



## **CITY COUNCIL REGULAR MEETING**

Tuesday, May 04, 2021, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

### **Minutes**

#### **ROLL CALL**

##### **PRESENT**

Council Member Nick Miller  
Council Member Betsy Montoya  
Council Member Lynn Mecham  
Council Member David Hathaway  
Council Member Jennifer Bowman

##### **ABSENT**

Mayor Kirk Hunsaker

#### **PLEDGE OF ALLEGIANCE**

Led by Lynn Mecham.

#### **INVOCATION / INSPIRATIONAL THOUGHT**

Invocation offered by Benjamin Reeves.

#### **CONSENT AGENDA (MINUTES, BILLS, ITEMS)**

##### **Minutes**

1. Meeting Minutes - Regular City Council Meeting of 4/20/2021

##### **Bills**

2. Invoice Register 4/30/2021 - \$345,693.69

Motion made by Council Member Montoya to approve the consent agenda contingent on changes made to the 04-20-2021 minutes.

Seconded by Council Member Hathaway.

Voting Yea: Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

#### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

##### **Public Forum**

**Name:** Jody Reid

**Comment:**

Dear Mayor and Council,

I was very disappointed to see that the inclusion of information on the Imagine Santaquin General Plan Update survey has been omitted from the May city newsletter in contrast to what Christie Oostema-Brown assured us would happen.

On the other hand, I'm excited to learn that paper surveys will be given out to seniors coming for lunches. But how about all the other seniors and everyone else who isn't comfortable using or has access to a computer? Why not include surveys in each utility bill? I would be happy to volunteer to stuff envelopes and later tabulate responses in this important effort.

I'm also including a response from a resident that aligns with what I am hearing from many people, and that provides critical feedback to the city:

"When I took the survey, I felt like the wording was very leading, like they were trying to manipulate our responses. I also felt like the word/character limits for responses were unreasonable. If the survey asked for a one-word response, a two word response was rejected. The character limit for additional input at the end was unreasonably small for any kind of valuable input. It definitely made me feel like the city wanted to LOOK like they wanted feedback, while limiting what input we could give.

"I looked forward to hearing the presentation, but several things bothered me about it.

"First, the argument that we have to build more high density housing to preserve agricultural land because high density housing takes up less space. The way I see it, the only way that makes sense is if the city somehow plans to limit the total population, so once we reach that limit, they prevent further development, which obviously isn't how things work. I don't see what would prevent the rest of the land from being developed anyway. In the end, we'll just end up with a very dense population (crowded, and possibly with limited resources), rather than the clusters of high-density surrounded by agricultural land that they tried to convey in the presentation.

"Next, they stated that high density housing requires "less miles" of things like roads, water lines, sewer, etc, making it less expensive to build and less expensive for the city to maintain. What they didn't address was that each "mile" of infrastructure would have a higher demand on it, due to the higher density. They didn't address what additional costs would be involved in building infrastructure to handle the higher load or the additional maintenance needed due to more wear and tear.

"Then, the need for "affordable housing." In response to a question, they defined "affordable housing" as housing that someone making 80% of the mean income can afford (or something similar to that). By that definition, affordable housing is determined, not by the type of housing built, but by the housing market itself. Not much would really be considered "affordable housing" in our current, ridiculously overinflated housing market, and if or when the market crashes, suddenly the majority of Santaquin's housing would become "affordable." Not a very stable or consistent way to determine the future of Santaquin, in my opinion.

"Another topic I felt was misleading was the discussion on lot size. After mentioning residents' concerns about lot sizes, the presentation stated that the average lot size in Santaquin is 1/3 acre. Based on what I've seen, that surprised me until I realized that average must have included undeveloped lots, which can be quite large, skewing the average to appear higher. What I'd rather know is the average size for lots that are developed into housing, the "median" lot size, or the distribution of lot sizes (i.e. how many are smaller than .2 acres, between .2 and 1/3, between 1/3 and .5, or larger than .5) for a more accurate picture."

Thanks to all of you for your hard work for our city!

Jody Reid

**Staff Response:** City Manager Reeves responded that this oversight on the newsletter publishing of the Imagine Santaquin Survey has been rectified with the sending out of postcards with QR code links to the survey and directions for requesting a paper copy of the survey.

## **Appointments**

3. **Sarah Jorgensen - Planning Commission**
4. **Kirk Durban - Historic Preservation Committee**

Motion made by Council Member Montoya to approve the Mayor's appointment of Sarah Jorgensen to the Planning Commission and Kirk Durban to the Historic Preservation Committee.

Seconded by Council Member Hathaway.

Voting Yea: Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

## **BUILDING PERMIT & BUSINESS LICENSE REPORT**

5. Building Permit and Business License Report - 04/30/2021

## **NEW BUSINESS**

### **Ordinances**

6. **Ordinance 05-01-2021 - Changes to Public Noticing Requirements**

City Recorder Aaron Shirley presented briefly that this was a follow up with the presentation last Council Work Session which would clean up and align city code with state code which recently changed to not require public notices to be published in newspapers.

Motion made by Council Member Mecham to approve Ordinance 05-01-2021 an ordinance amending Santaquin City Code to reflect changes in state code for publish noticing requirements, providing for codification, correction of scrivener's errors, severability, and an effective date for the ordinance.

Seconded by Council Member Montoya.

Voting Yea: Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

### **Resolutions**

7. **Resolution 05-01-2021, "A Resolution Adopting the Tentative FY2021/22 Budget for Santaquin City and its Three Sub-Organizations: Santaquin City Community Development and Renewal Agency, Santaquin City Local Building Authority, and the Santaquin Water District"**

City Manager Reeves gave a presentation on the tentative budget which will be a public document, once adopted, until the adoption of of the final budget this coming June.

Motion made by Council Member Montoya to adopt Resolution 05-01-2021, "A Resolution Adopting the Tentative FY2021/22 Budget for Santaquin City and its Three Sub-Organizations: Santaquin City Community Development and Renewal Agency, Santaquin City Local Building Authority, and the Santaquin Water District".

Seconded by Council Member Hathaway.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

8. **Resolution 05-02-2021, "A Resolution Approving an Interlocal Cooperation Agreement with Mountainland Association of Governments Regarding the Santaquin Main Street Improvement Project - Phase 4"**

Assistant City Manager Beagley explained that this was for funding for Phase 4 of the Main Street widening project.

Motion made by Council Member Mecham to approve Resolution 05-02-2021, "A Resolution Approving an Interlocal Cooperation Agreement with Mountainland Association of Governments Regarding the Santaquin Main Street Improvement Project - Phase 4"

Seconded by Council Member Bowman.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**Discussion & Possible Action**

9. **Discussion and Possible Action Regarding the Award of the Santaquin Main Street Improvement Phase 4 Design Contract to J-U-B Engineers**

Assistant City Manager Beagley explained that this was a follow-up to the Resolution just passed in the funding of the Main Street Widening Project and J-U-B has done a great job designing the first 3 phases of the project.

Motion made by Council Member Hathaway approve the Award of the Santaquin Main Street Improvement Phase 4 Design Contract to J-U-B Engineers.

Seconded by Council Member Mecham.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

10. **Discussion and Possible Action Regarding the Preliminary Approval of the Falcon Ridge Subdivision (495 S. 300 E.)**

Community Development Director Bond gave a brief explanation of the Falcon Ridge Subdivision located approximately at 495 S. 300 E. and has a positive recommendation forwarded by both the Development Review Committee (DRC) and the Planning Commission. After final approval by the City Council, a final review and approval is required by the DRC to ensure the design is up to code.

Motion made by Council Member Montoya to give Preliminary Approval of the Falcon Ridge Subdivision (495 S. 300 E.) if all engineering redlines are addressed.

Seconded by Council Member Bowman.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

**City Manager Benjamin Reeves**

- Budget has been moving forward and many other projects.

**Assistant City Manager Norm Beagley**

- Construction has begun on the Jazz Basketball court in Centennial Park and concrete is expected to be poured sometime in the next few weeks.

- Harvest View park is 90% designed.
- Main Street Project by UDOT is continuing with ADA ramp installation, milling, and paving expected to begin next week. Project will put Main Street on one lane accessibility for both east and west directions and it is advised to use alternate routes.

#### **Community Development Director Jason Bond**

- Tomorrow morning at 9:30 AM, there will be the Utah State University final project presentations for Santaquin City 242 envisioning planning.
- Kick-off meeting for the active transportation planning effort (which includes trails) was held and future discussions with the consultant Parametrix will be held at future Planning Commission meetings.
- Imagine Santaquin General Plan surveys will continue to go out and residents should go and participate to provide their feedback.
- Public Hearing Notices have gone out for concept plans that have recently come into the city and it should be noted that concept plans and associated public hearings are the first step in the development process. These are not PUD's and follow current code and zoning and are quarter acre single family homes.

### **REPORTS BY MAYOR AND COUNCIL MEMBERS**

#### **Council Member Miller**

- Police Department is doing well.
- Community Services: Shauna Jo Eves passed her certified parks and recreation professional certification which puts her in an elite recreation group across the country.
- New baseball and soccer uniform this year.
- New snack shack is open, and they are taking credit cards.

#### **Council Member Montoya**

- At 200 W and approximately 400 N there is a pump station with a chain link fence around it is down. Assistant City Manager responded that this was a Summit Ridge Irrigation Company pump station, and it would be their responsibility to fix anything associated with that pump station.

#### **Council Member Mecham**

- Echoed Council Member Hathaway's statement about being grateful for the Utah League of Cities and Towns experience and was grateful that Governor Spencer Cox took the time to come to the conference and address the local government elected officials.

#### **Council Member Hathaway**

- Thanked the city for the Utah League of Cities and Towns conference and the educational experience it provided. Especially regarding state legislation and how it affects local governments.

#### **Council Member Bowman**

- Meeting with Community Services Director John Bradley this week.
- Beautification Committee meeting will happen this week.

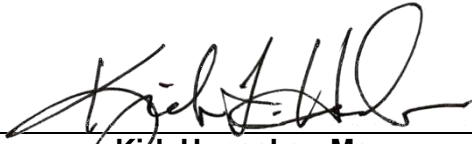
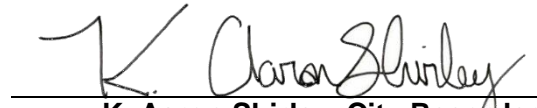
## ADJOURNMENT

Motion made by Council Member Mecham to adjourn the meeting at 8:05 PM.

Seconded by Council Member Montoya.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**ATTEST:**

  
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Kirk Hunsaker, Mayor  
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K. Aaron Shirley, City Recorder