the two acres on the road would be residential and the back ten acres would be commercial. Councilman Thompson said that the City should look into an agricultural zone rather than commercial. Councilman Nelson asked what the water requirements should be for an agricultural and Councilman Thompson indicated that the City does not have a provision for an agricultural zone and the Planning & Zoning Committee should draw one up. Councilman Thompson said that he would like to see the City annex all the land around town, yet there should be some controls placed first. He also said that the City should not put the same imposition (water) on agricultural as residential. Mayor Steele asked how many acres were covered by greenhouses and it was recognized that Don Olson was present. Mr. Olson said that they did not want to be annexed agricultural but rather residential/commercial.

Mr. Olson said that they have the water for the residential part already. Councilman Thompson said that the City had no objections to residential, but the City did not want to spot zone commercially. Mr. Olson said that they could go agricultural in the back. Mr. Sellers pointed out that the City did not have an agricultural zone at the present. Mr. Olson said they have one acre under greenhouse on the property at present. Councilman McCloud asked how many homes are being planned and Mr. Olson said there are seven. Councilman McCloud said that they would fall under the subdivision ordinance which calls for three or more homes. Councilman Thompson indicated they had two homes there and Mr. Olson corrected him as they have one home there at present.

Councilman McCloud indicated that the main concern at present was the amount of water capacity available for the whole town. He also said that there were no problems with water lines in that section of town. Mr. Olson asked if the two acres for residential could be annexed tonight and the rest be annexed agricultural when the zone has been created. Councilman McCloud said that it would be better to look at the whole site for annexation. Councilman Thompson indicated that they were not ready for annexation this night as they do not have a mylar map, etc., and encouraged them to get a copy of the annexation ordinance in order to fulfill its obligations. Mr. Bart Olson indicated that the Planning and Zoning Committee had sent them to the City Council for annexation. Mr. Sellers pointed out that the Committee had made no recommendation to the City Council. The Olsons said that the Committee sent them to the Council and that the Committee doesn't dare make a recommendation until the Council makes one. Mr. Steven Porter, a member of the Committee, said that the account was exaggerated. He said that the Committee was not sure of where the water study was and that the Olsons had been put on a list of requests for annexation until the water situation is stabilized. He said that they had told the Olsons that all they could do is go by the Ordinance and if they wanted to go around this they had to go before the Council.

Mr. Porter indicated that the understanding of the Committee is that there is only enough water to provide for the lots already in town and they cannot approve for annexation until this is cleared up. Councilman Thompson indicated that the City is not against annexation and Mr. Olson said that that is hard to see. Councilman Nelson said that if the City annexed with out plans and they were not done right, anyone could come in and make them throw it back out. The Olsons could be stuck with a half completed home if this were done. He said that they would like to do it right even if it takes some extra time. Mr. Olson asked what they need to do to get the annexation done right. Councilman Thompson asked for a month's time in order to get the agricultural zone.

Mayor Steele indicated that there are already some requests ahead of the Olsons and it would be unfair to bypass these people. He said that he would like to have one Council meeting where all these requests could be handled with the City Attorney present. He also asked that the list be turned over to the attorney for review and that the meeting be held the 16th of September. He also asked that the Planning & Zoning Committee be present for input. Mr. Sellers was asked to have the Attorney set up the agricultural zone foundation. Mayor Steele said that they would handle all of the requests no matter how long it took. Mr. Sellers indicated that this would be a public hearing.

Councilman Thompson asked Mr. Clint Cornwell how well the City has been holding up with the pump running and Mr. Cornwell said that the City has an excess with the pump running. Councilman Thompson said that every community up and down the Wasatch front is pumping water. Councilman Nelson asked how much of the water being used is going to water the Parks, Cemetery and other City property. Mr. Cornwell said that during the winter, when there is no irrigation, the outflow (usage) averages around 800 gallons per minute. The City has 1050

gallons per minute coming out of the springs. During the summer, when lawns, etc. are being watered, there is an outflow of 2200 gallons per minute. Councilman Thompson asked if the City were to put meters on the Cemetery and the Parks and charge the department for the water used, if this would stop some of the waste going on in these two departments. Mr. Cornwell indicated that his own opinion was no, but he really doesn't know. Councilman Thompson said that he had personally turned off two big sprinklers in the park across the street from City Hall which had run for five days. Mr. Cornwell indicated that he has to do the same thing. Councilman McCloud said that he had done the same thing on the ball park. Mr. Sellers asked if that was this year or last and they indicated that it was this year. Councilman Thompson indicated that this was too much water being wasted on the Parks and Cemetery. Councilman McCloud said that if they could get them in shape to start with that they would not have to use that amount of water and this year has been an exceptionally bad year for Parks and Cemeteries and they have taken a lot of water. Mr. Cornwell pointed out that if the City could use the shares of water it owns for the Parks and Cemeteries, it would save the City a lot of money. Councilman McCloud said that sprinkler systems would also save the City some money. Mayor Steele indicated that a discussion of water could be put on an agenda for another meeting if it was desired.

Mayor Steele called for the next item of business which was Mecham's Trailer Court and explained that there were actually two purposes involved: the responsibility of the health and safety in the area and a continuation of the business license for the court. He noted that many Councilmen and himself have gone through the property with Mr. Mecham and Mr. Robert Gardner and have looked at some of the improvements which have been made. Mr. Mecham asked if the letter he had sent was satisfactory and indicated he had a few agenda items to present. Mayor Steele read the letter for the benefit of the public. Items discussed from the letter were: most of the plumbing and electrical has been completed; skirting is still deficient, yet most of those not skirted will be moved out or skirted; one trailer that was a fire problem has been moved; the other is in the process of being impounded; they recommend having the Southwest corner of the court being used as a space for RV storage; and discussed having playground equipment for older and younger children. Mayor Steele suggested that, if they would fence and seed the proposed common area to the West of the Court, the City would possibly be able to supply the water for the irrigation free of charge. Councilman McCloud suggested the use of the area to the West for off road parking. Mayor Steele indicated that this may cause too many problems with citizens. Councilman McCloud and Mr. Mecham pointed out that if this area will eventually become a small City Park that parking would have to be provided and it could possibly there in the area. They suggested further suggestions and exchange of ideas. Mr. Mecham said that if this is to be City property, then the City would be responsible for the maintenance. Mayor Steele said that the City would be responsible for mowing the grass. Mr. Mecham said they would put it together and turn it over to the City. Councilman Nelson said that they should get Councilman Walter Callaway's opinion before they

made any decision on the matter. He further stated that the original agreement was that if the City would fill the gully, which they have done at a considerable expense, that Mr. Mecham would maintain the area and use it for a playground as they do not have the area now for one. Mr. Mecham pointed out that their research shows that they are the lowest density park in Utah County, ie, fewest trailers in the Park. He also said that when they remove the office that that area would make a nice playground. Mr. Mecham said that there might be some problems with sharing the property with the City. Mayor Steele said that they could not go share, but the Mecham's could set up the area into a Park and then donate it to the City.

Mayor Steele alluded to the part of the letter which talked about asphaltting roads and said that the problem now is one of economics, but they were committing to have that done within 28 months. Mr. Mecham said that they expect interest rates to be down within this period, but they have never committed themselves. He did say that when the weather is good and interest rates are down so that this would not take all the money they are making on the court, they'll move right ahead on the asphaltting. Mr. Mecham said that they wanted to go ahead and asphalt the whole court at one time as this would be cheaper. Councilman McCloud indicated that he felt the court looks better already and some of the health hazards have been taken care of. He further stated that he felt Mr. Mecham has been sincere with the City and the City should work with him. Mr. Mecham indicated that they are currently ahead of their timetable. Councilman McCloud moved that the license be extended to the end of December. Councilman Thompson seconded the motion. Councilman Jones apologized for being late and asked if the City was making any commitments and Councilman McCloud said they were not but were reviewing the license for extension. The motion passed unanimously.

Mayor Steele said that Mr. Mecham has brought up a problem in his billing. Mr. Mecham handed Mr. Sellers a copy of a section of the Utah Code where they thought it made it illegal for the City to charge for more spaces than were occupied. Mayor Steele said that the City would have this checked out with the City Attorney and have an answer back to them as soon as possible. Councilman Nelson pointed out that there are only 50 spaces in the court now instead of 52. Mr. Mecham said that they would like the City to bill them for only the spaces filled instead of the number in the court. Councilman Nelson pointed out the problem of fraud and the impossibility of the City's keeping track of the number of tenants.

Mr. Sellers pointed out that the Office staff is swamped with paper work at present and would not have time to check on each apartment and/or trailer park for compliance. Mr. Sellers said that the ordinance reads that if there is one meter to two or more dwellings, the owner pays for the dwellings whether they are filled or not. Councilman Jones said the ordinance was changed to alleviate these problems of guess work. Councilman McCloud asked about the tenants paying a deposit and Mr. Sellers said that that would be against the ordinance because it was considered a multiple dwelling. Mayor Steele recommended that a space on the East side of the court be left empty for passage of emergency vehicles. Councilman McCloud recommended that cement poles and a chain be placed across this to prevent others from using it and a key be given to the police and fire departments to

unlock the chain. Mayor Steele said that the City has already agreed to purchase two fire hydrants for the court at the City's cost. Mr. Mecham asked to leave a copy of the new rental agreement for the City to review for recommendations.

Council Business was brought up next. The first item was the City record's in the shed behind City Hall. Mayor Steele indicated that Mr. Sellers, as custodian of the records, should place them in the place he feels is the best for them.

The next item of the wiring in the Library, Councilman McCloud pointed out that the police had told him that this would be taken care of by Saturday, August 22, 1981.

The next item was whether to direct Mr. Johnson for guidelines on a new agricultural zone. Mayor Steele said this should be proceeded on by the City Attorney and the Planning & Zoning Committee.

The next item of the building inspector. Mayor Steele recommended that another inspector be appointed to work with Mr. Bradley. Mayor Steele indicated that he had talked with Mr. Bradley two weeks prior to the meeting and he had said that he was not able to take care of the duties, yet was not willing to let go of the position. Mayor Steele indicated that he would like to have the individual Councilman Thompson was going to recommend as the assistant inspector. Councilman Thompson indicated that he had Verl Craig Hovey in mind for the position. Mr. Sellers asked if Councilman Thompson had interviewed the others which had applied for the position and he said he had not because his application indicated he did not have the qualifications. Councilman Thompson moved that the City hire Verl Hovey as the assistant building inspector. Councilman Nelson seconded the motion. Councilman McCloud asked what qualifications Mr. Hovey has for inspections. Councilman Thompson said that he has been in construction for a long time. Councilman McCloud indicated that that does not necessarily qualify him. Councilman Thompson said that he was the better qualified of the two. Councilmen Thompson, Nelson and Jones voted in favor. Councilman McCloud abstained.

Mayor Steele brought up the item about City employees playing on the City radio band and asked Mr. Sellers if he knew who it was. Mr. Sellers indicated that he didn't definately know who it was, but he is pressing the modulation button and interrupting the transmissions. Mr. Sellers was asked to get ahold of Mr. Cornwell when it happens and determine the individuals who are driving the vehicles with radios.

Mayor Steele asked if the Council had a recommendation on the lease agreement with Martin Tanner on the old Fire Station. Councilman McCloud moved that the City renew his lease with the option to withdraw as long as the City has 60 days notice prior to his opting out. Councilman Thompson seconded the motion and it passed unanimously.

Mayor Steele asked Councilman Nelson if he had a recommendation as to the amount to charge the commercial customers for extra collections.

Councilman Nelson indicated that the City is currently charging approximately \$4 per dumpster. Therefore, Councilman Nelson moved that the City charge \$4 per dumpster for extra collections. Councilman McCloud seconded the motion and it carried unanimously.

Councilman Thompson moved that the City set aside a \$184.20 debt owed the City by Gerald Vorhees. This debt has been set aside by the bankruptcy court. Councilman Jones seconded the motion and it passed unanimously.

Mayor Steele recommended that the free TV hook-up be given to the Senior Citizens for use at their hall. Councilman Nelson moved that the TV hook-up offered the City be connected at the Senior Citizen Hall if they want it. Councilman McCloud seconded the motion and it passed unanimously.

Mr. Sellers reported that the City has filed a lien on the Gerry Denicore home for the impact fee which has not been paid.

Councilman Nelson moved that Councilman Callaway proceed with the purchase of the Spainhower property as directed by the City Auditor. Councilman McCloud seconded the motion and it passed unanimously.

Mayor Steele brought up the consolidation of voting districts 2 & 3 for the upcoming municipal elections. Mr. Sellers indicated that it could save the City about \$90 and pointed out which districts they are. Councilman McCloud moved that districts 2 & 3 be consolidated for the municipal election this year and Councilman Nelson seconded. The motion carried unanimously.

Councilman McCloud offered to run the dunking machine from 3-5 P.M. on Saturday, August 22, 1981. This is for the fund raising for the community pool.

Mayor Steele invited the Council to a meeting at City Hall Saturday morning, August 22, 1981, at 7:00 P.M. Omar Hansen will be here to select a site for the proposed school.

Mayor Steele asked Mr. Sellers to call Genola and get Santaquin on their agenda for the following: fire agreement; garbage pick-up; water; and police protection.

Councilman McCloud indicated that the City's brush trucks were just about shot and will need to be replaced in the near future.

Mayor Steele informed the Council that an occupancy permit was given to the Post Office the first week in August and that the City is no longer holding them up.

Councilman Nelson brought out that he had met with Jack Hudson about cleaning his wash which is being used for grass clippings, dead animals and all kinds of garbage. There is a drainage pipe coming under the freeway, but there has been no water come through it since the new homes were built on the East side of the freeway. Mr. Hudson

feels that the water is irrigation water and not drainage. Councilman Nelson indicated that if the problems are worked out with the State, the City could fill the wash with solid landfill.

Councilman Nelson announced that, beginning September 1, 1981, the dump will be open Friday and Saturday. If anyone has a problem and needs to dump on another day, the City will work with them. He also pointed out that they will switch pick-up days for commercial and residential. Mr. Sellers indicated that they should do this after the water bills go out in September as they can put this as a message on the bills and people will be more likely to know, since noone seems to read the notices at the Post Office. Councilman Nelson indicated that that would be a good idea.

Councilman Nelson also indicated that they had started grading the roads and apologized for the mess. He said that it was either do this or asphalt all the roads in town, which is estimated at \$80,000 per mile. The State advised the City maintain the roads it has by grading the sides and putting a "fog" coat down which consists of oil, water and sand. If the City would put in curb, gutter, sidewalks and the culverts that would be needed, the \$80,000 figure would almost be doubled. The grading will drain the water off the road and alleviate the deterioration of the roads. This hasn't been done since 1954.

Councilman Nelson also said that Mr. Cornwell has interviewed an individual for a mechanic and thinks the City really needs to hire one on a temporary basis. Mr. Sellers asked what department this individual would be paid out of. Councilman Nelson indicated that he would have to be paid out of all the departments and paid on the basis of work done. Mr. Cornwell said that they would keep a plan of where he works each day and he will be paid accordingly. Mr. Sellers said that in the past this has not been done and he is at a loss as to how to pay them. Mr. Sellers pointed out that the City did not budget for a mechanic at the beginning of the year. Mayor Steele said that he had included this in the Police Dept. budget. Councilman McCloud said that he had instructed Kay Tischner to get the fire equipment in top shape. Mr. Cornwell indicated that he will be keeping a record of where he works and his pay could be broken down accordingly. Mr. Sellers indicated that this is already being done for the employees and this has tripled his paper work on the payroll and all of the reports he has to do. He also reported that the way the payroll was done before, ie. half salary coming out of one dept. and the other out of another dept., is the way all the other cities are doing it and it cuts the time down tremendously. This way is the only cost effective way of doing the payroll. Councilman Nelson moved that the City hire the mechanic from now until the first of September as a trial period. Councilman Jones seconded the motion and it passed unanimously.

Councilman Nelson indicated that the City has found a one ton truck with a hoist and fifth wheel housing that is available for purchase. The City has had it checked out by a mechanic who said it was as good as a new truck. Councilman Nelson recommended the City buy the truck from Tischner's for \$7,010. Councilman Jones said that the City could find some cheaper, but they would be like the one the City already has which is shot. Mr. Cornwell said that the truck is like a brand new one. Councilman McCloud asked where the money would come from and Councilman Nelson said it would come out of the Motor Pool Fund. Mr.

Sellers said that the City has \$10,000 in the Motor Pool Fund, but depreciation (or rental) from the other departments would have to be adjusted to compensate for the purchase which would throw the budget out. Councilman Jones said that to buy the same truck brand new with the hoist, etc. on it would cost \$19,000 to \$20,000. Williamsen's, which has dump beds similar, indicated that the bed itself is worth \$5,500. Councilman Jones recommended the City purchase the truck. Mr. Cornwell has had the truck checked out thoroughly and every firm has said price is a very good deal. He further stated that he had it appraised at \$13,000. Councilman Nelson moved that the City purchase the truck and Councilman Jones seconded. Councilman Thompson moved that the meeting be extended 10 minutes and Councilman McCloud seconded. This motion passed unanimously. The previous motion passed unanimously as well.

The current bills were brought out next. Mr. Sellers read through the items one at a time. One bill which was questioned was the bill from Don Eyre, Sr. on the oil. Mr. Sellers indicated that he was at a loss of how to break it down equitably. Councilman Jones said to break it down as the gas is broken down. Mr. Sellers pointed out that Councilman Callaway felt that would have his departments paying too much oil. Mayor Steele said that would put a lot of oil in his Police Dept. and the Police cars do not use much oil. Mr. Sellers said that he would break it out according to the amount of gas used. Mayor Steele said that most of the oil is used by the water and street departments and he doesn't mind paying \$50. Mr. Cornwell said that the Parks and Cemetery uses the maintainer and most of the time it has been filled by another department and is left empty and another department fills it up. Mayor Steele recommended charging the fire department \$10 and the police department \$50; three fourths to the water department and the rest to be determined by gas usage.

Councilman McCloud moved that the meeting be extended 20 minutes and Councilman Thompson seconded. The motion passed unanimously.

The Council asked about a rim from M&R Equipment. This was being charged to the garbage department because it broke at the dump. The Council recommended splitting it as Mr. Cornwell indicated it should be done and Mr. Cornwell said that Councilman Callaway wouldn't go along with it. The Council to go along with Mr. Cornwell's recommendation which was to split it between the Garbage and Cemetery departments. The vote was unanimous.

The next item brought out was the Mountain Bell bill. Mr. Sellers pointed out that two of the bills, as far as he could determine, were private calls. One was made to Officer Jim Guynn's home in California and the other was made by Neil Craig to the Retirement Office in Salt Lake. The calls were traced to determine where they were to. Mr. Sellers said that he asked Chief McGiven about the call to Officer Guynn's home and he said he would check it out and get back with him. He hadn't heard as of the meeting. Mr. Sellers said that he had asked Neil Craig about the call, which was made from the Shop, and Mr. Craig had said that he was trying to find out how much money he had in the retirement fund and how he can get it out, both items are available in the office. Councilman Jones asked that this be brought to Councilman Callaway's attention. Mayor Steele said he would take care of Officer Guynn's call. Councilman McCloud said that this type of thing should

be stopped and the next time they will be fired. Councilman Jones indicated they should receive a reprimand. Councilman Jones made a recommendation that these individuals, with Mr. Craig especially, receive a written reprimand.

The bills from Super Quik which were charged because of the fire will be split 50/50 fire and police departments.

Councilman McCloud had some questions about a fire department bill to Tischner Ford. Mr. Sellers read from the invoice that they were repairs on the Fire Trucks. Councilman McCloud said that he wants to know about any work on the fire equipment which comes out of his budget before it is done, especially before anyone signs for the work. Mr. Sellers indicated that they come and pick up the equipment and many times he is not aware of their picking it up. Councilman McCloud said he will be the one to sign for repairs and no one else. (This one was signed by Neil Craig.) Mr. Sellers indicated that he ought to take care of this with Tischners as they pick up the trucks.

Mr. Sellers asked if the Mayor was going to continue holding off paying the jail billings and he said they will until an opinion is rendered from the attorney.

The next item discussed was the bill Neil Craig turned in for reimbursal. He turned in a bill for \$10 which was for a trip, in his own vehicle and trailer, to Provo to pick up some boards for the City, obtained from Watt's Lumber. He also turned in a bill for \$5 which was to reimburse him for obtaining a chauffeur's license. Mayor Steele suggested holding both and letting Councilman Callaway handle them. Mr. Cornwell indicated that if he gets reimbursed for the license that all the other men that went should also be reimbursed. Councilman Jones moved that these be denied and Councilman Thompson seconded. Councilmen Nelson, Thompson and Jones voted in favor. Councilman McCloud abstained. The motion passed. The Mayor indicated that this bill would be turned down.

Mr. Sellers was asked to check with Walt Limb on the bills for the canyon.

Some additional bills reviewed were:

Johnson Tractor - Repair of the Massey Ferguson, Mr. Cornwell recommends 3 way split. (Cemetery, Streets and Parks.) \$122.20.

Anderson - flail mower for \$1,500, Mr. Cornwell recommends be charged to the Motor Pool. Mr. Sellers indicated that this would also change the rental in the departments which use it. Mr. Cornwell said that the only departments which would use this would be the Parks, Cemetery and Roads Departments, with the Cemetery using it the least.

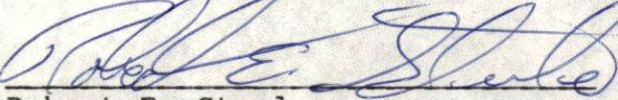
Anderson - Repairs and parts on flail mower. 1/3 Parks, 1/3 Cemetery and 1/3 Roads, about \$59.50 each. Councilman McCloud moved that the bills be paid and Councilman Thompson seconded. The motion passed unanimously.

Councilman Thompson asked the Council for an interpretation on the annexation ordinance, Item B Section 1. After reading the section, he indicated that the Planning & Zoning Committee has been considering the requests in the order they are received. He further indicated that it did not say that the City would annex the properties in the order in which they are received. Mayor Steele indicated that he would like to have all these problems taken care of during the meeting of the 16th of September, 1981.

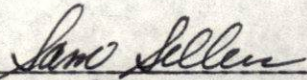
Councilman McCloud expressed his appreciation to those members of the community who assisted with the recent fires. This could have turned into a bad situation here in Santaquin.

Councilman Thompson moved that the meeting be adjourned and Councilman McCloud seconded. The motion passed unanimously.

Passed this 2nd day of September, 1981.



Robert E. Steele
Mayor

ATTEST: 

Sam Sellers
City Recorder