



REGULAR CITY COUNCIL MEETING

Tuesday, October 17th at 7:00 PM

Court Room/Council Chambers (2nd floor) and Online

MINUTES

Mayor Olson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilors present included Councilors Adcock, Hathaway, Montoya, and Siddoway.

Councilor Mecham joined the meeting via Zoom & by phone for the executive session.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Recorder Amalie Ottley, Jim Rowland (Payson Santaquin Area Chamber of Commerce), Chad Holman, Bryan Mecham, Travis Keel, Wendy Osborne (Tabitha's Way), Joe Silverzweig (Comcast), Ron Jones, Cody McFarland, and other various members of the public.

PLEDGE OF ALLEGIANCE

Cody McFarland led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Art Adcock offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. 09-19-2023 City Council Work Session Minutes
2. 09-19-2023 City Council Regular Meeting Minutes
3. 10-03-2023 City Council Work Session Minutes
4. 10-03-2023 City Council Regular Meeting Minutes
5. City Expenditures from 09-30-2023 to 10-12-2023 in the amount of \$1,115,761.08

Councilor Montoya made a motion to approve the Consent Agenda items 1 through 5. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The motion passed unanimously.

PUBLIC FORUM

Wendy Osbourne from Tabitha's Way reported about an event put on by their organization in which they handed out backpacks filled with supplies to kids in need. Many donors participated in that event. She also reported about a recent food drive during the Orchard Days Festival. She invited council members and staff to participate in upcoming Thanksgiving and Christmas basket dinner giveaway service events.

Joe Silverzweig from Comcast addressed members of the City Council to report on an upcoming project next year in which they will install fiber internet in Santaquin neighborhoods. He expressed that he is excited to work with Santaquin City and hopes that council members will approve a franchise agreement with Comcast in the coming weeks.

Jim Rowland from the Payson Santaquin Area Chamber of Commerce reported to council members on the status of the Chamber and its activities this past year. He reported that the Chamber will no longer be providing meals for City events so that they can focus more on supporting businesses this upcoming year. He spoke about the upcoming Meet the Candidates event at Santaquin City Hall on November 1, 2023 and reported on other Chamber items.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 150 residential units have been issued building permits in the current calendar year. In comparison, 44 single and multi-family residential units have been built in the current fiscal year. (July 1, 2023 – June 30, 2024) No new business licenses were issued in the last two weeks.

NEW BUSINESS

6. Public Comment: Demolition of Old Jr. High

Manager Beagley spoke to Mayor Olson and City Council members about the history of the Old Jr. High building. The City has applied for and received Community Development Block Grant (CDBG) funds to demolish the Old Jr. High Building. Manager Beagley indicated that the building was built in 1935 using funds from The New Deal. He spoke of the continued dilapidation, blight, and vandalism of the building as it has been used less and less over the years. Manager Beagley stated that Mountainland Association of Governments (MAG) will take public comments (<https://mountainland.org/uccdbg/>) regarding the demolition of the building on their website until October 31, 2023. Manager Beagley noted that the museum building will remain intact and preserved when the middle school and old senior buildings are demolished.

Ron Jones, Santaquin City resident and Chair of the Historic Preservation Committee, addressed the Mayor and Council in the capacity of a resident and a licensed architect in the State of Utah. He expressed his experience in renovating buildings and projects and indicated that it would cost an exorbitant amount of money to keep the Jr. High building and restore it. He agrees with the City's decision to demolish these two buildings.

7. Discussion: Water Efficiency Standards Report & Update

Manager Beagley reported on Water Efficiency Standards to Mayor Olson and members of the City Council. (See attached slides.) He discussed how Santaquin has been and will continue to be water efficient and focused on future water planning. He also pointed out the difference between the water

rights and shares that the City owns versus how much water the City can pump. Manager Beagley discussed a case study in Southern Nevada and how, through significant conservation efforts, drought conditions were mitigated. Manager Beagley made recommendations for how Santaquin City should move forward and continue to focus on efficiency in both drinking and outdoor water use. Councilor Montoya and Manager Beagley discussed potential growth in the City and how storage of reused water will be managed. Councilor Hathaway asked if the City can require new developers to follow water efficiency guidelines as the city grows. Manager Beagley confirmed that ordinances could be passed to mandate water efficiency in new developments. Councilor Hathaway indicated his belief that it's time for the City to pass an ordinance that is more restrictive for developers when building new homes in Santaquin. Upon Council's direction, Manager Beagley indicated that he will bring back items for the Council to consider related to Water Efficiency Standard, in the form of an ordinance amendment in an upcoming meeting.

8. Discussion & Possible Action: Bike Skills Park Design Update and Contract Award

Mayor Olson presented the contract bid amount presented as \$351,751.71 for the entirety of the project. Manager Beagley stated that some of the cost may be covered by grant money as well as the City performing some of the excavation and ground work "in kind". The Mayor, Council, and staff discussed how the bid amount changed since it was last discussed in a work session due to the needed excavation and groundwork being completed either by the ramp company versus the City completing it on our own. Councilor Montoya asked what would happen if the City doesn't have the ability to complete the groundwork ourselves. Manager Beagley indicated that he is confident with the specifications and information received just today from the ramp company that the City can complete a portion (about half) of the groundwork and leave the technical and advanced work to American Ramp Company. Councilor Montoya expressed her concern that the project is done right and how the current contract was presented to council members. Councilor Adcock expressed his concern for safety on the canyon road once it's open to the public again. Mayor Olson spoke of the opportunity the bike park gives to all people of all abilities. He was impressed with an experience he had meeting a disabled individual who will be able to use the trail with their specialized equipment. Councilor Montoya inquired if the City had funds to cover the project if grant funds are not awarded. Manager Beagley indicated the City Council could choose to use available Impact Fees funds or not complete the project at the beginning of 2024 should the City not receive grant monies.

Councilor Siddoway made a motion to approve the award of a contract with American Ramp Company not to exceed \$351,751.71, direct staff to pursue a 50% matching grant from Utah Outdoor Recreation Grant (UORG) and to utilize volunteers and other funding sources to reduce the amount of funds needed for the project. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The motion passed unanimously.

REPORTS BY STAFF, COUNCIL MEMBERS, & MAYOR

Assistant Manager Bond reported on items on upcoming DRC and Planning Commission meetings. He discussed the upcoming annual board meeting for the Payson Santaquin Area Chamber of Commerce and asked if council members or the Mayor have suggestions for him to bring up at that meeting that they please relay those to him. Assistant Manager Bond let council members know that an amendment to the City's subdivision process will change in an upcoming ordinance as dictated by the State of Utah through SB 174.

City Manager Beagley updated council members on ongoing projects in the city, including the paving overlay on Summit Ridge Parkway. He discussed the upcoming Meet the Candidates night on November 1st, 2023 hosted by the Payson Santaquin Area Chamber of Commerce at the new City Hall Building. He reminded members of the public about upcoming holiday festivities including the Spooky Night at the Museum and a Trunk or Treat activity at Centennial Park. Councilor Adcock inquired if anything new has happened on the Juab/Utah County line issue. Manager Beagley indicated that discussions are taking place but there is nothing new to report. Councilor Adcock also inquired about the Main Street Widening Project. Manager Beagley stated that the one bid received for the project was too high and indicated that the bidding process will begin again after some adjustments are made in the hopes that more bids will come in at a better cost.

Councilor Hathaway updated City Council members on recent Community Services Board Meeting items and programming.

Councilor Siddoway spoke about the recent Corn Hole Tournament and thanked City Staff for their efforts. He also reminded everyone of the upcoming Spooky Night at the Museum. He spoke of the "Free Bikes 4 Kids" program and will coordinate with others to make that happen again this year.

Councilor Adcock also mentioned the Spooky Night at the Museum.

Councilor Montoya discussed upcoming activities for the Youth City Council. She thanked staff for their efforts on the recent day of training and service.

EXECUTIVE SESSION

Councilor Siddoway made a motion to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Councilor Hathaway seconded the motion.

The Executive Session began at 9:32 p.m.

Individuals present at the Executive Session: City Manager Norm Beagley, Assistant City Manager Jason Bond, Mayor Daniel Olson, Legal Counsel Brett Rich, City Council Member Dave Hathaway, City Council Member Jeff Siddoway, City Council Member Art Adcock, City Council Member Betsy Montoya. City Council Member Lynn Mecham joined via phone call.

Councilor Siddoway made a motion to end the Executive Session. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes

Councilor Siddoway Yes

The motion passed unanimously.

The Executive Session ended at 9:53 p.m.

Councilor Mecham left the meeting at the conclusion of the Executive Session.

ADJOURNMENT


Councilor Siddoway made a motion to adjourn the Regular City Council Meeting. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Absent
Councilor Montoya	Yes
Councilor Siddoway	Yes


The motion passed unanimously.

The meeting was adjourned at 9:54 p.m.

ATTEST:



Daniel M. Olson, Mayor



Amalie R. Ottley, City Recorder

Water Efficiency

October 17, 2023

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Background

- Discussion Precipitated by CUWCD & State of Utah Water Efficiency Standards (from Early 2023)
- Santaquin Has Been & Will Continue to be Water Efficient
 - Excellent Water Planning for a Century
 - Projects & WR's Date Back to 1932 Forming of the City (& beyond)
 - Canyon Springs
 - Well Water Rights
 - WRF
 - Type 1 reuse
 - SCIC Water Shares

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Background

- CUWCD & State of Utah Water Efficiency Standards
 - Mostly aimed at Limiting Turf on Newly Constructed Homes
 - No Change to Existing Homes
 - Provide Incentives to Residents for Conservation

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Current Status

- Currently Using About 36% of State Approved WR's
 - (Mostly For Indoor Water Use, Minimal Outdoor Use)
- Currently Using About 46% of Our Outdoor WR's/Shares
 - SCIC Shares
 - City Held Water Rights
 - Type 1 Water
 - Etc.

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Slide 4

JL0 Per 2022 reporting we use 36% of indoor/municipal WR.

Per the 40 year plan by HAL we have WR to 6,308 ac-ft of indoor use and delivered 2292.18 ac-ft

Per 2022 reporting we use 27% of irrigation WR.

Per the 40 year plan by HAL we have WR to 8,299.40 ac-ft of outdoor use and delivered 2,268.93 ac-ft

With that said we have a developed capacity of 5,476 ac-ft

Developed capacity

CW - 4,325 ac-ft

PI - 1,151 ac-ft

Jon Lundell, 2023-10-17T15:22:37.876

Current Status

- Currently Hold 95% of Needed WR's for Buildout Indoor Use
 - (Minimal Outdoor Use)
- Currently Only Have/Hold 65% of Buildout Water Rights/Shares

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Recently Learned

- Attended Annual Water School by Prepare 60
 - Prepare 60 Consists of
 - Jordan Valley Water Conservancy District
 - Weber Basin Water Conservancy District
 - Central Utah Water Conservancy District
 - Washington County Water Conservancy District
 - Others
 - Together, These Four Entities Have 85% of Utah's Population Within Their Service Areas
 - Including Santaquin for Future CUP/ULS Water Delivery

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Recently Learned (CASE STUDY)

- Southern Nevada Water Authority (SNWA)
 - Covers Las Vegas & Surrounding Metropolitan Area

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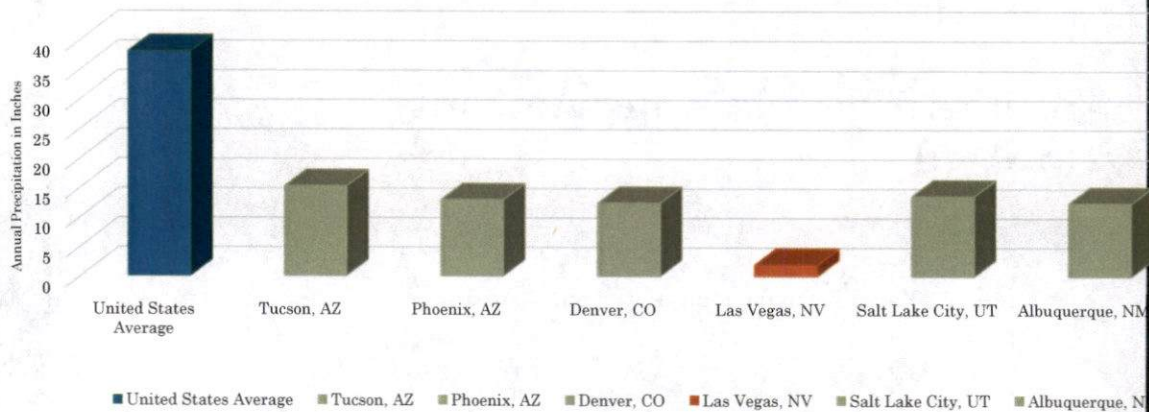
SOUTHERN NEVADA

- 2.2 million residents
- 40 million annual visitors
- Approx. 600 square miles (metropolitan area)
- 4 inches of annual precipitation

Slide Courtesy of Zane Marshall Dir. SNWA

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Las Vegas is the driest metropolitan area in the United States

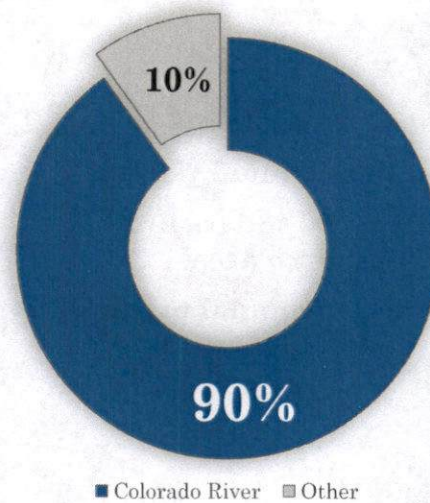


Slide Courtesy of Zane Marshall Dir. SNWA

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WATER RESOURCES

**Southern Nevada is nearly fully
reliant
on the Colorado River to meet
the community's water
demands.**



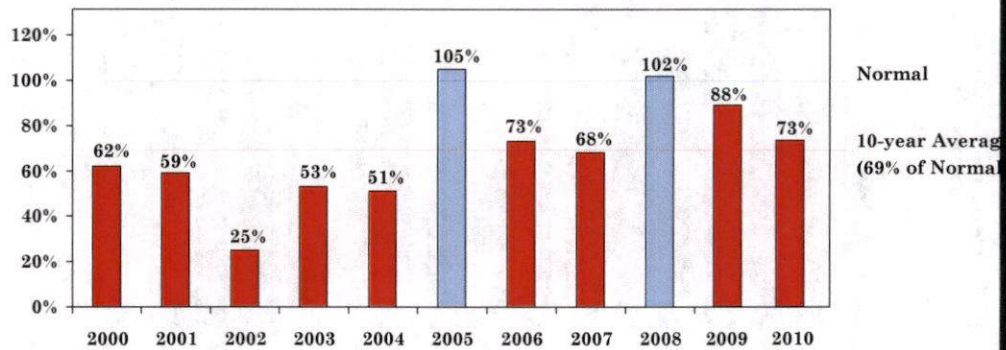
Slide Courtesy of Zane Marshall Dir. SNWA

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DROUGHT

In the early 2000s, the Colorado River began to experience significantly decreased inflows.



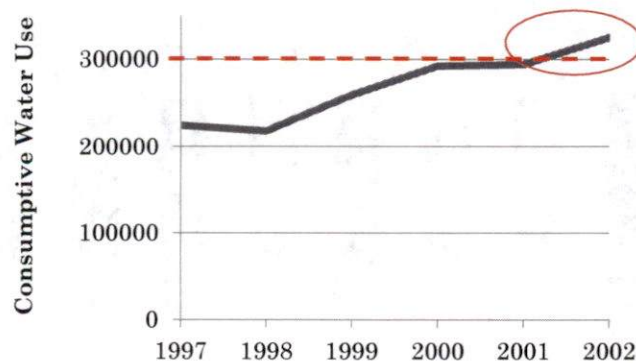
Slide Courtesy of Zane Marshall Dir. SNWA

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DROUGHT – 2000s

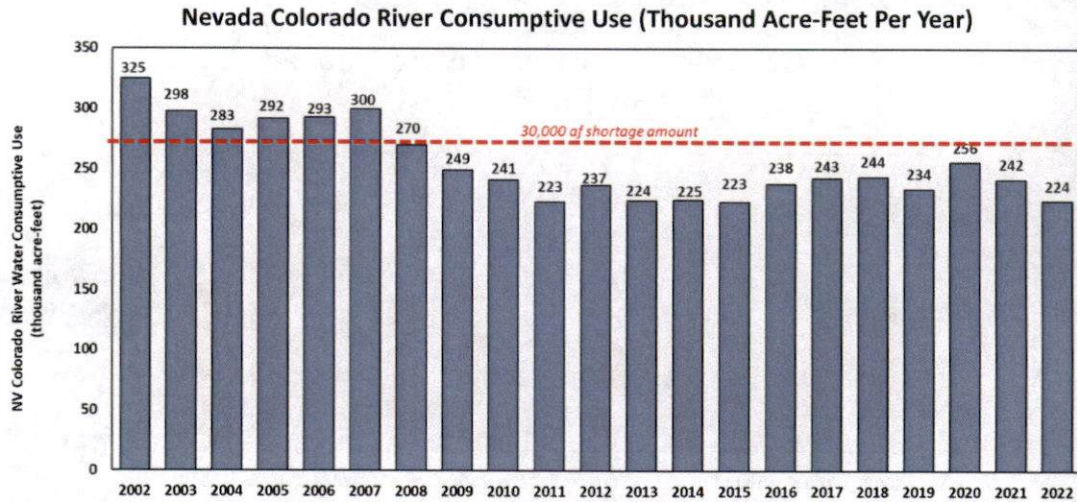
The community was exceeding its Colorado River allotment.



Slide Courtesy of Zane Marshall Dir. SNWA

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Thanks to conservation, shortages have been mitigated in the near term.

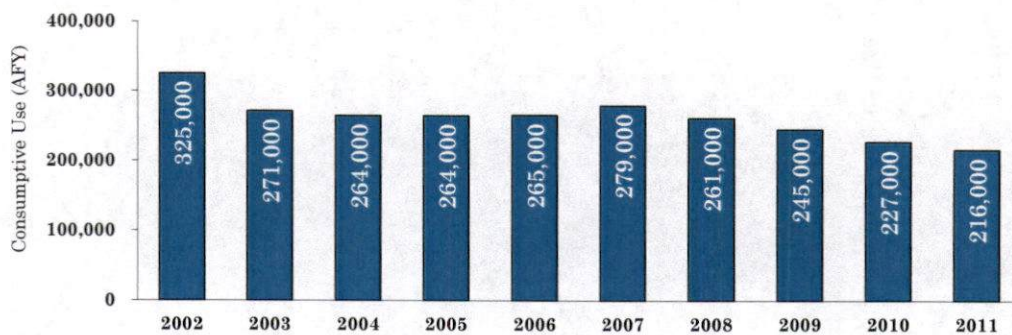


Slide Courtesy of Zane Marshall Dir. SNWA

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CONSERVATION RESULTS

In less than 10 years, Southern Nevada's consumptive water use declined by about 36 billion gallons, despite the addition of nearly 400,000 people.



Slide Courtesy of Zane Marshall Dir. SNWA

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CASE STUDY (cont.)

• SNWA

- Reduced Water Usage by 1/3
 - Over 100,000 Acre Feet Conserved
 - While Adding 400,000 Residents
- Infused ~\$270M
 - \$2,700 per Acre Foot
 - Santaquin City's Current Money In Lieu of Water is \$5,500

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What SNWA & Other Districts Are Doing

- SNWA
 - Limiting Turf & Outdoor Watering
 - Flip your Strip
- Washington County Water Conservancy District
 - Limiting Turf & Outdoor Watering
 - Any New Golf Course Must Bring Their Own (Wet) Water
 - Flip your Strip
- Weber Basin Water Conservancy District
 - Limiting Turf & Outdoor Watering
 - Metering (60,000 + Meters Needed)
 - Flip your Strip

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Moving Forward

- Drinking Water
 - We Will Continue to Add WR's Through Development Dedication Requirements
- Outdoor Water
 - GAP Between Needed Water Rights/Shares & Available (Wet) Water
 - How Do We Fill The GAP?
 - CUP/ULS Will Fill Some, but **Not All**
 - Purchase Additional CUP/ULS Water From Other Utah County Cities (If they will give it up)
 - Developer's Find & Bring Other Wet Water (If Available)

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Recommendations

- Drinking Water
 - Stay the Course Continue to Add WR's Through Development Dedication Requirements
- Outdoor Water
 - Stay the Course Continue to Add WR's Through Development Dedication Requirements (As Available)
 - Current Cost of Adding CUP/ULS Water
 - ~\$15,000*/Ac-Ft (Current Allotment of 908.5 Ac-Ft → ~\$318,000 Annually, For 40 years)
 - Implement Some Water Efficiency Standards on New Homes
 - Could Reduce Future Needs Significantly (I.e)
 - If We Reduce Future Additional Use by 15% → \$6.7M* ** ***
 - If We Reduce Future Additional Use by 20% → \$9M* ** ***
 - If We Reduce Future Additional Use by 33% → \$15M* ** ***
 - * Using Current Anticipated/Estimated CUP/ULS Cost, But Could Be Higher/More
 - ** Does Not Include Purchase Price of Water (Borne By Development)
 - *** Does Not Include Pumping Costs, City Systems O&M, Etc.

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Recommendations

- We Could Use CUWCD & State Funds to Implement & Save Significant Future Value & Costs For Residents

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?? QUESTIONS ??

THOUGHTS

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