



REGULAR CITY COUNCIL MEETING
Tuesday, July 15th, 2025, 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, Travis Keel, and Jeff Siddoway.

Councilor Mecham 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, Public Works Director Jason Callaway, Chuck Rinker, Brennan Jackson, Veronica Jackson, Kaycee Feild, Janelle Bond, Monte Depew, Kathleen Lange, Ryan Depew, Lori Storey, Kelly Frazier, Jeanette Harris, Kevin Kraut, Bobbie Henderson, Amy Kingsford, Maclee Anderson, Jade Anderson, Bobbie Henderson, Chezlee Cordes, and other members of the public.

PLEDGE OF ALLEGIANCE

Assistant Manager Bond led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Del Rosario gave an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

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

CONSENT AGENDA

1. 06-30-2025 Special City Council Meeting Minutes
2. City Expenditures from 6-28-25 to 7-11-25 in the amount of \$1,044,281.35

Councilor Keel made a motion to approve the Consent Agenda items 1 and 2. Councilor Del Rosario seconded the motion.

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

The motion passed.

RECOGNITIONS

4. Employee Recognition - Chuck Rinker

Public Works Director Jason Callaway recognized Chuck Rinker by reading the following statement.

"Charles (Chuck) Rinker has been a valued member of the Santaquin City team since 2018. For the past four years, he has taken primary responsibility for the care and maintenance of the Santaquin City Cemetery—a role he approaches with dedication, respect, and pride. Chuck exemplifies ownership in his work. He ensures the cemetery grounds are wellkept, dignified, and welcoming to visitors throughout the year. Whether it's preparing for Memorial Day or maintaining the overall condition of the grounds, Chuck brings a level of care and consistency that reflects both his professionalism and his personal commitment to the community. One of Chuck's most impactful contributions has been implementing a targeted spraying method around each headstone. This initiative has significantly reduced the amount of trimming required and has eliminated hours of labor each month—allowing the cemetery to remain well-groomed and visually respectful with greater efficiency. In addition to his responsibilities at the cemetery, Chuck is always willing to lend a hand wherever needed. His positive attitude, reliability, and strong work ethic make him a great asset to the City and a trusted team member in the Public Works Department. Santaquin City is grateful for Chuck's continued service and the pride he takes in maintaining a space that is so meaningful to our residents and their families."

Both Mayor Olson and Councilor Adcock complimented Chuck on his dedication and hard work in the City cemetery.

PUBLIC FORUM

Local business owners Kevin Kraut and Bobbie Henderson attended the meeting to address the mayor and city council. They explained the hardships they have experienced as businesses on Main Street during the reconstruction project. They asked if there was any kind of remuneration for business affected by construction. Mayor Olson indicated that he'd happily look into resources of payment to the businesses from sources like the Utah Department of Transportation if the businesses had more information in that regard.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit Report. 163 residential units have been issued building permits in the current calendar year. In comparison, 3 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). 3 new business licenses have been issued in the last two weeks.

FORMAL PUBLIC HEARING

4. Public Hearing: Tanner Flats Right-of-Way Vacation

Councilor Del Rosario made a motion to enter into a Public Hearing regarding the Tanner Flats Right-of-Way Vacation. Councilor Siddoway seconded the motion.

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

The motion passed.

The public hearing began at 7:20 p.m.

No members of the public wished to address the council in the public hearing.

Councilor Keel made a motion to end the public hearing. Councilor Del Rosario seconded the motion.

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

The motion passed.

The public hearing ended at 7:21 p.m.

ORDINANCES, RESOLUTIONS, & DISCUSSION & POSSIBLE ACTION ITEMS

5. Ordinance 07-01-2025 - Approval of the Tanner Flats Right-of-Way Vacation

Assistant Manager Bond indicated that after Tanner Flats submitted plans for their subdivision the road alignment needed to be changed. In order to change the road alignment and transition to the new plan, a road right-of-way vacation is required. Manager Beagley pointed out that the vacation of the roads aligns with the amendment to the development agreement in prior weeks.

Councilor Del Rosario made a motion to approve Ordinance 07-01-2025 – Approval of the Tanner Flats Right-of-Way Vacation. Councilor Keel seconded the motion.

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

The motion passed.

6. Ordinance 07-02-2025 - Approving the Cemetery 2 Annexation and Amending the Zoning Map of Santaquin City

Mayor Olson introduced Ordinance 07-02-2025 - Approving the Cemetery 2 Annexation and Amending the Zoning Map of Santaquin City. The public hearing for the annexation was held on July 1, 2025. The city did not receive any objections during the annexation process.

Councilor Keel made a motion to approve Ordinance 07-02-2025 – Approving the Cemetery 2 Annexation and Amending the Zoning Map of Santaquin City. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes

Councilor Keel	Yes
Councilor Mecham	Absent
Councilor Siddoway	Yes

The motion passed.

7. Resolution 07-03-2025 - Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of Not More than \$3,100,000 Aggregate Principal Amount of Sewer Revenue Bonds, Series 2025; and Related Matters

Manager Beagley introduced Resolution 07-03-2025 - Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of Not More than \$3,100,000 Aggregate Principal Amount of Sewer Revenue Bonds, Series 2025; and Related Matters. He explained that the Water Reclamation Facility (WRF) needs an upgrade for which the city has \$10 million to pay towards the \$13 million cost of the upgrade. The City will bond for the remaining portion of the upgrade with a bond. Jennette Harris with Zions Bank Public Finance and Randy Larsen from Gillmore and Bell attended the meeting to answer any questions from the council or public. Manager Beagley indicated that payment for the bond from the city will be sourced from sewer rates and impact fees. Mayor Olson discussed that growth in the city has led to the need to upgrade the WRF. Manager Beagley went over the parameters of the bond included in the proposed resolution. Jennette explained the current market interest rates and the time length of the bond. She also explained that an entity will then purchase the bond and provide the funds to the city to construct the project(s).

Councilor Adcock made a motion to approve Resolution 07-03-2025 - Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of Not More than \$3,100,000 Aggregate Principal Amount of Sewer Revenue Bonds, Series 2025; and Related Matters. Councilor Del Rosario seconded the motion.

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

The motion passed.

8. Resolution 07-04-2025 - Acceptance of 100 North Roadway and Street Dedication

Mayor Olson introduced Resolution 07-04-2025 - Acceptance of 100 North Roadway and Street Dedication. The 100 North Roadway, currently owned by the Church of Jesus Christ of Latter-Day Saints, is proposed to be dedicated to the city which will allow the city to maintain the roadway as needed.

Councilor Adcock made a motion to approve Resolution 07-04-2025 - Acceptance of 100 North Roadway and Street Dedication. Councilor Del Rosario seconded the motion.

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

The motion passed.

9. Discussion on "The Ranch RV Resort" Rezone Proposal

The Feild and Jackson families attended the meeting to discuss their proposal for The Ranch RV Resort on their property. Veronica Jackson and Kaycee Feild explained that they would like to preserve the western culture and agriculture on their property that has been used for livestock and farming. Their plans for the RV resort include a western and rodeo museum. Councilor Adcock expressed concerns about how the applicants plan to enforce the proposed maximum 28-day stay requirement as well as making sure RVs that stay are well kept. The original owner of the RV Resort in Nephi City, Callie Bowers, attended the meeting and indicated that requirements for stays and the physical state or age of an RV can be written into contract when people reserve their stays. She also indicated that City Code can be written to dictate how long people may stay at the resort and enforced that way if needed. Councilor Keel expressed his approval of the proposed RV Park and location. Mayor Olson inquired about the time frame the applicants anticipate completing the project. Jade Anderson indicated that they wish to work with the city to move the proposal along and get the project started when possible. Councilor Del Rosario inquired if the applicants anticipate offering tiny homes. Veronica indicated that they would like to incorporate the tiny homes as an option for stays at the resort. She also discussed their desire to respect their neighbors by installing fencing and large trees around the resort. Ryan Depew, a neighboring property owner, attended the meeting. He discussed the city's General Plan that encourages the preservation of agriculture in the community. He stated that his family does not wish to prevent opportunities for their neighbors but wanted to make sure that any development of the property follows the city code and General Plan requirements. He had concerns about traffic and vehicles of all sizes entering and exiting the resort.

Assistant Manager Bond discussed the future changes that may affect the areas surrounding the property, such as a new freeway interchange at 12400 South. He indicated that legal counsel for the city recommended a possible development agreement that could address the unique zoning, uses, and applicant needs for this particular proposal. A development agreement could allow for many details to be considered prior to the site plan process. The site plan process also allows the public to participate in the process going forward.

10. Discussion & Possible Action - Approval of Change Order to Ellsworth Paulsen for Library Interior Construction

Manager Beagley discussed the design for the interior of the new Santaquin City Library in City Hall is complete. Ellsworth-Paulsen Construction has prepared and provided their proposed Guaranteed Maximum Price (GMP) Change Order to complete the interior library portion of the City Hall project. Ellsworth-Paulsen's proposed GMP Change Order for the interior construction of the Library (west wing) of the City Hall building is \$2,199,788.00. The construction change order does not include furniture, fixtures, and equipment (FF&E).

Councilor Keel made a motion to approve a Guaranteed Maximum Price Change Order #3 in an amount of \$2,199,788.00 for Ellsworth-Paulsen to complete the library interior construction in the Santaquin City Hall west wing. Councilor Siddoway seconded the motion.

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

The motion passed

11. Discussion & Possible Action - Approval of Purchase from Premier Truck Group of Salt Lake City for a Cab & Chassis for a New Vacuum Truck

Manager Beagley discussed the need for a new vacuum truck for the Public Works Department. The existing vac truck is 20 years old (2005 model year) and was purchased as a used truck many years ago. This existing truck requires significant ongoing repairs due to age and use. The city has sufficient funds on hand to fund the outright purchase of a new vacuum truck. The funds for this project will be covered by our Storm Drain Fund, recently set aside one-time funds held in our Capital Vehicles and Equipment Fund, and a small amount from our Public Works Capital Repair and Replacement Fund. These current funds are adequate to cover the total cost for the vac truck of \$587,041.90. Jason Callaway obtained two bids for new vacuum trucks. Both were under State Bid Procurement contracts. The truck and chassis recommended herein for purchase was the more favorably priced option of the two bids he obtained. Both the cab and chassis and the vacuum truck equipment being offered under Utah State Bid procurement contract. Therefore, a direct purchase can be made for both items #s 11 and 12 on the agenda. The formal budget will include funding for these items. Manager Beagley indicated that the chassis will be built in 90 days, and the truck will be fully outfitted in about 9 months.

Councilor Adcock made a motion to approve the purchase of the cab and chassis for the vacuum truck for a complete vacuum truck, as outlined in the attached bids in an amount not to exceed \$587,041.90. Councilor Del Rosario seconded the motion.

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

The motion passed

12. Discussion & Possible Action - Approval of a Purchase from Cate Equipment for Equipment to Outfit a New Vacuum Truck

Councilor Del Rosario made a motion to approve the purchase of the vacuum truck equipment, for a complete vacuum truck, as outlined in the attached bids in an amount not to exceed \$587,041.90. Councilor Adcock seconded the motion.

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

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Assistant City Manager Bond went over items on the upcoming Development Review Committee (DRC) and Planning Commission meeting agendas. He indicated that the process to start the Passport Facility is ongoing.

Manager Beagley reported that the playground is complete at Foothill Village Park. He also reported that the construction on Main Street and Central Utah Project water line are both moving along. He announced the upcoming Public Hearing regarding the proposed tax increase on August 7th at 7:00 p.m.

Councilor Keel reported on participation in the Summer Reading Program and the staff's excitement for the Library Building construction moving forward. He reported that the Youth City Council will be volunteering in many activities at the Orchard Days festivities.

Councilor Siddoway had nothing to report.

Councilor Adcock asked about the American Legion's participation in the parade this year. Councilor Adcock discussed the amount of units proposed in the RV Resort and concerns regarding density and utilities. Assistant City Manager Bond indicated that the number of people going to and from an RV Resort is more comparable to a hotel rather than a residential development and all details regarding utilities can be worked out in a development agreement and through the site plan process. Councilor Adcock encouraged the other members of the council and members of the community to participate in the events at the Chieftain Museum during the Orchard Days festivities.

Councilor Del Rosario thanked Mayor Olson and Manager Beagley for relaying his thoughts at the last meeting that he was not in attendance to. He added that he is not against cost-of-living increases and market wage adjustment for employees and hopes that large market increases do not happen every year. He expressed excitement for the completion of the Foothill Village park.

Mayor Olson discussed the construction on Main Street and his hopes that it will near completion in the next two months. He looks forward to the headway that has been made with the I-15 interchange project. He encouraged everyone to participate in the Orchard Days events. Lastly, he thanked the council for their ongoing support and consideration in the proposed tax increase.

ADJOURNMENT

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

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

The motion passed.

The meeting was adjourned at 8:50 p.m.


Daniel M. Olson, Mayor

ATTEST:


Amalie R. Ottley, City Recorder