



## **CITY COUNCIL REGULAR MEETING**

Tuesday, May 16<sup>th</sup> at 7:00 PM

Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

### **MINUTES**

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

#### **ROLL CALL**

Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway.

Others present included City Recorder Amalie Ottley, City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Community Services Director John Bradley.

Various members of the public attended the meeting.

#### **PLEDGE OF ALLEGIANCE**

Assistant City Manager Bond led the Pledge of Allegiance.

#### **INVOCATION/INSPIRATIONAL THOUGHT**

Councilor Mecham offered an invocation.

#### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

No council members declared any conflicts of interest.

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

1. 05-02-2023 City Council Work Session Minutes
2. 05-02-2023 City Council Meeting Minutes
3. City Expenditures from 04-29-2023 to 05-12-2023 in the amount of \$1,485,234.78.

Councilor Adcock inquired about a line item on the expenditures report for off-site utilities paid to Greenhalgh Construction. Manager Beagley clarified that the cost of installing the pipeline to the Santaquin Peaks Industrial Zone is more than the cost of the property Mr. Greenhalgh purchased from the City. Therefore, an agreement is in place to pay Mr. Greenhalgh back accordingly.

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

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

The vote was unanimously approved.

#### **PUBLIC FORUM**

Dr. Thor Mongie from the Payson & Santaquin Area Chamber of Commerce addressed the City Council in the Public Forum. He presented a Business of the Quarter Award to Payson's Autoworks Car Care. He discussed the upcoming Pancake Breakfast and Hometown Market that will be held in Santaquin City as well as the goals the Chamber of Commerce has moving forward this year.

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

Assistant Manager Bond presented the Building Permit Report. 60 residential units have been issued building permits in the current calendar year. 3 new commercial spaces have been issued a permit. In comparison, 110 single and multi-family residential units have been built in the current fiscal year. (July 2022 – June 2023) 8 new business licenses were issued in the last two weeks.

Assistant Manager Bond added that 78% of businesses in Santaquin are home operated businesses. Mr. Bond stated that the upcoming Hometown Market gives the opportunity for home business owners to have more exposure to the community. Mayor Olson suggested that businesses receive information about the Chamber of Commerce and the Santaquin Hometown Market at the time that they receive their business license.

Assistant Manager Bond updated the mayor and council on the progress of new business construction in town.

#### **CLOSED EXECUTIVE SESSION**

Councilor Mecham made a motion to enter into an executive session to discuss the pending purchase, exchange, and/or lease of real property. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

The Executive Session was entered into at 7:16 p.m.

Mayor Olson, Legal Counsel Brett Rich, City Manager Norm Beagley, Assistant City Manager Jason Bond, Recorder Amalie Ottley, Councilor Adcock, Councilor Hathaway, Councilor Mecham, Councilor Montoya, and Councilor Siddoway were all present at the closed Executive Session.

Councilor Hathaway made a motion to end the Executive Session and enter back into a Regular City Council meeting. Councilor Montoya seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes

Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

The Executive Session ended, and the Regular City Council meeting reconvened at 7:40 p.m.

#### **NEW BUSINESS**

##### **4. Resolution 05-04-2023 – Griffin Deferral Agreement**

The applicant, Andrew Griffin, attended the meeting and stated that he will agree to enter into a Deferral Agreement with the City for the proposed subdivision located at 270 S 300 E.

Councilor Adcock motioned to approve Resolution 05-04-2023 Griffin Deferral Agreement. Councilor Montoya seconded the motion.

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

The vote was unanimously approved.

##### **5. Resolution 05-07-2023 – Cooperative Agreement with UDOT for Main Street Reconstruction Widening (Partial Funding).**

Manager Beagley introduced the Cooperative Agreement with UDOT for the Main Street Reconstruction & Widening project. He cited three components of the agreement being funding for overlay on the Main Street Project, funding of a signal at Main Street and Center Street, relocation of a signal pole at 200 West and Main Street, and asphalt overlay costs from 300 East to 100 West. Councilor Mecham inquired about the timeline for the Main Street widening project. Manager Beagley indicated that the city is working with Dominion Energy and Rocky Mountain power to remove and relocate lines in order for the project to proceed. He indicated that the bidding process will begin in approximately 30 days, after which the construction schedule can be put in place.

Councilor Siddoway motioned to approve Resolution 05-07-2023 Cooperative Agreement with UDOT for Main Street Reconstruction & Widening. Councilor Mecham seconded the motion.

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

The vote was unanimously approved.

## **6. Discussion & Possible Action: Application for and Proposed Use of Utah County Municipal Grant Funding.**

Director Bradley introduced the Utah County Municipal Grant awarded to the city each year in the amount of \$5,899. That money is earmarked to develop recreation and tourism type facilities and can be used for the planning of such. Director Bradley spoke of how those funds have been used in the past. Director Bradley discussed the idea of using this year's Municipal Recreation Grant to design a bike skills park at Prospector View Park. The amount granted to the city by the municipal grant is the same amount proposed in a design package by American Ramp Company for a proposed skate park and discounted design package for a bike skills park at Prospector View Park (Although, these two items are separate action items and do not need to be approved together).

Councilor Mecham and Adcock both inquired about companies closer to Santaquin that may be able to do the design and build for both the skate park and bike skills parks expressing concerns that the process would not go out to bid. Manager Beagley stated that a formal bidding process is not required for this type of project, but if directed by the council to do so, city staff would go in that direction. Mayor Olson inquired where funding would come from to support the design process exceeding the grant monies received. Director Bradley indicated that current funds in park impact fees are sufficient to meet any additional design costs. Councilor Mecham inquired if there was a deadline to build either a skate park or bike skills park once a design is complete and how much extra cost would be put on the city if a deadline were to exist. Council members, mayor, and staff discussed the deadlines for responding to Utah County about the current years' grant. Director Bradley indicated that grant monies may roll over for one to two additional years. Director Bradley also indicated that grant funding for a skate park can't be obtained until a design is in place. Mayor Olson asked that the council consider discussing the skate park before the bike skills park and how funding should be allocated.

### **Discussion & Possible Action: Skate Park Preliminary Design Contract Award (Item #8)**

Councilor Hathaway spoke about the assignment that was given to him and Councilor Siddoway by Mayor Olson to look into funding for a skate park. He added to the need for a design and plan being put in place before grant funding can even be obtained. Councilor Hathaway added that work was put in place to add the skate park to the City's Master Plan. Mayor Olson asked if the design and plan was contingent on a location being selected for the skate park. Staff and council discussed the American Ramp Company's design included two possible locations for the park. Director Bradley clarified that topography in the design would be done internally by City GIS/Engineering staff. Councilor Montoya expressed her concerns about current budget circumstances and constraints as well as locations in the city that would service a skate park appropriately. She stated other projects have been discussed in the past that additional monies would not have to be allocated to after the application of grant funding. Council and staff discussed when the city's Master Plan will be updated to include cost of living increase for impact fees related to parks. Councilor Montoya expressed her concern about park impact fees being spent on large projects at this time. Councilor Siddoway clarified that the money up for discussion at the current meeting wasn't for the full project but just the design. He also asked about time limits on those impact fees being used for projects in the city. He expressed his support for using grant monies and impact fees for obtaining a skate park design and then building the park down the road when financially the city is ready to do so. Councilor Siddoway stated that having a design in place makes the skate park one step closer in the process. Councilor Adcock addressed additional fees that may be added in the final design phase such as topography and geotechnical reports. Manager Beagley suggested that the council discuss what sites would be considered for a skate park plan so that topography and geotechnical issues can be taken into consideration. Council and staff discussed at length whether the

design company will research the proposed sites for the park versus the city nailing down at least two locations for the design. Council and staff discussed the pros and cons of different locations in the city that could support the park.

Councilor Siddoway made a motion to approve an agreement with American Ramp Company for the design of a skate ramp park not to exceed the amount of \$11,500. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	No
Councilor Montoya	No
Councilor Siddoway	Yes

The motion passed.

**Discussion & Possible Action: Prospector View Park Bike Skills Park Design Contract Award (Item #7)**

Councilor Adcock inquired how much property is at Prospector View Park for a pump track. Mayor Olson indicated that there is sufficient acreage at the park for a bike skills (pump track.) Mayor Olson added that hundreds of hours have gone into the park through volunteer work. Councilor Montoya asked Director Bradley what the chances are of the grant not being awarded to the City by Utah County. Director Bradley indicated that the grant is guaranteed as long as the application is submitted in a timely manner and reflects a purpose for the funds.

Councilor Mecham made a motion to approve an agreement with American Ramp Company for the design of a bike skills park. Councilor Adcock seconded the motion.

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

The vote was unanimously approved.

**Discussion & Possible Action: Application for and Proposed Use of Utah County Municipal Grant Funding. (Item #6)**

Councilor Siddoway made a motion to approve the application for and proposed use of the Utah County Municipal Grant Funding. Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

#### **11. Ordinance 05-04-2023 – Shayne Ahlin Property Rezone**

Mayor Olson called item #11 out of order so it could be addressed as the applicants were present at the meeting.

Shayne Ahlin, Cliff Hales, and Brad Hales attended the meeting as applicants for the proposed rezone of the Ahlin property. Councilor Adcock inquired if the property was currently in use for anything. Staff and the Hales indicated that there is no use such as orchards or farming on that lot, the land is currently vacant. Councilor Adcock brought up that in previous discussions, council members haven't been supportive of additional storage units in the city as is being proposed for this lot. Mayor Olson and the applicant pointed out that the shape and location of the lot lends itself to storage units. The proposed rezone would change the current Residential Agricultural Zone to an I-1 Industrial Zone. Council members and the applicant discussed the topography of the area and the need to build it above the canal. The applicants indicated that the storage units would be fully fenced. Assistant Manager Bond indicated that the Planning Commission recommended approval of the rezone. He added that staff would recommend that the motion be tabled during the meeting so that the city can work with the applicants on a development agreement that would accompany the rezone that would include the applicant's agreement to construct the storage units as presented. The applicant asked what they would be required to submit along with a development agreement expressing concerns that they would have to obtain further plans and renderings. Manager Beagley and Assistant Manager Bond both clarified that no further plans or renderings would be required at this time from the applicant to accompany the development agreement. Councilor Adcock asked that a development agreement be ready for the second city council meeting in June. Council members discussed that they approved of the rezone idea/concept as long as what's being presented by the applicant will be what's actually built on that site in which a development agreement could protect the city and hold the applicant to what they pitched to the council. Council members and staff added that a conditional rezone could not be approved.

Councilor Mecham made a motion to table the rezone of the Shayne Ahlin property until an agreement can be drafted to hold the applicant to the storage unit design that was presented. Councilor Adcock seconded the motion.

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

The vote was unanimously approved.

#### **9. Discussion & Possible Action: Approval for Pump, VFD, & Motor Purchase for Increased Pumping Capacity for Reclaimed Water in the City's Pressurized Irrigation System (Impact Fee Eligible)**

Councilor Montoya made a motion to approve the purchase of a Pump, VFD, & Motor for increased pumping capacity for reclaimed water the City's pressurized irrigation system. Councilor Mecham seconded the motion.

Councilor Adcock	Yes
------------------	-----

Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

**10. Discussion & Possible Action: Approval of the Santaquin Peaks Subdivision Preliminary Plan**

Assistant Manager Bond presented the proposed preliminary plan of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway. Mayor Olson indicated that the Planning Commission gave a unanimous positive recommendation to the council for the preliminary plan.

Councilor Montoya motioned to approve the Santaquin Peaks Subdivision Preliminary Plan. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

**(Item # 11: Ordinance 05-04-2023 Shayne Ahlin Property Rezone was moved to earlier in the meeting.)**

**12. Ordinance 05-05-2023 – Transfer of Real Property from Santaquin City to the Community Development & Renewal Agency of Santaquin City (CDRA)**

Manager Beagley presented a property segment adjacent to the newly approved Santaquin Peaks Industrial Subdivision near the roadway that is a 50-foot utility and trail corridor segment. Manager Beagley is proposing that the segment be transferred from Santaquin City to the Community Development and Renewal Agency.

Councilor Montoya made a motion to approve Ordinance 05-05-2023 transferring real property from Santaquin City to the Community Development and Renewal Agency. Councilor Mecham seconded the motion.

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

The vote was unanimously approved.

Councilor Mecham motioned for a 5-minute recess. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes

Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

The meeting recessed for a 5-minute break.

### **CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**

Councilor Siddoway motioned to enter into a Community Development and Renewal Agency Meeting. Councilor Mecham seconded the motion.

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

The vote was unanimously approved.

The CDRA Meeting entered at 8:58 p.m.

### **13. Resolution 05-02-2023 CDA – Acceptance of Property from Santaquin City to the Community Development and Renewal Agency of Santaquin City.**

Board Member Mecham motioned to approve Resolution 05-02-2023 CDA – Acceptance of Property from Santaquin City to the Community Development and Renewal Agency of Santaquin City. Board Member Adcock seconded the motion.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

The vote was unanimously approved.

### **14. Resolution 05-03-2023 CDA – Sale of Real Property**

Board Member Siddoway motioned to approve Resolution 05-03-2023 CDA – Sale of Real Property. Board Member Montoya seconded the motion.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes



The vote was unanimously approved.

Board Member Mecham motioned to end the Community Development and Renewal Agency for Santaquin City. Board Member Montoya seconded the motion.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

The vote was unanimously approved.

CDRA Meeting adjourned at 8:02 p.m.

Regular City Council meeting reconvened at 8:03 p.m.

#### **STAFF, COUNCIL, AND MAYOR REPORTS**

Assistant Manager Bond addressed items on upcoming Development Review Committee (DRC) and Planning Commission agendas. He reported on an upcoming city staff luncheon at which time staff and council may help plant flowers along the Main Street flower boxes.

Manager Beagley commended the heads of departments and directors for their efforts in receiving grant funds this calendar year. He added that \$60,500 was received from the State of Utah in funding for Prospector View Park as well as numerous in-kind volunteer hours donated to the park. Councilor Montoya added that she has seen artists at Prospector View Park painting. Manager Beagley also commended the Public Works staff for all the hard work they're putting in to protect the community from flooding.

Councilor Hathaway brought up future RAP Tax and SUVMWA meetings that he plans to attend. He also spoke of his attendance at the Mt. Nebo Water meeting. Manager Beagley and Councilor Adcock discussed the travel time and response of the local aquifer to the excessive water runoff. Councilor Hathaway updated the council on the upcoming rodeo news.

Councilor Mecham expressed his appreciation to the Public Works staff for their work to fill sandbags and manage flooding concerns in the city.

Councilor Siddoway updated residents on upcoming sandbagging efforts. He added that he drove down Center Street and could see how full the ditch was.

Councilor Adcock expressed his appreciation to Director Callaway for being available to him to answer questions. He added that new flags have been placed at the cemetery. He updated council members on Memorial Day programming and activities throughout the upcoming Memorial Day weekend. He encouraged community members to file declarations of candidacy for council seats that will open this year. He addressed an upcoming experience that Youth City Council members will participate in this summer.

Councilor Montoya reiterated Memorial Day weekend activities such as the Fire Department breakfast. She added that the Youth City Council will put on a movie night for first responders in the community. Lastly, she suggested a name for the current Recreation Building that she thought of during the meeting.

Mayor Olson read a resolution from Utah County in support of Law Enforcement Officers (see attached.) Mayor Olson iterated that the city supports our own law enforcement officers and first responders in the same ways presented in the resolution. Mayor Olson spoke of a possible research project conducted by students and a professor (his son) at UVU focusing on Santaquin's mountains, snow, and wastewater. Mayor Olson discussed a legacy that was passed on to Santaquin from Greg Fowkes who recently passed away with the intention of building a bandstand in the park behind the new City Hall Building. Mr. Fowkes requested that the stage and bandstand not be built in his honor but rather be named for his grandfather, Elmer Keachum. Mayor Olson added that Mr. Fowkes also donated the lights that will be installed at the Prospector View Park. Mayor Olson thanked those involved in helping get the canyon road reopened. He expressed his excitement over the bike park and new trails that are being built. Mayor Olson expressed his support of the skate park and the process that it will take moving forward. He commended Councilor Hathaway for taking the lead on that project. Mayor Olson asked that city council members help with questions from the community about the possible tax increase. He asked councilors Siddoway and Adcock to research programs that may be able to help seniors in the community if a tax increase is passed. Manager Beagley indicated that information regarding the tax increase and frequently asked questions are all available on the city's website.


#### ADJOURNMENT

Councilor Montoya motioned to adjourn the meeting. Councilor Mecham seconded the motion.

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

The City Council Meeting was adjourned at XXX p.m.

ATTEST:

  
Daniel M. Olson, Mayor

  
Amalie R. Ottley, City Recorder