



## CITY COUNCIL REGULAR MEETING

Tuesday, February 16, 2021, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

### Minutes

#### ROLL CALL

##### PRESENT

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

#### PLEDGE OF ALLEGIANCE

#### INVOCATION / INSPIRATIONAL THOUGHT

#### DECLARATION OF ANY CONFLICT OF INTEREST

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

##### Minutes

1. January 19th, 2021 - Council Regular Meeting Minutes

##### Bills

2. 02-16-2021 - Invoice Register - \$715,301.08

##### Items

3. Resolution 02-01-2021 - Rocky Mountain Power Undergrounding Contract
4. Resolution 02-02-2021 - NRCS Funding Increase for East Side Debris Basin Final Design

Motion made by Council Member Miller to approve the consent agenda.

Seconded by Council Member Hathaway.

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

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

##### Public Forum

**Name:** Shannon Beck

**Comment:** Dear Planning Commission,

This new Pederson Subdivision development is going to cause a lot of traffic problems getting on and off the highway with the increase in housing in that area. The increased traffic will also make it very difficult for emergency crews to get to the rest home or the homes of the families in

case of an emergency in a timely manner. This could cause deaths that could have been prevented. The rest home residents will also lose their view of the valley and mountains. We don't want the elderly spending their last years looking at a fence and the walls of homes. Rather build a nice park so they can enjoy watching the kids or provide an open view of the valley and mountains for them.

Their plans do NOT include wide enough roads, enough additional parking spaces for visitors, long enough drive ways for longer vehicles and moving trucks, or any plans for parks and recreational use for these new families and for the families in the surrounding homes.

The people that will be living in these smaller homes will probably have smaller children that will need room to play. They need bigger fenced in yard space to run around safely. The traffic and close proximity to a major highway will also be a danger for families with little children running around, especially with transients passing through fairly often. Trafficking of children could be a big concern.

The older children will want to go to Maverick, Iceberg, Dairy Queen, and the new Pizza place often; that much traffic with kids crossing the streets is not a good combination. The city and residents really need to be thinking about all the problems this is going to cause and how they would handle that problem.

I don't agree that the proposed developer should be building in that area with the current plans. This is a disaster and a bad idea. The city needs to plan better for this area. Homes with families need to be further away from busy streets and highways.

People will also be moving in and out a lot which means they will need room for moving trucks. The developers want to reduce cost by purchasing less land and cramming as many people into the smallest spaces they can to make more money. We need to be thinking more long term instead of short term and not let money get in the way of that decision.

We need to have more residents pulling together to work with the city on a better plan for that area. The owners higher density does not accommodate the code and zoning.

In addition, I agree with Pamela who stated on her post with the families on the East Bench side, no amount of shaming and bullying in public or private conversations is acceptable in city business negotiations. We need to have more respectful meetings every time the city meets. The city needs to be working together with the people not against them.

Please pay attention to the details and make sure that the requests of those that live here are being met. You don't want a place being built that is not safe for the people living here.

I would love to hear your peaceable comments on this.

Warm regards,

Shannon from the East Bench neighborhood

## **Awards**

5. 'What Do You Love About Santaquin' Annual Photo Contest Winner - Clay Craig
6. Employee of the Month - Randy Spadafora
7. Community Police Academy - Graduation Recognition

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

### **NEW BUSINESS**

#### **8. Ordinance 02-01-2021 - Rezone of City Property in Core Area**

City Manager explained that this rezone is to facilitate the building of the new city hall. Consolidating the parcels and rezoning from residential to Public Facilities zones.

Motion made by Council Member Bowman to approve Ordinance 02-01-2021 amending the zoning map of Santaquin City, more specifically, approving the rezoning of approximately 6.60 acres of property from R-8 Residential zone and Central Business District to Public Facilities Zone, providing severability and an effective date for the ordinance.

Seconded by Council Member Miller.

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

#### **9. Resolution 02-03-2021 - GM/GC Change Order Setting GMP for City Hall Construction**

Assistant City Manager Beagley explained that the designs for city hall were far enough along to allow for the setting of a guaranteed maximum price (GMP) for city hall construction.

Motion made by Council Member Montoya to approve Resolution 02-03-2021 setting a guaranteed maximum price for general manager/general contractor services for city hall construction.

Seconded by Council Member Miller.

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

#### **10. Resolution 02-04-2021 - Change Order for Additional City Hall Architectural Services**

City Manager Reeves explained that due to favorable cost estimates, the city is in a position to build the western portion of the building that was previously considered an additive alternate. The following document represents a Change Order to provide funding for architectural designs for the western portion of the building.

Motion made by Council Member Montoya to approve Resolution 02-04-2021 - Change Order for Additional City Hall Architectural Services.

Seconded by Council Member Bowman.

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

#### **11. Ordinance 02-02-2021 - Zone Change for City Property between Highland Drive & I-15**

City Manager Reeves shared portions of a presentation given in the last Planning Commission meeting which is available on the Santaquin City YouTube page. This would facilitate full connectivity along highland drive and relocate existing impact of a billboard from a residential area to a future residential area.

Motion made by Council Member Bowman to approve Ordinance 02-02-2021 amending the zoning map of Santaquin City, more specifically, approving the rezoning of approximately 9.95 acres of property from R-10 Residential PUD Zone and R-15 Residential PUD Zone to PF Public Facilities zone, providing severability and an effective date for the ordinance.

Seconded by Council Member Hathaway.

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

#### **12. Resolution 02-05-2021 - Jamie Evans Property Purchase Agreement**

City Manager Reeves explained that this follows the previous zoning ordinance just passed and is a win for the residents and for the property owner as it will help alleviate traffic around the Foothill Village area of Highland Drive.

Motion made by Council Member Miller to approve Resolution 02-05-2021 - Jamie Evans Property Purchase Agreement.

Seconded by Council Member Montoya.

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

#### **13. Resolution 02-06-2021 - Summit Creek Irrigation Water Wielding Agreement**

City Manager Reeves explained that this is a win-win for the city and the irrigation company and allows owners to access more easily their water shares.

Motion made by Council Member Miller to approve Resolution 02-06-2021 - Summit Creek Irrigation Water Wielding Agreement.

Seconded by Council Member Hathaway.

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

#### **14. Resolution 02-07-2021 - Update to Employee Policy & Procedures Handbook**

City Manager Reeves explained that staff has been working on this after direction from the Council Budget Meeting from last year and has gone through a third party, our directors, and our legal counsel.

Motion made by Council Member Montoya to approve Resolution 02-07-2021 an update to the employee policy & procedures handbook.

Seconded by Council Member Bowman.

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

## **15. Discussion & Possible Action - Designs for Harvest View Park Phase II - Blu Line**

Assistant City Manager Norm Beagley explained that this is Phase II of the project that began with the construction of the Harvest View soccer fields and would include pavement of a southern parking lot, pickle ball courts, as well as restroom facilities.

Motion made by Council Member Miller to award a contract to Blu Line Designs for final design of the pickleball courts, a restroom, landscaping, and the south parking lot for the next phase of Harvest View Park in an amount not to exceed \$73,470.

Seconded by Council Member Bowman.

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

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

### **City Manager Benjamin Reeves**

- Will work on getting the Utah State University student presentation video public which presented a lot of new ideas to consider.
- Getting the General Plan Committee rolling and will try to get more responses this week for participation in that committee.

### **Assistant City Manager Norm Beagley**

- Nothing to report.

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

- Nothing to report.

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

### **Mayor Hunsaker**

- Talked with Forest Service Representative Decker who made it sound optimistic that the Santaquin Canyon access would be cleared in the near future.

### **Council Member Miller**

- Winter sports are wrapping up and spring sports will begin soon. Soccer is getting new jerseys. Parkour and tumbling have had the most participation they've had in years. Reminder that Community Services meeting is Thursday February 18th at 7:00 p.m. on the Santaquin City YouTube channel.

### **Council Member Montoya**

- The first citizen's committee for the General Plan is this Thursday and Council Member Montoya and Mecham will be participating with the citizens.
- Met the new events coordinator in Community Services Shauna Jo Evans and she has expressed interest in having the Youth City Council assist in the city Easter Egg Hunt event.
- Citizens are concerned with the recent Public Notice about changes to the developmental review process and would like to have those concerns addressed. Assistant City Manager Norm Beagley said this slows down the development process as City staff is so busy that they can't turn around a building permit within a week anymore and this extends the time-frame to two weeks or 14 days that is still in line with State Code and most other communities for staff to take a look at the proposals and get them on the Developmental Review Committee agendas.

**Council Member Mecham**

- Not available due to internet connectivity issues.

**Council Member Hathaway**

- Wanted to give a shout-out to City Manager Ben Reeves and Assistant City Manager Norm Beagley for spending time with him and answering questions. City staff is doing amazing.

**Council Member Bowman**

- Need more people for the Beautification Committee but has plans to have an ad posted on the Santaquin City Website.

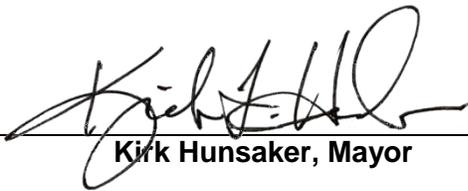
**ADJOURNMENT**

Motion made by Council Member Miller at 7:59 p.m. to adjourn the meeting.

Seconded by Council Member Bowman.

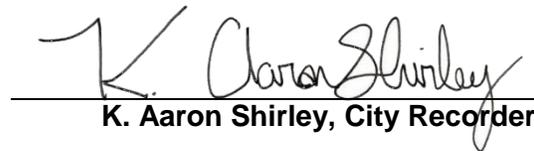
Voting Yea: Council Member Miller, Council Member Montoya, Council Member Hathaway, Council Member Bowman

**ATTEST:**



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Kirk Hunsaker, Mayor



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K. Aaron Shirley, City Recorder