



CITY COUNCIL REGULAR MEETING

Tuesday, January 17th, 2023 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 was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Recorder Amalie Ottley, Officer Mike Wall.

Various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE

Mr. Doug Rohbock led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Keith Evans offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No council members declared any conflicts of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. 01-03-2023 City Council Work Session Minutes
2. 01-03-2023 City Council Minutes
3. City Expenditures from 12/31/2022 to 01/13/2022 in the amount of \$1,584,867.88.

Councilor Montoya motioned to approve the Consent Agenda items 1 through 3. Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

PUBLIC FORUM

No members of the public wished to speak to the council before Mayor Olson's State of the City address.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit & Business License Report. No building permits have been issued yet in the 2023 calendar year. In comparison, 50 building permits have been issued this fiscal year (since July 1, 2022). Three new business licenses have been issued this calendar year.

NEW BUSINESS

4. Ordinance 01-01-2023 – Repealing Minimum Stories in CBD

Assistant Manager Bond presented the proposed ordinance that repeals language requiring commercial buildings to have two stories in the Central Business District (CBD) Zone. He stated that the minimum stories requirement had been a hurdle for a commercial business interested in locating to the Central Business District zone.

Council members Siddoway and Hathaway both expressed their desire to repeal any minimum height requirements or other standards in the city code that could hinder businesses coming to Santaquin. Manager Beagley indicated that any action on minimum height requirements would have to be done at a different time, as that item is not what has been noticed and is not what is on the agenda for this meeting.

Councilor Siddoway motioned to approve Ordinance 01-01-2023 Repealing Minimum Stories in the CBD zone. Councilor Adcock seconded the motion.

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

The vote was unanimously approved.

5. Ordinance 01-02-2023 – General Plan Amendment – Moderate Incoming Housing Plan Update

Upon review, items for the General Plan Amendment were missing from the council packet. As such, it was decided that Ordinance 01-02-2023 would be tabled until the next February 7th City Council meeting.

Councilor Adcock motioned to table Ordinance 01-02-2023 – General Plan Amendment – Moderate Income Housing Update. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

MAYOR OLSON: STATE OF THE CITY ADDRESS

Mayor Olson spoke to and presented slides updating the council and members of the public on matters happening in Santaquin City. (See attached.) The slides addressed current and upcoming projects, initiatives, development & growth, water, storm water, wastewater, and finally budget, revenue, and taxes.

TOWN HALL STYLE OPEN PUBLIC FORUM

Mr. Mike Evans addressed the public thanking community members Doug & Denise Rohbock and the city council members and mayor for creating a positive dialogue in the city.

Mr. Brendan Bowen addressed the council recognizing that the State of Utah passes many bills through the legislative process but rarely repeals laws. He thanked city council members for their ability to look at codes that cause hardships for businesses and repeal unnecessary language. Mr. Bowen expressed his gratitude for being a part of a positive community. Mr. Bowen asked that the council carefully consider parking requirements for businesses along Main Street. He suggested that lots within the city be set aside for community gardens and volunteer efforts as grocery costs continue to rise. Mr. Bowen spoke about emphasizing less light (LEDs) and wattage among lighting in the city allowing for the night sky to resonate in the city & canyon. He thanked council members for the interstate exchange dialogues. Finally, he asked if the council would be willing to recognize local businesses more often.

Mayor Olson spoke about trying to find places for semitrucks to more easily park overnight, especially during winter storms. Mayor Olson also spoke about the importance of building positive relationships with community members as well as local senators and congressmen. He spoke about the future plans for the Hot Rod Diner since the buildings purchase by another local business. Using the examples he spoke about Mayor Olson reiterated the importance of relationship building in the city.

Mr. Keith Evans addressed the council and mayor and thanked them for the work they put into the city. Mr. Evans inquired about the future plans for the Chieftain Museum building. Mr. Evans also asked about what the vision will be for the Santaquin Peaks Industrial Park. Mayor Olson talked about the type of businesses that are interested in buying land in the Industrial Park area. Mr. Evans inquired about future plans for the new City Hall building and what the property nearby will entail. Assistant Manager Bond brought up the pending Parks, Recreation, Trails & Open Space Master Plan that has been reviewed at recent City meetings. Assistant Manager Bond and Manager Beagley stated that the plan will be brought before the council for their consideration in upcoming meetings. Assistant Manager Bond also encouraged residents to continue to review draft plans at upcoming meetings or in person with him. Manager Beagley pointed out where residents can find current plans on the website. Mayor Olson stated that the city plans to keep the Chieftain Museum. Mr. Evans inquired about annexations within the city. Manager Beagley pointed out the most recent annexation, Hollow Flats, in the Summit Ridge area as well as the recent Annexation Policy Plan and that just helps plan for future boundaries between Santaquin and Payson City. Manager Beagley indicated there have been no recent annexations on the north end of the City per Mr. Evans question regarding same.

REPORTS BY STAFF, MAYOR, AND COUNCIL MEMBERS

Councilor Hathaway thanked the community for being willing to come to the City Council meeting as well as neighborhood meetings to discuss issues in the city rather than using social media as an outlet. He encouraged community members to watch past and future council meetings.

Councilor Siddoway stated that the Hot Rod Diner is open in the bowling alley in Payson and is doing well.

Councilor Montoya updated everyone on recent activities of the Youth City Council and the upcoming opportunity for them to attend the Public Officials Day at the State Capital. Councilor Montoya spoke about weekly meals provided to Seniors in the area. She also spoke about an upcoming Valentine's Day fundraiser being put on by the library. Councilor Montoya also updated on recent meetings she has attended with city staff.

Mayor Olson reported on his plans to attend the upcoming Historic Preservation Committee meeting.

Assistant Manager Bond reported on an upcoming Payson & Santaquin Area Chamber annual banquet as well as the chamber's upcoming planning meeting at the end of January 2023. Assistant Manager Bond also highlighted items on upcoming DRC and Planning Commission meetings.

Mayor Olson thanked city staff for their work in the past year and residents of Santaquin for their work toward the city as well.

Councilor Adcock reported that the ambulance procured by the Fire & EMS department has safely arrived in Santaquin.

ADJOURNMENT

Councilor Siddoway motioned to adjourn the meeting. Councilor Adcock seconded the motion.


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

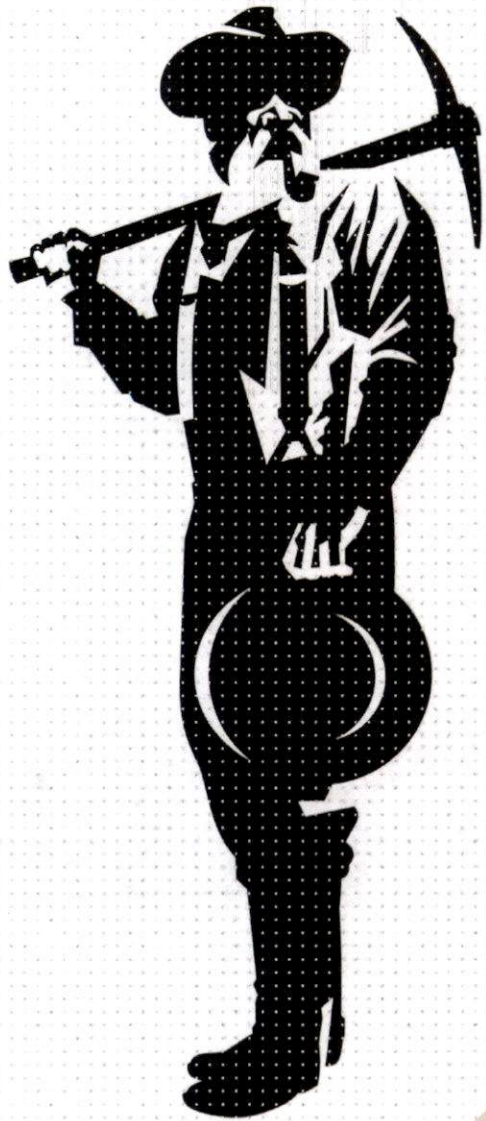
The vote was unanimously approved.

The City Council Meeting was adjourned at 9:08 p.m.

ATTEST:


Daniel M. Olson, Mayor


Amalie R. Ottley, City Recorder



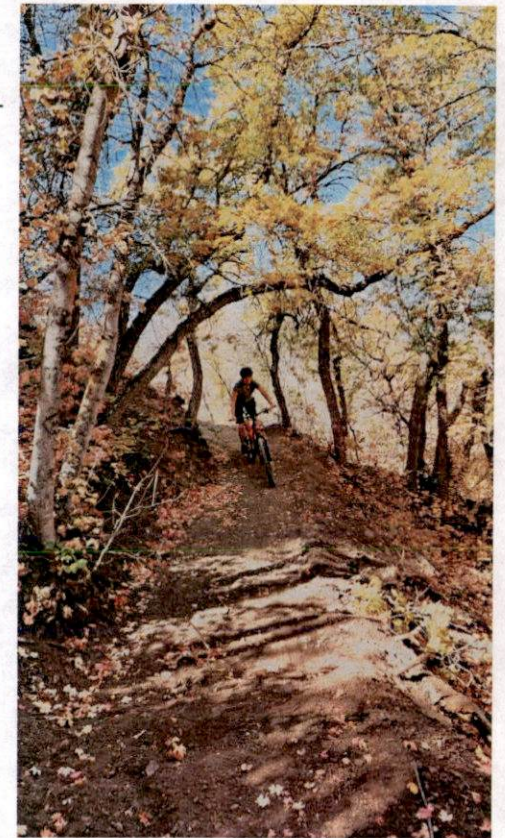
Santaquin City State of the City

January 17, 2023

PROJECTS (Cont.)

Prospector View Mountain Bike Park

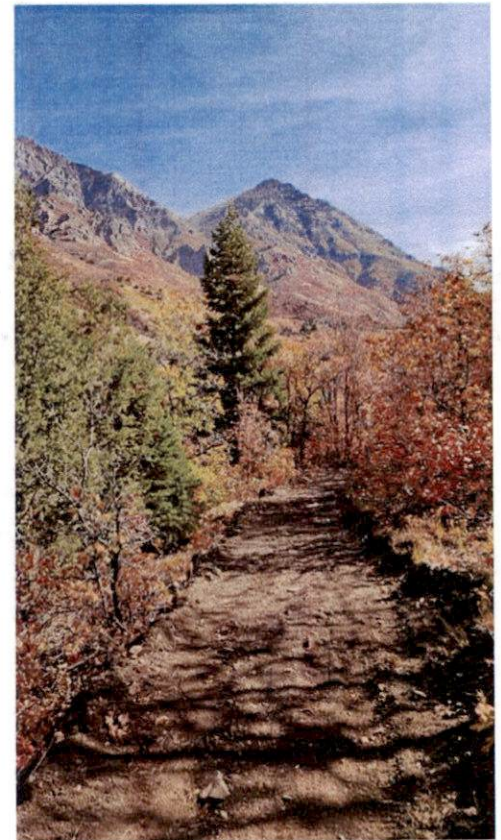
- New Parking Lot & Trailhead
 - State Grand Funds (\$60K) (50/50 Matching Grant)
 - New Restroom
 - Volunteer Efforts
 - Machinery
 - Nearly 2,000 Volunteer Hours
 - Building Parking Lot
 - Building & Clearing Trails



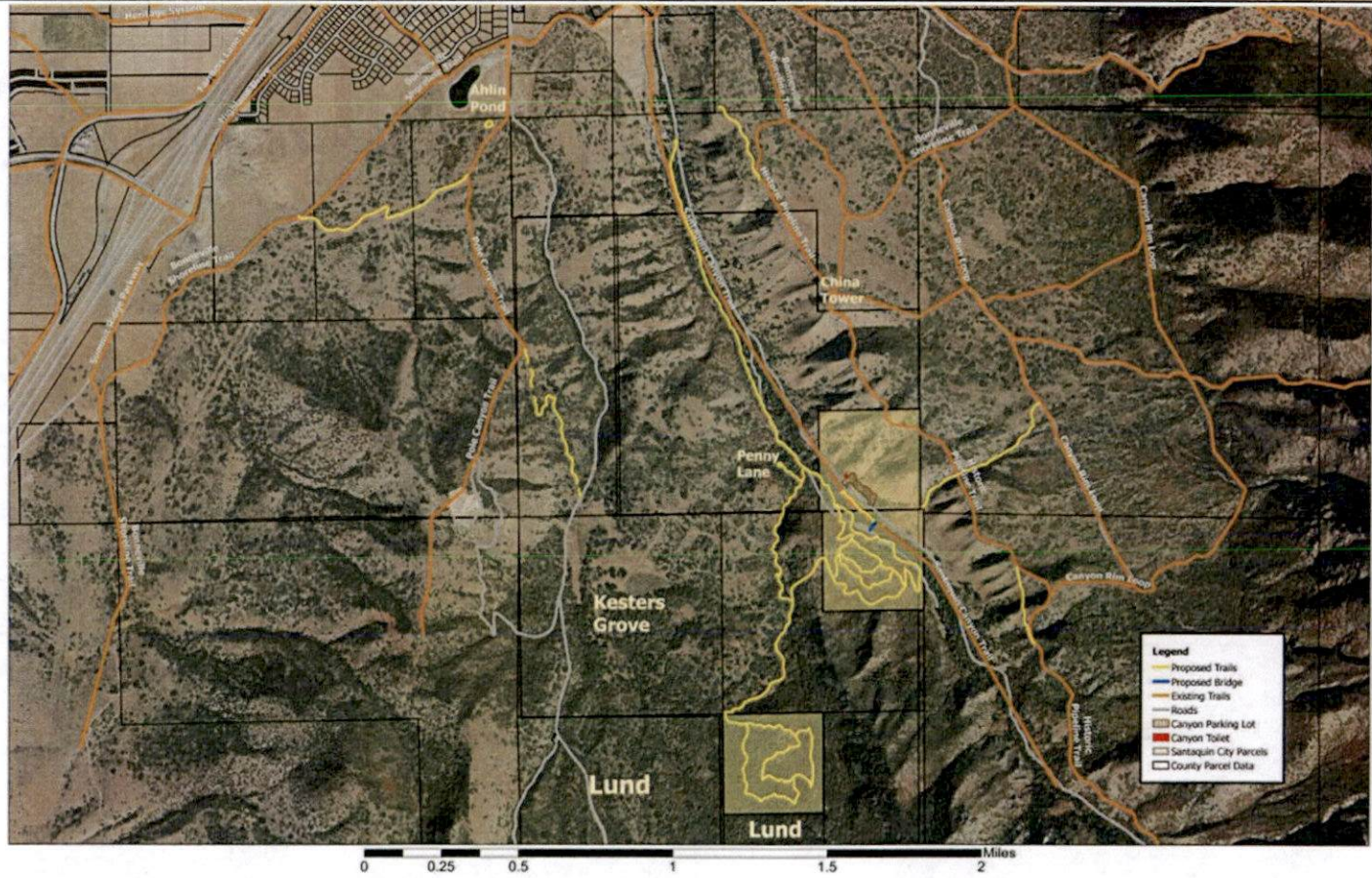
PROJECTS (Cont.)

Prospector View Mountain Bike Park

- Nearly 6 Miles of Riding/Hiking Trials
- Picnic Tables
- Future Bridge Across Summit Creek
 - Design Underway
 - Construction Spring/Summer 2023
- More Trails Coming 2023
- Future Bonneville Shoreline Trail Connectivity
- Signs Ordered



PROJECTS (Cont.)



PROJECTS

Main Street I-15 Interchange

- 13 Months Ago, UDOT's Plan was Decades Out
- Hosted October 2022 UDOT Commissioners Meeting
 - UDOT Commissioners Saw Firsthand Santaquin City's Needs
- Corridor Preservation Efforts
 - 2021 Development Property Negotiations (by Previous Council & Mayor)
 - 3.4 Acre Property Purchased
 - Received \$1.7M from MAG & Utah County (2022)
 - Additional Ongoing Corridor Preservation Efforts



PROJECTS (Cont.)

Main Street I-15 Interchange (Cont.)

- Seeking Funding from State Legislature for EIS
 - Mayor Meeting with
 - County Commissioners
 - State Senators
 - State Congress People
 - State Senate President
 - Federal Congressmen & Senators
 - This Effort Will Move Full Reconstruct up by Decades



PROJECTS (Cont.)

Main Street I-15 Interchange (Cont.)

- Regional Study & Funding
 - Feb 2022 MAG Funding Commitment (\$50K)
 - Study Will Include Evaluation of
 - Main Street 400 East to 900 east
 - 400 east Northward
 - Hwy 198
 - Highland Drive
 - County Roads North of Town
 - Future Nebo School District School Accesses



PROJECTS (Cont.)

Main Street Widening

- Phase 4 (2022 MAG/County Program Funds)
 - Design Underway (approaching 90% Design)
 - 300 EAST TO 100 WEST
 - 2023-2024 Planned Construction
 - Includes a New Traffic Signal @ Center Street
- Phase 5 (2024 MAG/County Program Funds)
 - Design Underway
 - 100 West to Approx. 600 West
 - 2024-2025 Planned Construction



PROJECTS (Cont.)

Summit Ridge Tank (3.2MG) & Booster

- Tank Construction is Complete
- Pipeline Installation is Mostly Complete
- Booster Pump Station Complete Spring 2023
- Summit Ridge will use 100% PI System Water in 2023
 - Thereby Additional Protection of Precious Drinking Water Resources
- Project is Within Budget



PROJECTS (Cont.)

New City Hall

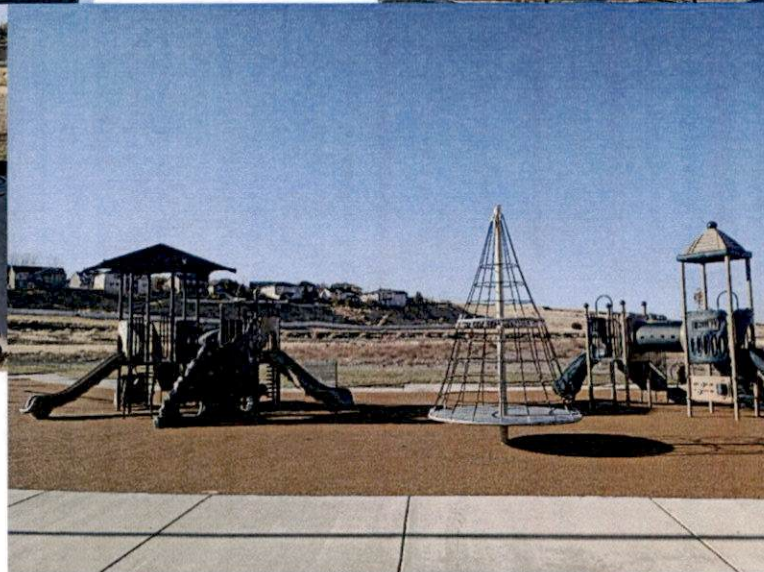
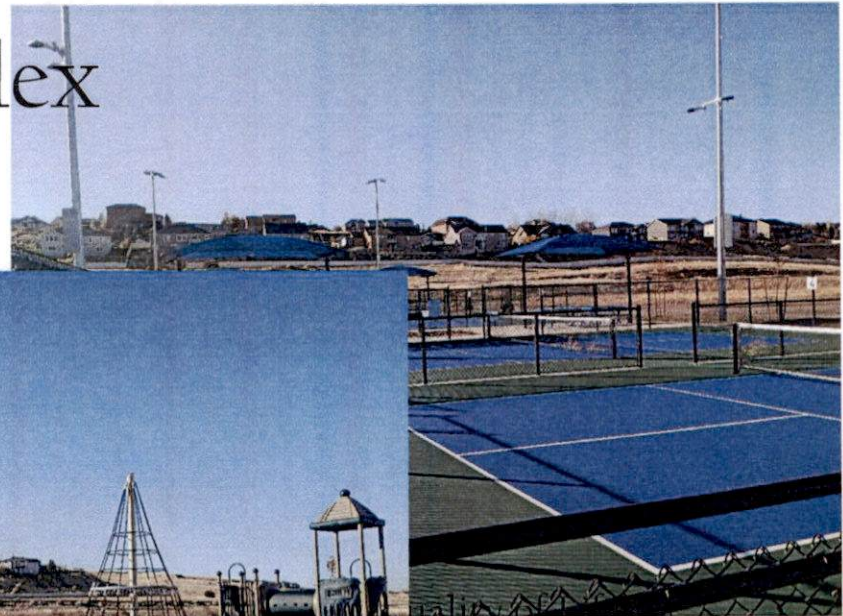
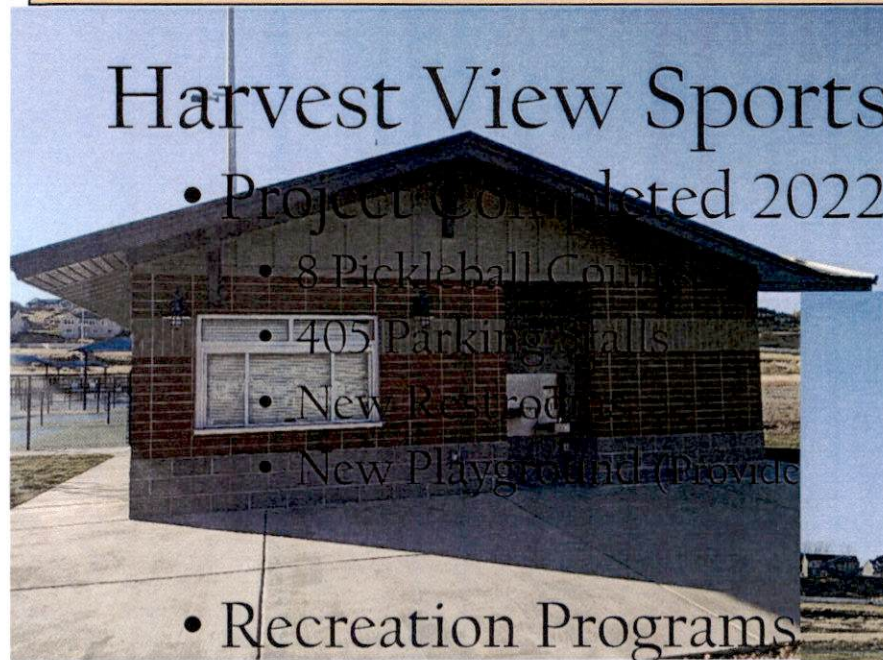
- Project Somewhat Delayed (Due to)
 - Supply Chain Issues
 - Labor Shortages
 - Increased Material Costs
- Complete Summer 2023
- Project is Within Budget
- Possible Library Relocation (to west wing)



PROJECTS (Cont.)

Harvest View Sports Complex

- Project Completed 2022
- 8 Pickleball Courts
- 405 Parking Stalls
- New Restrooms
- New Playground (Provide
- Recreation Programs



Santaquin

Initiatives



Santaquin Peaks Industrial Park

- 55 Acres of City Owned Property

(Zoned I-1 Industrial)

- Converted to an Industrial Park
- Property Tax Generation
- Job Creation
- Possible Sales Tax Generation



Initiatives (Cont.)



Santaquin Peaks Industrial Park (Cont.)

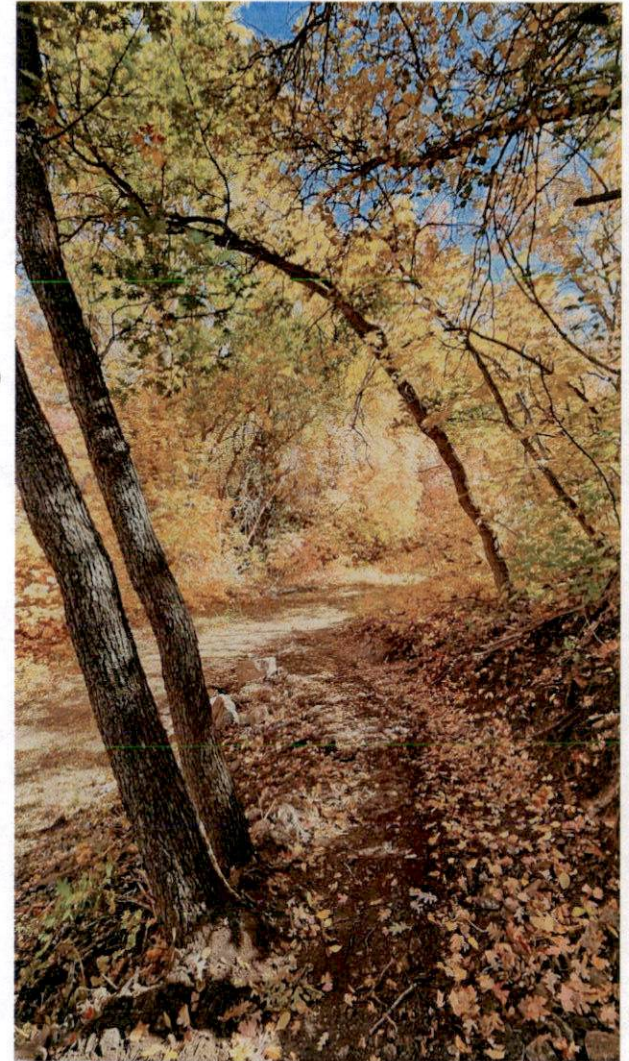
- Self Funded by Property Sales
 - No Increased Taxes to Residents
 - No Bonding Required



Initiatives (Cont.)

Santaquin Canyon (Forest Service Project)

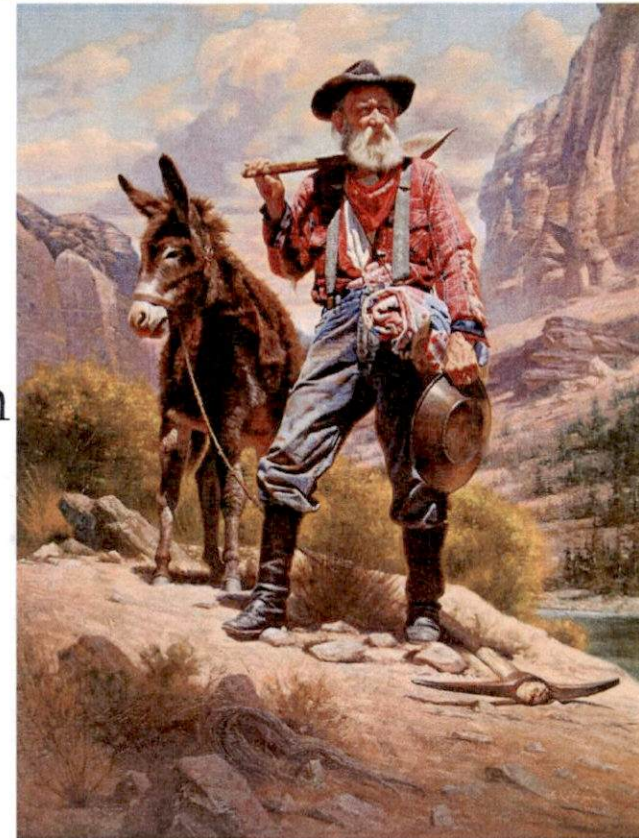
- Trumbolt Open for Use (2023 Season (closed for construction))
- Meetings with
 - Congressman Owens
 - USFS District Ranger
- Approved Federal Funding-Phase II
 - Bidding Spring 2023
 - Construction Possibly 2023-2024



Initiatives (Cont.)

Mayor Initiatives

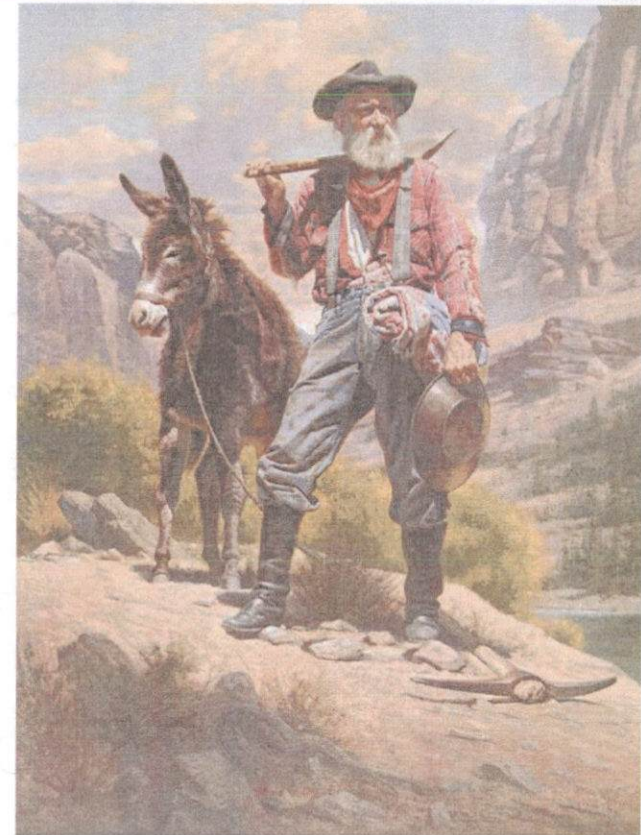
- Contacting 4 Businesses Per Month
 - Working to Bring More Businesses to Town



Initiatives (Cont.)

Mayor Initiatives (Cont.)

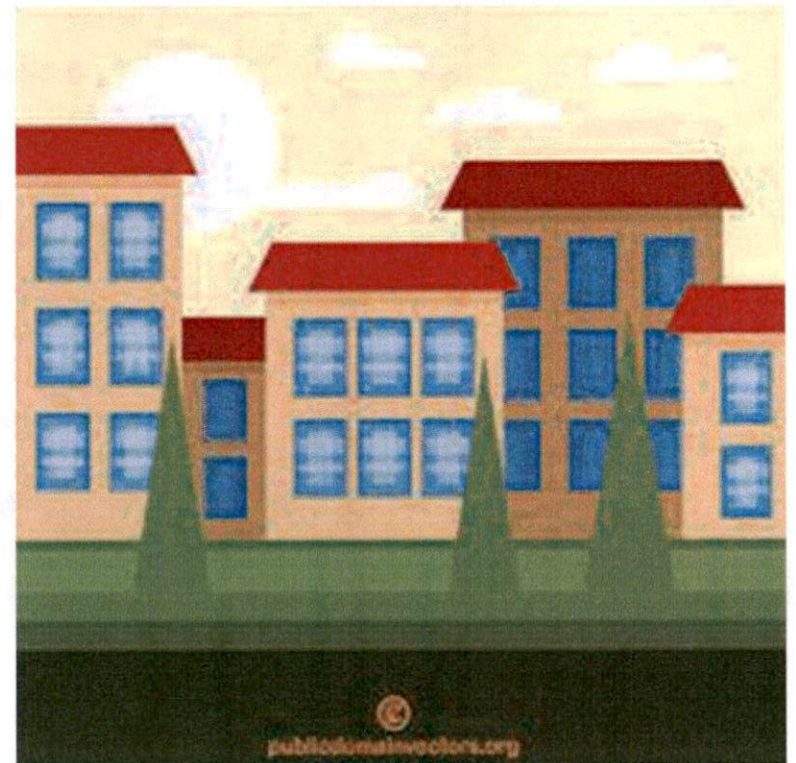
- Economic Summit Series
 - Determine City Economic Dev Needs
 - City Business Owners
 - Developer/Commercial Property Owners



Development & Growth

Commercial

- Murdock Ford New Facility (South Interchange)
- McDonalds
- AutoZone
- Santaquin Peaks Industrial Park
- Others



Development & Growth (Cont.)

2022 Residential

- 263 New Residential Dwelling Units (2022 Calendar Year)
- Estimated New Residents Approx 1,000
- 2 New Commercial Spaces
- 17 New Subdivisions/Phases
- With 346 New Residential Lots Recorded
- Development Projects (or amendm



Development & Growth (Cont.)

2022 City Code & Zoning

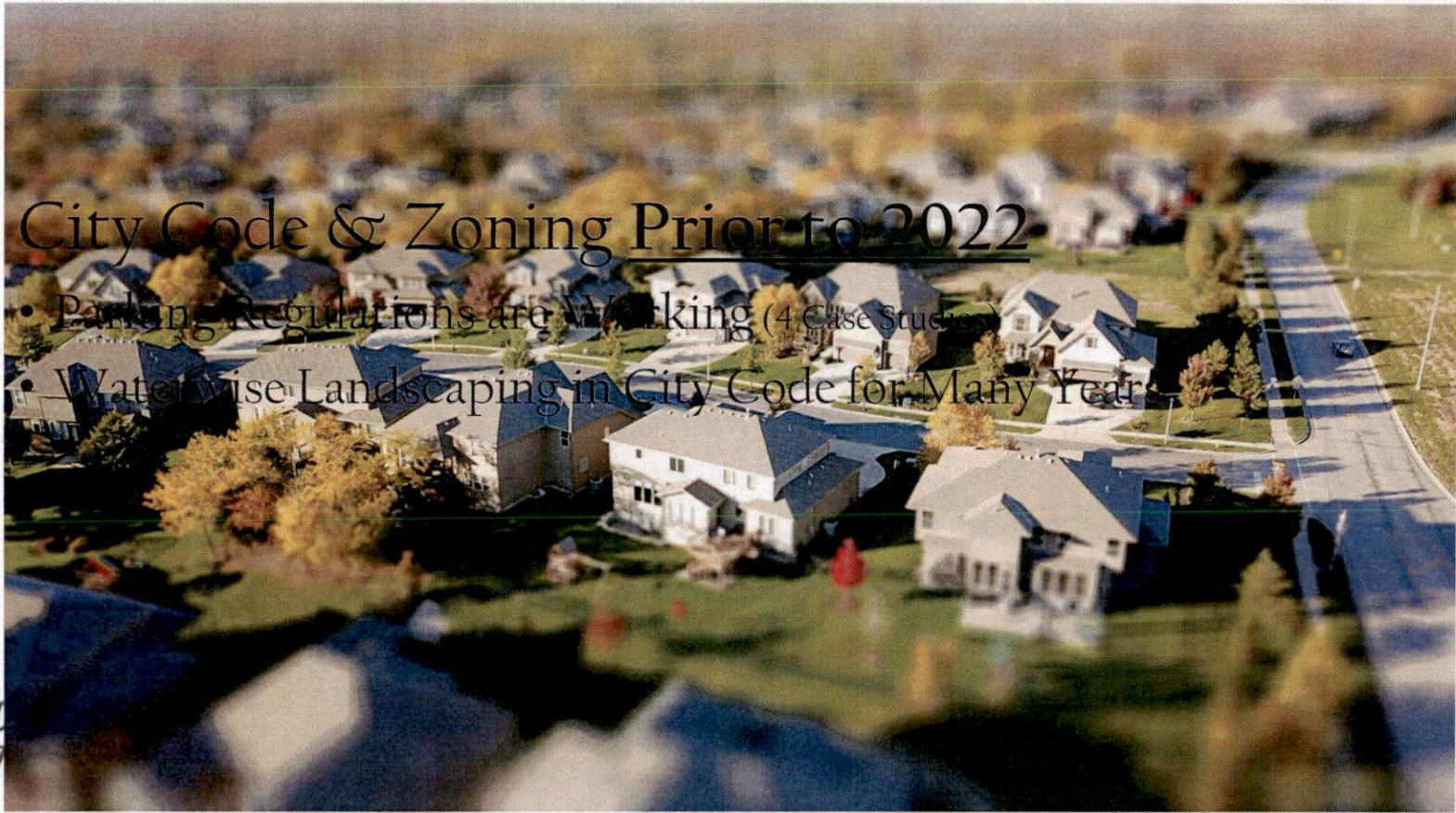
- Included Accessory Dwelling Units (ADU's) in R-10
(For Compliance with State Code)
- Minimum Street ROW Requirements
 - 36 Asphalt Width
 - Includes Sidewalks on Both Sides
- Rezoning from Commercial to Residential
- Zone Approved for Light Commercial & Light Manufacturing (CLM)
 - Property Fronting West End of Main Street
- Business Friendly Code Amendment on Main Street



Development & Growth (Cont.)

City Code & Zoning Prior to 2022

- Parking Regulations are Working (4 Case Studies)
- Waterwise Landscaping in City Code for Many Years



Water

Water

- Drinking Water
 - Approx 45%-50% Capacity (Water Rights)
 - Future Pumping Capacity Increases Needed (to accommodate growth)
- Pressure Irrigation
 - SCIC Water Shares
 - 100% Reuse from WRF
 - Central Utah Project (CUP)
 - CUWCD Bidding Spring/Summer 2023
 - Construction Likely 2024/2025



Storm Water



East Bench Debris Basins (4)

- \$9.1 M Federal Funding
- Status: 60% Design
- 90% Design Later in 2023
- Some Property Acquisition (by Prior Administration)
- Future Property Acquisition Needs & Costs (City Responsibility)
- Possible Construction 2023/2025

Storm Water



Santaquin Canyon Utah County Debris Basin

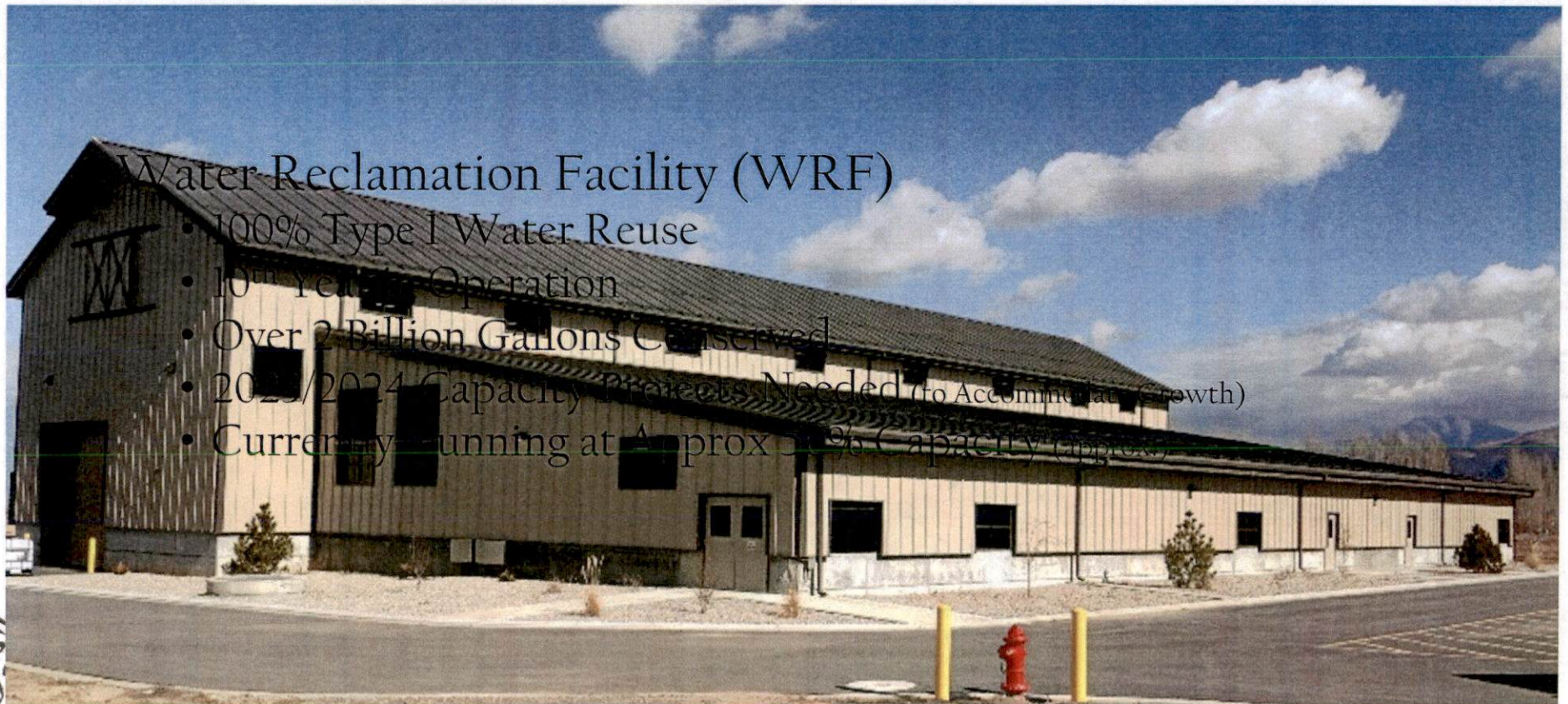
- \$12.5 M Federal Funding (65% Funding)
 - State, County, City Cost Participation
- Status 60% Design
- 90% Design Forthcoming Later in 2023
- Future Property Acquisition Needs (County & City Responsibility)
 - Possible Construction 2024/2025



Wastewater

Water Reclamation Facility (WRF)

- 100% Type I Water Reuse
- 10th Year in Operation
- Over 2 Billion Gallons Conserved
- 2023/2024 Capacity Projects Needed (to Accommodate Growth)
- Currently Running at Approx 50% Capacity (approx)



Budget, Revenue, Taxes

For the Last 8+ Years

- Budget/Revenue Centered Around Growth
- Early 2022 Closely Watching Revenue



Budget, Revenue, Taxes

Budget

- Increasing Costs (Citywide)
 - Staffing
 - Materials/Supplies
 - Fuel
- Currently within Budget
 - Because of Fiscal Responsibility



Budget, Revenue, Taxes

Revenue

- Some Revenue Down
 - Building Permits
- Some Revenue Up
 - Sales Tax
 - Other
- Currently within Estimated Revenue Projections
- Holding off on Some Expenditures
 - For Proper Fiscal Responsibility



Budget, Revenue, Taxes

Revenue

- State & County ARPA Funds Secured (\$4M)
- Corridor Preservation (\$1.7M County Funds)
- Grants Secured
 - Library
 - Other
- Future Revenue
 - Santaquin Peaks Industrial Park
 - New Property Taxes
 - New Businesses
 - New Jobs
 - New Sales Taxes



Budget, Revenue, Taxes

Taxes Have Not Increased in 10 Years

- Currently Evaluating
- Hope to Maintain Budget w/o Increasing Taxes



MISCELLANEOUS

- Continue to Work with Utah County and Juab County for a County Line Realignment

