



REGULAR CITY COUNCIL MEETING

Tuesday, January 20th, 2026, 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, Lynn Mecham Travis Keel, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, City Engineer Jon Lundell and Dustin Hoffman

PLEDGE OF ALLEGIANCE

Councilor Adcock led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Keel offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

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

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

- 1. 01-06-2026 City Council Work Session Minutes**
- 2. 01-06-2026 City Council Regular Meeting Minutes**

Bills

- 3. City Expenditures from 12-31-2026 to 01-16-2026 in the amount of \$764,891.86.**

Resolutions

- 4. Resolution 01-03-2026 - A Resolution Declaring Surplus Property of Santaquin City.**

City Manager Norm Beagley reported that there are 4 police vehicles for surplus on the resolution presented. Councilor Adcock asked what is the revenues we receive for the vehicles. City Manager Beagley stated he would report back once they are stripped down and sold. Councilor Del Rosario asked about the mileage and why we would surplus them with lower mileage than previously surplus vehicles. City Manager Beagley reported that he will verify with Chief Hurst and report back to the Council.

Councilor Del Rosario made a motion to approve the Consent Agenda items 1 through 4. Councilor Siddoway seconded the motion.

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

The motion passed.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

PUBLIC FORUM

Dustin Holden addressed the Council and asked them how we can protect the health and safety, both physical and economical of Santaquin residents through specific actions that he feels are solely in control of the Council. Mr. Holden asked to expand the definition of nuisance to explicitly including emissions that cause health risk, offensive odors and air contaminants. Also, amend the city code regarding site reviews or conditional use permits. First, amend zoning of the data center to include conditional use permits and second become more restrictive and define further what is detrimental to public health, safety or welfare. He also stated he felt the City needed to amend the code only to allow certain EPA levels for the generators. Mr. Holden asked to specifically adopt into Santaquin's City code both EPA and DAQ limits as a requirement for the CUP. He asked the City to provide the air quality reports with the citizens and not hide them. Mr. Holden further stated to adopt into the code both State and international codes regarding environmental standards specifically for power generation equipment. He stated he feels we cannot and should not allow our air quality to get worse when we already have many red days. Mr. Holden said in regard to noise, set limits to lower the levels in the evenings. He asked the Council which comes first the health and safety of Santaquin residents or the revenue of enterprise expansion. Mr. Holden stated in all the documents provided he could not find how this development will not impact the health and safety of the residents. Mayor Olson thanked Mr. Holden for his comments and let him know they will take his comments into consideration.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 9 residential units have been issued building permits in the current calendar year. In comparison, 81 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). We had 4 new business licenses issued in the last month.

RESOLUTIONS, ORDINANCES & DISCUSSION & POSSIBLE ACTION ITEMS

DISCUSSION & POSSIBLE ACTION ITEMS

5. Discussion and Possible Action - Award CMGC Contract for New Rec Building and Cemetery Building Site and Interior Finish

City Engineer Jon Lundell informed the Council that the Requests for Proposals (RFP's) closed last week regarding the contract for the new recreation building and cemetery building interior and exterior area finishes. This is to get a contractor onboard to help us with constructability and potential value engineering cost savings. There were 6 applicants that responded to the RFP. Upon review and scoring of the selection committee, they recommended Ellsworth-Paulsen Construction. They have done a lot of work for us historically. The 6 applicants were Ellsworth-Paulsen Construction, VanCon, Warner

Associates, Hall Construction and Engineer, Hogan Construction, and North Point Construction. Councilor Adcock asked why they couldn't select the lower price bid. City Engineer Lundell stated that there are a lot of additional factors to consider besides the cost including relevant experience and methodology. Assistant City Manager Jason Bond informed the Council that this is a recommendation they are presenting to the council after the committee's review process and they can decide from there.

Councilor Meacham made a motion to approve the CMGC Contract for New Rec Building and Cemetery Building Site and Interior Finish. Councilor Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Meacham	Yes
Councilor Siddoway	Yes

The motion passed.

6. Discussion and Possible Action Item - Approve Main Street Construction Time Only Change Order

City Engineer Jon Lundell reported that this change order for Main Street is a time only extension allowing time for landscaping and punch list items to be completed. It is allowing for landscaping restoration for property owners that have not been completed yet. Some sprinkler systems and sod were not able to be replaced before the water was shut down for the irrigation season. The contractors will be held accountable for fixing and restoring those items and not the City. City Manager Beagley informed the council that the cement that is being torn up on the corners is to replace the ADA ramps that did not meet the UDOT code/specifications. There is no cost to the City to replace the ADA ramps since that was an error on the contractor's part.

Councilor Del Rosario made a motion to approve the Main Street Construction Time Only Change Order. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Meacham	Yes
Councilor Siddoway	Yes

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Assistant City Manager Bond informed the council that this Thursday we will be holding an ARC meeting to review Cortland Park and Apple Grove Condos. Next Tuesday for the DRC they could have Apple Grove Condos final plan, but they are addressing some red lines currently. We are waiting to hear back from them. The Santaquin Vet Clinic site plan could possibly be on the agenda as well. For the Planning Commission meeting, we are holding 4 public hearings. One public hearing is the potential removal of the CBD district. It will be a legislative process removing a zone and the change of language from the code. The other 3 public hearings are amending the code in regard to parking for ADU units. Also, a

public hearing on the definition of the retaining wall heights. The State is now requiring we measure from bottom of the footing to the top of the wall and the final public hearing is related to temporary use durations. There is a discrepancy in our code that needs to be adjusted. Assistant City Manager Bond also informed the council that there was no change of the Chair and Deputy Chair for the Planning Commission. Trevor Wood is the Chair and Mike Weight is the Deputy Chair

City Manager Norm Beagley informed the Mayor and Council members that January 29th is the open public meeting in the multi-purpose room at 6:00 p.m. regarding the data center. The developer will be present and available to answer questions. Also, on February 5th is the Chamber Gala. If you haven't RSVP'd, please let us know. We encourage you to attend. The legislative session started today. I will be spending most Mondays on the hill. A recent news headline said the affordable housing concerns dwarfed all other concerns for State Legislators. However, there are over 500 open bills on the first day. City Manager Beagley informed the group that in February the new City website will be coming online. City Manager Beagley said he will be asking for help from some of the council members to preview and test the new website.

Councilor Del Rosario stated there is a RAP Tax thank you open house February 24th in the multi-purpose room from 6:00 p.m. to 7:00 p.m. The purpose of this is to thank the community for supporting the RAP Tax. This is a great opportunity to showcase all the projects that were completed because of the RAP Tax program and inform the residents exactly what the RAP Tax is. The RAP Tax program is good for 10 years. If we want to continue with the program, we have to renew. Councilor Del Rosario said the Community Service Board meeting went great. The board is passionate about volunteering. Councilor Del Rosario is grateful to see the new City website centralizing a lot of the social media pages. This will allow a one-stop place for all the services the City offers. He stated he would like the City to work on google map pins showing the location of where to find areas in the city. It would make it so much easier for residents to find and know where places are in town. Councilor Del Rosario asked if during the budget meeting he could take some time to present some ideas. Councilor Del Rosario wanted the public and citizens to know that the whole data center process was huge for him. Councilor Del Rosario stated he expressed a lot of inquiry and confusion; he initially had some skepticism towards the project. He stated it even affected some of his relationships with members of the Council. He posted publicly on Facebook and other places, well in advance, to keep the citizens updated as to what was happening and also when and where the meetings were. Councilor Del Rosario said he had specially asked about air quality. He stated if you don't know him very well, he has electrified everything in his house except for his furnace. He stated he is very passionate about air quality. He said he did push back and ask a lot of questions and had the questions answered. Councilor Del Rosario said items were not in the grama request, but he hopes the residents know he puts his heart and soul into being a City Council member and is really trying his best and asking tough questions. He stated he sent multiply questions to multiple people asking questions. There were times that things had to be delayed going through the process because his questions hadn't been answered. Councilor Del Rosario wanted the public to know the tough questions had been asked and were answered. He stated he posted about the data center publicly and on his Facebook page. Councilor Del Rosario said not to hesitate to reach out and talk with him one on one. He stated he did his due diligence and asked the tough questions. He stated he is an open book and transparent about anything citizens want to know.

Councilor Adcock had the opportunity to watch staff and directors work together and wanted to thank them for their ability to work together and be considerate to each other while always keeping the City in

mind. Councilor Adcock report on Second East and Main Street it looks like something is happening with the Mountain America Credit Union. The Seniors has a movie night tomorrow night 7:00 p.m. The Senior attendance for 10 months is, Tuesdays attendance is approximately 41 Seniors and Thursday averaged about 88 Seniors.

Councilor Jeff Siddoway reported he is preparing for the legislative session that started today and goes through March 8th.

Council Lynn Mecham had nothing to report.

Councilor Travis Keel stated tomorrow morning he is taking the Youth City Council (YCC) to the Capitol building for Elected Officials' Day. Councilor Keel has coordinated with our rep, Doug Welton, and he will be giving the group a tour.

Mayor Olson reported that we are still making progress on the new interchange. Mayor Olson said his son is a professor at UVU and is also a geologist. He has a new class assigned to him and he wants to take an entire city and look at their water systems and make some evaluations. Mayor Olson stated they have chosen Santaquin for their research. He stated this gives us a chance to partner with UVU and we get a class full of students to work on our water system project. Mayor Olson also stated he feels our website needs a little work and it needs to be able to easily navigate. Mayor Olson reported he was in a MAG meeting where they were talking about warming centers. Mayor Olson stated he is a part of the warming center committee for the State. He is aware of homeless residents in our own town. Mayor Olson will be part of the community working on funding for these centers. Mayor Olson also stated one of the requirements being on the committee is to spend a night in one of the warming centers. He stated if other Council members wanted to attend, he feels it would be a good opportunity. Mayor Olson stated the Council always keeps the high road, we serve people with all of our hearts and work hard. He wanted to thank the Councilors for all their hard work and the many hours they spend. He said thank you, I appreciate it.

CLOSED SESSION

Councilor Meacham made a motion to enter into the 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 or a project proposal or a financing proposal related to the development of land owned by the State. Councilor Keel seconded the motion.

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

The motion passed.

The closed session began at 8:01 p.m.

Present at the closed session included City Manager Norm Beagley, Legal Counsel Brett Rich, Mayor Dan Olson, Assistant City Manager Jason Bond, Councilor Travis Keel, Councilor Lynn Mecham, Councilor Jeff Siddoway, Councilor Brian Del Rosario and Councilor Art Adcock.

Councilor Mecham made a motion to end the closed session and enter back into the Regular City Council Meeting. Councilor Siddoway seconded the motion.

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

The motion passed.

The closed session ended, and the Regular City Council Meeting reconvened at 8:15 p.m.

ADJOURNMENT

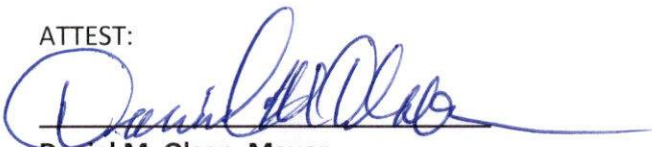
Councilor Mecham made a motion to adjourn the meeting. Councilor Keel seconded the motion.

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

The motion passed.

The meeting was adjourned at 8:16 p.m.

ATTEST:


Daniel M. Olson, Mayor


Stephanie Christensen, City Recorder