



**REGULAR CITY COUNCIL MEETING**  
Tuesday, November 19, 2024, at 7:00 p.m.  
Council Chambers at City Hall and Online

**MINUTES**

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

**ROLL CALL**

Councilors present included Art Adcock, Brian Del Rosario, Lynn Mecham, and Jeff Siddoway.

Councilor Keel was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, City Recorder Amalie Ottley, Neil Craig and family, Corey Leiter, and other various members of the public.

**PLEDGE OF ALLEGIANCE**

Councilor Mecham led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Councilor Adcock offered an inspirational thought.

**DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

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

**CONSENT AGENDA**

1. 11-05-2024 City Council Work Session Minutes
2. 11-05-2024 City Council Regular Meeting Minutes
3. City Expenditures from 11-2-2024 to 11-15-2024 in the amount of \$801,982.52

Councilor Mecham made a motion to approve the Consent Agenda items 1 through 3. Councilor Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

**PUBLIC FORUM**

Sierra Sorensen from Tabitha’s Way Local Food Pantry attended the meeting to invite members of the council and the community to serve at upcoming food drives. Ms. Sorensen reported on how many meals were provided to families over the last year.

**BUILDING PERMIT & BUSINESS LICENSE REPORT**

Assistant Manager Bond presented the Building Permit Report. 230 residential units have been issued building permits in the current calendar year. In comparison, 82 single and multi-family residential units have been built in the current fiscal year (July 1, 2024 – June 30, 2025). No new business licenses have been issued in the last two weeks.

**FORMAL PUBLIC HEARING**

**4. Public Hearing: FY 2024-2025 Budget Amendment #2**

Councilor Del Rosario made a motion to enter into a Public Hearing. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The Public Hearing began at 7:06 p.m.

No members of the public wished to address the City Council in the Public Hearing.

Councilor Del Rosario made a motion to end the Public Hearing and enter back into the Regular City Council meeting. Councilor Adcock seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The Public Hearing ended at 7:08 p.m.

**NEW BUSINESS**

**5. Resolution 11-04-2024 - Approval of FY 2024/2025 Budget Amendment #2**

Manager Beagley presented Resolution 11-04-2024- Approval of FY 2024/2025 Budget Amendment #2.

Councilor Mecham made a motion to approve Resolution 11-04-2024 – Approval of FY 2024/2025 Budget Amendment #2. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

**6. Resolution 11-05-2024 - Scenic Ridge Development Agreement**

Manager Beagley and Assistant Manager Bond presented Resolution 11-05-2024 – Scenic Ridge Development Agreement. Mayor Dan Olson and Santaquin City staff have worked with Mr. Neil Craig and his team to draft a development agreement for property that he owns which is on the east side of Santaquin City and which has already received partial development approval in a subdivision called Scenic Ridge Estates.

For purposes of understanding the reason for negotiating exceptions, some benefits to Santaquin City include:

- Approximately 5.19 acres of property (in exchange for 2 acres of currently owned City property) will be dedicated to Santaquin City for the purpose of a debris basin and conveyance channel which design, and construction will be funded by the federal government as authorized by the National Resource Conservation Service (NRCS).
- Certain portions of the dedicated acreage will also serve as open space and trails that will connect to the mountains.
- A perpetual easement consisting of approximately 1 acre will be granted to Santaquin City along the existing conveyance channel.

The Planning Commission made a positive and unanimous recommendation to the City Council on November 12, 2024.

Manager Beagley read the following statement that he received via email from a resident regarding the Scenic Ridge Development Agreement.

*“Good afternoon!*

*I just wanted to share some of my concerns regarding the Scenic Ridges Estates development by Bastian Homes and would appreciate this email being shared with the public and the planning commission.*

*The information for this meeting was made available Friday, November 8th. Then the city offices were closed Saturday, November 9th through Monday, November 11th (Veteran’s Day). The meeting occurs*

tonight, November 12, and I have not been able to view the information and prepare for the meeting. In the future, may we have 5 BUSINESS days to review any proposals as it pertains to our community?

Previously, the development agreement permitted 8 lots. Since that time, the lots have not been purchased by homebuyers. So I don't understand the urgency to expand this development at this time.

Additionally, our water issues have not been addressed. Our water pressure is very low. Additional homes & families will put more users on the existing infrastructure. We need a pump station at the very least to address concerns from the existing residents before expanding.

Santaquin is a beautiful community. We elect our city council members and mayor with trust that they will make decisions in the best interests of the citizens they serve. Please continue to keep us informed and allow us to add our perspective to things that directly impact us. Transparency and open communication serves to further that trust.

Thank you!  
Jessica Mitchell"

Manager Beagley addressed the residents' concerns regarding water pressure. He indicated that two separate engineering firms have analyzed and tested the infrastructure that has been installed for the 18 lots in the Scenic Ridge Development. Both engineering firms agreed that the infrastructure would have no detrimental effects on neighboring homes/lots. He added that all infrastructure and improvements meet current State and City standards.

Councilor Siddoway expressed his concern about water pressure quality. Manager Beagley reiterated that the new development will not be detrimental to existing homes in nearby neighborhoods.

Councilor Mecham made a motion to approve Resolution 11-05-2024 - Scenic Ridge Development Agreement. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

#### **7. Resolution 11-06-2024 - Ratification of an Agreement with Rocky Mountain Power for Underground Power for the West Phase of the Main Street Project**

Mayor Olson and Manager Beagley presented Resolution 11-06-2024 - Ratification of an Agreement with Rocky Mountain Power for Underground Power for the West Phase of the Main Street Project.

Councilor Del Rosario made a motion to approve Resolution 11-06-2024 - Ratification of an Agreement with Rocky Mountain Power for Underground Power for the West Phase of the Main Street Project. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes

Councilor Keel                      Absent  
Councilor Mecham                  Yes  
Councilor Siddoway                Yes

The motion passed.

**8. Ordinance 11-01-2024 - Parking Aisle Widths Code Amendment**

Assistant Manager Bond presented Ordinance 11-01-2024 Parking Aisle Widths Code Amendment. The proposed amendment changes code for parking aisle widths from 24 feet to 26 feet to meet Fire requirements. The parking aisle widths and figures can be found in Santaquin Code 10-48 Parking and Circulation standards. The Planning Commission made a positive and unanimous recommendation to the city on October 15th, 2024.

Councilor Mecham made a motion to approve Ordinance 11-01-2024 - Parking Aisle Widths Code Amendment. Councilor Adcock seconded the motion.

Councilor Adcock                  Yes  
Councilor Del Rosario              Yes  
Councilor Keel                      Absent  
Councilor Mecham                  Yes  
Councilor Siddoway                Yes

The motion passed.

**9. Ordinance 11-02-2024 - Cul de Sac Length Code Amendment**

Assistant Manager Bond presented Ordinance 11-02-2024 - Cul de Sac Length Code Amendment. The proposed amendment changes language related to cul-de-sac lengths to match the requirements in the Santaquin City Standards, Specifications, and Drawings. Santaquin City Code (SCC) 11.24.020 states that a cul-de-sac cannot be any larger than 250 ft., but the City's Standards and Specifications allow a cul-de-sac to be 500' in length (Section 3A.04.K). Other codes in Title 11 (Subdivision) of the City Code allow a dead end up to 500'. The proposed amendment would bring SCC 11.24.020 in line with requirements in the City's Standards and Specifications and other sections of the City Code. The Planning Commission made a positive and unanimous recommendation to the city on October 15th, 2024.

Councilor Adcock made a motion to approve Ordinance 11-02-2024 - Cul de Sac Length Code Amendment. Councilor Mecham seconded the motion.

Councilor Adcock                  Yes  
Councilor Del Rosario              Yes  
Councilor Keel                      Absent  
Councilor Mecham                  Yes  
Councilor Siddoway                Yes

The motion passed.

**10. Discussion & Possible Action - Approval of the 2025 Meeting Schedule**

Manager Beagley presented the proposed 2024 City Council Meeting Schedule.

Councilor Siddoway made a motion to approve the 2024 City Council Meeting Schedule. Councilor Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

**REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON**

Assistant Manager Bond invited council members to the upcoming City Employee Christmas Party on December 10<sup>th</sup>. He added that due to the employee party, there will not be a Planning Commission meeting that night. Assistant Manager Bond indicated that there is a new State requirement for municipalities to add a water element to the General Plan. The City has been awarded \$20,000 in grant money to aid in the process of adding a water element to the General Plan and that proposed amendment will come before the council in the coming year. Assistant Manager Bond reported on a recent Planning Commission training. Lastly, Assistant Manager Bond went over agenda items on the upcoming DRC meeting.

Manager Beagley reported on the upcoming transition from Santaquin.org to Santaquin.gov for the website and all employee emails, etc. Manager Beagley also reported on the status of the ongoing Main Street reconstruction progress. He indicated that dry utilities are being installed and the light poles have been delayed in their delivery. While waiting for the light poles to be delivered and installed, crews are working on the stamped concrete and driveway accesses. Lastly, Manager Beagley updated council members on the CUP pipeline progress and construction on the north end of the city.

Councilor Del Rosario reported on the upcoming 5k and Holly Days events.

Councilor Adcock expressed his appreciation to Annette Bott and Katie Davis for their excellent hard work at the museum and the events held there.

Councilor Siddoway also invited members of the community to the 5k and Holly Days events. He stated he is looking forward to the drone light show and other festivities. He reported that the Free Bikes 4 Kids event is also taking place in early December and looks forward to helping with that.

Councilor Mecham asked that council and community members think of others this time of year as there continues to be needed meals and service in many families.

Mayor Olson reported on the new Santaquin Canyon parking lot and encouraged residents to visit the canyon before the weather gets cold. Mayor Olson thanked council members for their help and attendance at the recent UDOT hearing to receive input regarding the interchange. He reported on recent UDOT meetings that he attended in St. George to continue to discuss the funding and design for the interchange. Mayor Olson discussed MAG's and other county mayors' work to make space available for homeless shelters in Provo and other areas in the county. He stated that there are volunteer opportunities available to provide service at the shelters.

#### **CLOSED SESSION**

Councilor Del Rosario made a motion to enter into a Closed Session to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The Closed Session began at 8:00 p.m.

Present at the Closed Session included Mayor Dan Olson, City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Council Member Lynn Mecham, Council Member Jeff Siddoway, Council Member Brian Del Rosario, and Council Member Art Adcock.

Councilor Mecham made a motion to end the Closed Session and return to the Regular City Council meeting. Councilor Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The Closed Session ended at 8:30 p.m.

#### **ADJOURNMENT**

Councilor Mecham made a motion to adjourn the meeting. Councilor Del Rosario seconded the motion.

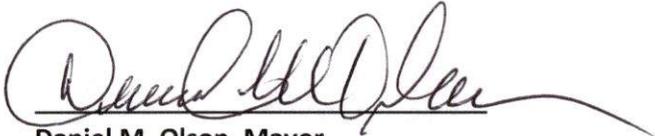
Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Absent

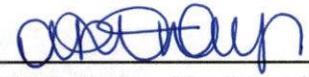
Councilor Mecham                      Yes  
Councilor Siddoway                    Yes

The motion passed.

The meeting was adjourned at 8:30 p.m.

ATTEST:

  
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Daniel M. Olson, Mayor

  
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Amalie R. Ottley, City Recorder