

Minutes of a regular Santaquin City Council meeting held March 18, 1981 at City Hall. Mayor Robert E. Steele, who presided at the meeting, called it to order at 7:00 p.m. Members of the Council present were: Sherman Jones, Fred Thompson, Walter Callaway, Floyd Nelson and Tom McCloud. Members of the news media and Council were notified by mail of the meeting two days prior. The agenda was posted on the Friday previous to the meeting.

Members of the Community present were: Steve Hardle, Rex Lynn Olsen, Cy Bylund, Inez Stock, Irene Johnson, Elva Jean Olsen, Jeanne Lemenar, Sharon Dennicore and Hyrum Bradley.

The invocation was offered by Councilman McCloud and Mayor Steele led the pledge of allegiance.

The first item of business was the minutes of the regular Council meeting held on March 4, 1981. Mr. Sellers indicated that the Bookmobile had contacted the City and said they are not going to discontinue service to Santaquin. Councilman Thompson moved that the minutes be accepted and Councilman Nelson seconded. Those voting in favor were Councilmen Jones, Thompson, Nelson and McCloud. Councilman Callaway abstained.

The next item was the minutes of a special Council meeting held March 4, 1981. Councilman Jones moved that the minutes be accepted and Councilman Thompson seconded. The motion passed unanimously.

The next item was the minutes of a special Council meeting held March 12, 1981. Mr. Sellers indicated that he had checked with the City Attorney, Mr. Richard Johnson, and the meeting was valid. Councilman Callaway moved that the minutes be accepted. Councilman Jones seconded the motion and it carried with Councilmen Jones, Callaway, Nelson and Thompson voting in favor and Councilman McCloud abstained.

Genola Mayor Fred Mecham and Councilman Lloyd Nelson approached the Council about a bill the City had sent for fire protection. They were concerned because they were billed for two fires in the County. Mr. Sellers indicated that the office was unaware if they were in the County or in Genola. Councilman McCloud moved that the interest and the charge for the two fires in the County be struck off the bill and a check for the four fires fought in Genola be accepted. Councilman Thompson seconded the motion and it carried unanimously. Mayor Mecham indicated that the response time has been excellent.

Councilman Jones asked Mayor Mecham about assistance in chlorinating the water as the cost has really escalated. He indicated that he had discussed this with Genola Councilman Max Nelson before and Councilman Nelson was going to look up some minutes for him. He asked Mayor Mecham if he would follow up on this for him. Genola's next meeting will be March 27, 1981, at 7:30 p.m.

Mr. Richard Bradford, Manager of UVIDA, approached the Council next. Mr. Bradford indicated that UVIDA was supported by the Cities in Utah County and the County. He said that they were active in trying to get Kirby and Beehive Cement in the area. If the Cement Company was to be annexed into the City, there would be a \$20,000 per year boost to the tax rolls and about \$540,000 per year to Nebo School District. Mr. Bradford indicated that some sites being promoted in Santaquin

presently are: the Rowley property at the South Santaquin exit (16 acres); the Oldham property Northwest of town (23 acres); the Don Kay property west of town (43 acres); the proposed Industrial Park area 50 acres. Mr. Bradford was confused at the status of this area and the Council indicated that it was still being proposed.

Councilman Thompson asked if the area of the proposed Industrial Site would be good a good site for an industrial park. Mr. Bradford indicated that Kirby liked the area because they would not have to go through any residential areas to put their trucks on the highway. Councilman Thompson indicated there are some residential homes on 200 North and that the City had planned to have an access road into the property from highway 50-6.

Mayor Steele asked what the current market for Utah looked like for prospects moving into Utah. Mr. Bradford indicated that UVIDA had put four businesses in the County last year. He also said that the market right at the present was for leased ground and buildings so the companies would not have to go for loans.

Councilman Thompson asked what Mr. Bradford felt a community would have to give or take for an industry to move in. He also asked if the point of view of the City receiving everything was viable. Mr. Bradford said that Utah is giving industry some of the best labor attitudes in the nation and also some of the cheapest utility rates in the nation. He indicated that these were great incentives to large companies. Mr. Bradford said that in his 13 years in the business he had never seen anybody give anything away. He said that Santaquin should not look at offering any incentives for businesses. Councilman Thompson asked if any concessions should be given to property owners in order to attract them into annexing for industrial purposes. He pointed out the Oldham property as being the key for getting the Rowley property and that he was willing to give them some home sites in the industrial area in exchange for some roadways. Mr. Bradford said that he had never seen anything done like that. Mayor Steele said that he felt Mr. Bradford was saying that the industrial area usually puts up the money for roads and utilities and Mr. Bradford said that this is generally the case. Councilman Thompson pointed out that Payson City had put in the water line out to the card plant. Councilman Callaway indicated that Payson is hurting because of this pipeline because no one else can hook to the line. Mr. Bradford said that he felt that the City should not try to plan roads and utilities into the area because that was as good as having them in the ground to the companies. The companies and/or the developers should plan and pay for these improvements and this should not be done at the expense of the City.

Mr. Bradford brought the Council up to date on some companies who have committed to come into Utah County. Their biggest push is now for assembly plants to come into the area. Mr. Bradford said that the City's Representative, Mr. LaDue Scoville was not attending the board meetings regularly. He also pointed out that Mr. Scoville is probably the best rep as he really goes all out when a prospect comes into the County. Councilman Thompson asked that notification of the meetings be sent to him also as the Councilman over UVIDA.

Mr. Rex Olson approached the Council for annexation of his property. Mr. Sellers pointed out that the Council had been given the minutes of

the Planning and Zoning meeting were this had been discussed. The Council asked for a few minutes to review them. Mr. Olson indicated that when they had first approached the City the requirement was one share of water per acre and that they have four shares of water. Mr. Olson was asked if he was planning on developing the property and he said that in the future he would look at the possibility but it was in the future. The Council expressed that they were in favor of the possible annexation, but there were still questions which need answered. They were: 400 East needs to be widened and how much will Mr. Olson need to give to the City for a wider street; how much water will Mr. Olson need to give to the City for annexation; the water in the area is critical and the Council does not want this area to turn out like the Northwest section of town; fourth north across the property will also have to be planned for. The water lines in the area are two inch with the closest six inch line approximately 4 to 5 blocks away. The Council recommended that this annexation be referred back to the Planning and Zoning Committee for the reasons stated and also for a look at the water situation in the area. Mr. Olson indicated that this would be alright if it did not drag on as before.

Mrs. Sharon Dennicore's water hook-up was the next item handled. Mrs. Dennicore indicated that the loan was closed and they thought that the contractor had paid all his debts. They then received a call from Mr. Sellers about their water hook-up. Mrs. Dennicore feels this is not their debt but the contractor's. Councilman Nelson said that the Title Insurance Company should be contacted as they should insure the contractor's work and performance. The Title Co. also should have researched the title to make sure it was clear of all debts.

Mr. Don Kay, Clint Ercanbrack and Bill Ferguson came before the Council next representing Summitt Creek Irrigation Co. (SC). Mr. Kay asked the Council why they had not signed the agreement with SC on the flood control ditch. Councilman Jones indicated that the Council had never agreed to anything other than working up a cost figure and asking the County if they would assist. Mr. Kay said that the County was not even brought up in the meeting. Mr. Sellers was asked to get the minutes of the meeting and read what was brought up. Councilman Jones asked Mr. Kay if he was saying that the Council agreed at the meeting to help pay for the ditch. Mr. Kay said that that was his understanding. Councilman Callaway indicated that he remembered about asking the County for assistance as well. Mr. Kay said that in the meeting SC had said they would put the ditch in and the City would pay their share out of the next year's budget. Councilman Jones said that the Council had never voted to approve this but they had discussed it. Mr. Kay indicated that if the City wanted to hire an engineer for the County to participate, then they could go ahead and do it. He said, however, that SC would not participate in this. Councilman Jones gave the minutes of the meeting to Mr. Kay to read and they did not say anything about the Council agreeing to help pay for putting the ditch in. Mr. Kay asked if that was not the way he had stated and Councilman Jones said that there was no agreement by the Council on whether they would pay for the ditch. Mr. Kay then questioned if Mr. Sellers had included everything in the minutes. Councilman Jones said that the Council had asked him to work with SC on the agreement and that was what he has been trying to do. Councilman Jones also indicated that the Council had never even estimated how they were going to pay for it, so there could not have been an agreement made. Mr. Kay then asked if he was having allusions.

Councilman Nelson said that there was a real problem with the water in the ditch and the Council was very concerned about it. Councilman Jones said that if the Council wanted to go ahead it was fine with him, but he viewed it as a street improvement and it will not come out of his department. Mayor Steele indicated that, if the area flooded, the City and SC would both be liable. Councilman Thompson asked what the cost would be and Mr. Ferguson said that it would be \$30,000.00. The Soil Conservation wanted SC to put in expensive inlets and outlets, but Mr. Ferguson felt this was unnecessary. SC indicated that they were designing the ditch to carry 65 second feet of water, whereas it will now hold less than 60 second feet of water. Mr. Ferguson indicated that SC did not want to go with the Soil Conservation's design, yet they do not want another engineer to design the ditch for County participation. *Mr. Ferguson said that now that the homes have been put in, allowed by the City, there is a danger of flood damage. Councilman Nelson indicated that the ditch has flooded there long before the homes were put in. Mr. Kay tried say that the reasons were because of caterpillers running across it, but Councilman Nelson said that it was in bad shape before. Mr. Kay said that they never had a problem until houses were put there. Mr. Ferguson said that they tell the contractors how to put the ditch in and they go ahead and do as they please. SC is talking about corrugated steel pipe - 36 inch. Councilman McCloud asked if the Council could go ahead and sign the contract and get it done. There was some discussion as to where the money would come from and if the next year's budget would have enough money to cover it. Mayor Steele discussed the possibility of declaring a special improvement district. Councilman Jones said that he was planning on the City putting in the work for their share.

Councilman Jones said that the County would help but they needed some things done before they could present it to the Commission to be put into their budget. They needed an engineer's plan and a cost estimate prior to its presentation. Councilman Jones felt that it is SC's ditch and they should pay for the engineering. Councilman Nelson said the Lynn Crook told him that the City is part owner of the ditch and should share responsibility. Mr. Ferguson asked why the ditch had to be engineered when its a straight ditch. Councilman Jones agreed and said he could probably design the ditch, but not and have the County participate and this is what the City wants. Mr. Ferguson said the ditch is 1200 feet long and has a 25 foot drop. Councilman Jones asked to have this information in writing and on a plat to give to the County and ask for their help. Mayor Steele again brought up the possibility of an improvement district and Councilman Jones said that there was no way to get it declared and passed in time. Councilman Jones indicated that he had asked Mr. Kay for the specifications a while back and he had not received anything on it and thought they had dropped the project. Mr. Hyrum Bradley asked if it had to come out of next year's budget or if it could be paid over a few years time and SC said that their share holders would be paying for it this year. Mr. Bradley said that the City could probably handle the cost if it was spread over a 2 - 3 year period of time. Mr. Kay said he would have to call a special stockholders' meeting to approve this. Mayor Steele thought the ditch would only cost ten to fifteen thousand dollars and they could handle a share of this, but not \$15,000. Mr. Kay indicated that the City could put the pipe in for part of their share.

Mayor Steele directed Mr. Sellers to research what needs to be done to

declare a special improvement district. He also asked Councilman Jones to continue working with SC on getting all necessary items done. Councilman Jones asked Mr. Sellers to inform the Kennison's that the City nor SC would be held responsible for the dirt side having been knocked down and they should have to fix it. Councilman Callaway said that everyone on the road should be notified. Mr. Kay asked if the City was in agreement on the project.

Councilman Thompson moved that the City put this problem on the top of its priority list of things needed to be done; the City do the work of laying the pipe as part of their cost; the City look at the dollar cost it can bear during the budget work up for next year; ask the County to participate in the pipe project; and SC look at getting the ditch engineered. Councilman Jones seconded the motion and it carried unanimously.

Councilman Jones again asked SC for a letter stating they have no objections to water usage for a hydro plant. Mr. Kay said they would have no objections as to who uses the water as long as it does not interfere with their water rights. Mr. Sellers was asked to draft a letter to this effect.

Mrs. Lemenar asked where the City should go in case of a disaster. After some discussion, it was decided to write and ask the Civil Defense and publish it in the newspaper.

The garbage ordinance was reviewed and some changes recommended. This ordinance will be brought up for approval at the next Council meeting.

The ditch at the Post Office was discussed next. Councilman Thompson moved that the City go along with the County's recommendation that the ditch be piped. Councilman McCloud seconded the motion. Councilman Thompson accepted an ammendment that the contractor be allowed to use corrugated steel pipe. Those voting in favor were Councilmen Thompson, Jones, McCloud and Nelson. Councilman Callaway voted against the motion.

Mr. Cy Bylund approached the Council indicating he was going to put a basement in his home and wanted to know if the City wanted him to get a separte hook up for water or keep using his mother's. Councilman Jones said that the City was in no position to put in a water line now, but suggested that Mr. Bylund pay for a hook-up now because the cost will be going up. Mr. Bylund asked if he could pay the costs at the time of his last request and Councilman Jones said that if the request is in the minutes yes, otherwise the City could not do it. Mr. Bylund said that it was in a conversation with Mr. Doyle Crook and not in a Council meeting.

The surplus property bids were brought up next and Councilman Jones moved that he be allowed to check on some articles and then sell those that were ok'd as there was some discussion on some of the items. Councilman Thompson seconded the motion and it passed unanimously.

Councilman McCloud moved the meeting be extended 15 minutes and Councilman Callaway seconded. The motion carried unanimously.

The Asphalt School at the University of Utah was brought up next and Councilman Nelson was asked to look into it further.

Councilman McCloud brought up a letter he had received from Boyd Applegate on the fire of the old home there. Mr. Sellers indicated that he had been told that there was a \$25 raising fee but they had burned it instead. The \$40 he talked about in the letter was a per truck charge to haul the house to the dump. Mr. Sellers was asked to write to Mr. Applegate and explain the problems.

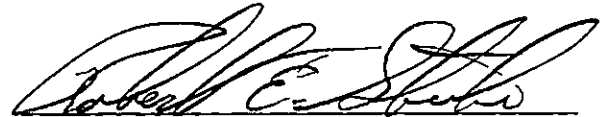
Councilman Callaway moved that a case of eggs be allocated to the Veteran's Auxiliary for Easter and also \$7.50 to \$10.00 for a basket. Councilman McCloud seconded and the motion carried unanimously.

Mr. Gerald Maack's business license was brought up next. Mr. Sellers indicated that he had paid all fees. Councilman Jones moved that the license be granted and Councilman Thompson seconded. The motion carried unanimously.

Councilman McCloud moved that the City accept the contract with Utah County for disposal of animals. Councilman Jones seconded the motion and it carried unanimously.

Councilman Jones moved the meeting be adjourned and Councilman McCloud seconded. The motion carried unanimously at 9:55 p.m.

Approved this 15 day of April, 1981.




Mayor Robert E. Steele


ATTEST: Sam Sellers
Sam Sellers
City Recorder

A regular Santaquin City Council meeting was to be held on Wednesday, April 1, 1981. Mayor Robert E. Steele, Councilmen Tom McCloud and Floyd Nelson were present. Councilman Fred Thompson called at 7:00 p.m. and indicated he would not be able to attend the meeting. Councilman Sherman Jones was not going to attend until 8:00 p.m. and Councilman Nelson had to leave at 8:00 p.m. Councilman Walter Callaway worked swing and was unable to attend. Mayor Steele said that, under the circumstances, since there would not be a quorum present there could be no decisions made. Mayor Steele asked if anyone present had anything informal they would like to discuss. There followed approximately one hour of informal discussion.

Approved this 15 day of April, 1981.



Mayor Robert E. Steele



Sam Sellers
City Recorder