



## CITY COUNCIL REGULAR MEETING

Tuesday, October 06, 2020, 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

Pledge of allegiance led by Council Member Mecham.

#### INVOCATION / INSPIRATIONAL THOUGHT

Inspirational thought shared by Council Member Montoya.

#### DECLARATION OF ANY CONFLICT OF INTEREST

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

##### Minutes

1. September 15, 2020 - City Council Work Meeting Minutes
2. September 15, 2020 - City Council Regular Meeting Minutes

##### Bills

3. Invoice Register - Bills: \$598,736.53

##### Items

4. Ratification - Road Maintenance Change Order - 2020 Santaquin Roads Project - Edge and Joint Milling
5. Ratification - Road Development Warranty Work - 210 West Asphalt Overlay (Orchards F-2)
6. Ratification - Road Development Warranty Work - Royal Land Drive (Orchards C-6)
7. Ratification - Utah County 2021 Municipal Recreation Grant Funding Authorization
8. Approval of Utah County Debris Basin NRCS Final Design Work

Motion made by Council Member Miller to approve Consent Agenda.

Motion 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:**

Tanya Miner

**Comment:**

Dear Santaquin, why does our street lights not stay on or in some cases not work at all. I go running in the morning, usually around 4:30 am, and since our town has no running trail I am forced to use the streets. There are people leaving for work and I would LOVE it if you spend some time and money making sure the lights worked. I feel from listening to the city meetings that the Summit Ridge area (and the new city hall building) has been your focus and that is where you are putting a lot of our resources into. However, I don't live in the Summit Ridge area. Santaquin does have other areas that need your attention as well. I have lived here for 6 years. I live in the Northwest side of town by Orchard Park. Is it really too much to ask to maintain street lights? Almost all of our street lights will go on then go off then go back on. Please! For safety light our streets! A concerned resident.

**Name:**

Chauna Sidwell

**Comment:**

Hi. My deliveries have had issues getting to my house and when I looked around I noticed that my street doesn't have a street sign on either end of the street. How can we get a street sign for our street? The street name is Oh Henry St. and I have never seen a street sign in the 2+ years we've been here. Thank you.

**Name:**

Jody Reid

**Comment:**

Dear Mayor Hunsaker and Members of the City Council,

On September 21, 2020, I sent a letter to Mayor Hunsaker requesting that concerns expressed by a number of citizens in our community be addressed as an agenda item at a future City Council meeting. I was encouraged to learn that, according to Council member Montoya, the Mayor decides what is added to the agenda, based upon suggestions from council members. As I searched the Santaquin City Code to be sure that I was familiar with the protocols for this process, I was glad to learn that the Mayor is indeed also a member of the City Council, and so my request was sent to exactly the right person.

In my online conversation with Council member Montoya, I apparently was unclear that I wish to receive a public response by the Council to my stated questions and concerns, addressed as an agenda item in a Council meeting.

I again submit this public comment, hoping to clearly express my questions and concerns and to request they and the answers to them become part of the public record, and that they will not be inadvertently overlooked.

I am requesting that discussion of the following questions be considered as an agenda item:

1. What, specifically, is the plan for citizens to have input to become important shareholders as we build the "heart of our city", as the city manager refers to our exciting new city hall?

2. As developers attempt to be the driving force behind the growth in our city, what is the preferred method for citizens to communicate with elected officials and city officials that would be totally transparent to all citizens?
3. What measurements and data are in place when considering future high quality, high density developments including PUD developments, to protect and preserve our historical roots as one of our highest priorities?
4. What strategies does the City Council use to prioritize and balance commercial growth with agritourism and with rooftops?
5. How can the citizens of Santaquin have a meaningful reciprocal dialogue with the Council regarding a sustainable size for a good quality of life for the citizens of Santaquin?

Thank you for your service to our city.

## **Awards**

### **9. Recognition Award - Employee of the Month - Officer Austin Lerwill**

Penny Reeves read the following "Officer Austin Lerwill is being recognized as our October 2020 Employee of the Month. In the words of a members of the police department, "He is probably one of the most genuine and kind people you'll meet." Family is extremely important to him, and he is very devoted to them, as well as his job. Him and his wife, Talyr, have been married for 4 years and they adopted a little girl from the Marshall Islands a couple years ago and now are expecting a baby boy any day.

From his early childhood, Austin wanted to be a police officer, but it was in high school when he knew it was his career path. He participated in our high school internship, which at the time consisted of ride alongs with officers 1 or 2 times a week throughout the school term. He set his sights specifically on Santaquin City's police department and then worked to make it happen. Jenna, who works in the police department said about Austin, "In dealing with the public, no matter how difficult or stressful the situation may be, Austin is always calm and patient and respectful to all parties involved. He is very proactive, goal oriented and has a great work ethic. He is overall just an amazing person and is very deserving of this award."

When asked what the best part of his job is, Austin says it's when he can help a person or family without it involving an arrest or jail time. Those are the experiences that make this very difficult job worth it. He also stated that he appreciates serving in a great community who support the local police.

Some of you may have seen an image of Officer Lerwill recently on Facebook. An employee of the city caught him helping a little girl who has Down's Syndrome. She does not speak well, and Spanish is her first language; therefore, learning her name and where she lived was difficult. On this morning, she woke up with a little cold but didn't want to stay home from school. Her Mom insisted she stay home but she slipped away without Mom knowing and ended up at the Holiday Gas Station. Officer Lerwill stayed with her and gave her some treats until it was figured out where she belonged and safely returned her to her Mom.

Thank you Officer Lerwill for your dedicated service to Santaquin City and our citizens!"

Officer Lerwill said he knew he wanted to be a Police Officer his whole life and after doing his internship with Santaquin he knew that this was where he wanted to work and was needed.

### **10. Recognition - Fire Department Rank Advancements/Promotions**

Fire Chief Lind reported on some organizational vacancies that were filled including two battalions chief and four captains. Chad Argyle and Keith Smith were present and promoted to battalion chiefs and Taylor Sutherland, Steve Cunnings, Donny Vamoose, and Nick Cummings were promoted to the position of captain.

## 11. Miss Santaquin Royalty 2020 - Annual Report

Keela Goudy thanked the Council on behalf of the Miss Santaquin Royalty organization and its directors for its support. This year the organization left the Miss Utah statewide pageant to be able to divert those funds to more scholarships which has been a blessing to the organization.

Addie Hough, Miss Santaquin 2020, wanted to thank the Council for their support. Addie's platform is promoting diversity in the community and is interviewing minorities in the community to hear their experiences and is publishing these interviews on YouTube. She is excited to serve the City.

Keela stated that her contract requires 50 hours of public service and a monthly service and Addie Hough is already on top of that service and is doing great.

A photo of Miss Santaquin and her two runner-ups was taken with the Mayor.

## FORMAL PUBLIC HEARING

### 12. 500 West Nebo School District Annexation

Motion made by Council Member Mecham to enter in Public Hearing for the 500 West Nebo School District Annexation.

The motion was seconded by Council Member Miller.

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

Community Development Director Bond explained the Public Hearing notice process and is before the Council to have a public hearing. City Manager Reeves clarified that this allows for the

**There were no public comments.**

Motion made by Council Member Montoya to close the public hearing.

The motion was seconded by Council Member Bowman.

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

### 13. Public Safety Impact Fee Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis Update

Motion made by Council Member Miller to open a public hearing regarding the updates to the Public Safety Impact Fee Master Plan, Impact Fee Facilities Plan, and Impact Fee Analysis.

The motion was seconded by Council Member Hathaway.

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

#### Public Comments -

**Name:** Deann Huish

**Comment:**

To Santaquin Mayor Hunsaker and City Council Members,

RE: Ordinance 10-02-2020 and Ordinance 10-03-2020 Public Safety and Transportation Impact Fees

Thank you for the opportunity to review and give input on the new Public Safety and Transportation Impact Fee ordinances. The building industry is appreciative of your due

diligence to create fair and reasonable Impact Fee Facility Plans under the requirements of Utah Code 11-36a that reflect a true picture of the current Level of Service and the new growth in your community that will help offset the capital costs incurred. We fully understand the increased demand that results from growth and want to build in beautiful, safe and adequately funded communities.

The building industry also appreciates having affordable housing options for our children. Thank you for keeping these impact fees at a reasonable and proportionately fair cost. Current development and building fees add anywhere from \$15,000 upward to \$25,000+ to each single-family home and multi-family unit, thus incrementally decreasing those who can afford to purchase homes.

The Public Safety Impact Fee (Police and Fire) does not designate a fee structure specifically for multi-family housing as does the Transportation Impact Fee and is customary. The UVHBA would respectfully request that a proportionate fee be analyzed in the future that would be assessed to multi-family housing (typically townhomes, condos, apartments).

Thank you for your service to Santaquin City residents and the business community. These comments are being distributed to your city recorder before the council meeting because of COVID19 requirements.

Motion made by Council Member Mecham to end the public hearing.

Motion seconded by Council Member Montoya.

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

#### **14. Transportation Impact Fee Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis Update**

Motion made by Council Member Miller to open a public hearing for updates to the Transportation Impact Fee Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis.

Motion was seconded by Council Member Hathaway.

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

**No public comments.**

Motion made by Council Member Miller to end the public hearing.

Motion seconded by Council Member Mecham.

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

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

### **NEW BUSINESS**

#### **Discussion & Possible Action**

#### **15. Vistas West at Summit Ridge - Preliminary Approval Extension**

Shawn Herring from Utah Summit Partners, whose property is up for a preliminary approval extension for another 12 months, was present in the meeting via Zoom. Community Development Director explained that his staff looks to see if there is anything in their plat that is not in conformance with City Code but ultimately found the property was in compliance and eligible for an extension so long as the open space requirement for the Summit Ridge Development Agreement is met by moving the Hills park into the Vistas West development.

Mayor Hunsaker asked Shawn Herring what the timing would be for this development. Shawn said that they are looking to start mass grading fairly soon and break ground for the initial phase of the plan in spring.

Community Development Director Bond wanted to note that this property has changed hands which has led to delays in the project.

Motion made by Council Member Mecham to approve the extension of Vistas West at Summit Ridge with the following condition that the hills park be moved to The Vistas West @ Summit Ridge Preliminary Plan so the development can meet the open space requirement found in the Summit Ridge Development Agreement Preliminary plan.

The motion was seconded by Council Member Montoya.

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

## **Ordinances**

### **16. Ordinance 10-01-2020 "An Ordinance Amending the Zoning Map of Santaquin City to Include the 500 West Area and Nebo School District Property (Annexation)"**

City Manager Reeves explained that annexation of this road allows for the city to capture state road funds from the gas tax to maintain the road that the city has been maintaining.

Motion made by Council Member Miller to adopt Ordinance 10-01-2020 "An Ordinance Amending the Zoning Map of Santaquin City to Include the 500 West Area and Nebo School District Property which are Located Adjacent to the Current Corporate Boundaries of Santaquin City, Utah.

The motion was seconded by Council Member Montoya.

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

Voting Nay:

### **17. Ordinance 10-02-2020 "An Ordinance Amending the City Public Safety Impact Fee Facilities Plan and Public Safety Impact Fee Analysis; Adopting Public Safety Impact Fees; Adopting Certain Policies Related to Impact Fees; and Establishing a Service Area for Purposes of Impact Fees"**

Motion made by Council Member Miller to adopt Ordinance 10-02-2020 "An Ordinance Amending the City Public Safety Impact Fee Facilities Plan and Public Safety Impact Fee Analysis; Adopting Public Safety Impact Fees; Adopting Certain Policies Related to Impact Fees; and Establishing a Service Area for Purposes of Impact Fees".

Motion seconded by Council Member Hathaway.

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

Voting Nay:

### **18. Ordinance 10-03-2020 "An Ordinance Amending the City Transportation Impact Fee Facilities Plan and Transportation Impact Fee Analysis; Adopting Transportation Impact Fees; Adopting Certain Policies Related to Impact Fees; and Establishing a Service Area for Purposes of Impact Fees"**

City Manager Reeves explained how extensive and comprehensive this transportation master plan updates have been.

Motion made by Council Member Montoya to adopt Ordinance 10-03-2020 "An Ordinance Amending the City Transportation Impact Fee Facilities Plan and Transportation Impact Fee

Analysis; Adopting Transportation Impact Fees; Adopting Certain Policies Related to Impact Fees; and Establishing a Service Area for Purposes of Impact Fees”.

Motion seconded by Council Member Mecham.

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

**19. Ordinance 10-04-2020 - "An Ordinance Repealing Language that Prohibits Planning Commission Members from Serving More Than Two Consecutive Terms"**

Community Development Director Bond said that this started with him after talking it over with Mayor Hunsaker after reviewing City Code which currently doesn't allow for Planning Commissioners to serve for longer than two consecutive terms (a period of about six years) but Bond said that if a member of the community has the willingness to serve and has that organizational knowledge of city code then it doesn't make sense to limit them. This ordinance removes the provision that limits the number of terms for a planning commissioner.

Motion made by Council Member Mecham to adopt Ordinance 10-04-2020 - "An Ordinance Repealing Language that Prohibits Planning Commission Members from Serving More Than Two Consecutive Terms".

Motion was seconded by Council Member Bowman.

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

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

**City Manager Reeves –**

- 3rd West is currently under construction with the intent to have two-way traffic restored which would be beneficial because of the new developments on the North and the South. This would also allow for street parking on one side of the road. This project has been grant funded through the Safe Routes to School Program which took a substantial amount of time to get funding. As this project is going forward the city is holding a public meeting to allow for public comment but Reeves wanted to know how the Council wanted to proceed and what kind of meeting should take place. City Engineer Beagley stated to the Council that there are a number of residents who would like to keep it one-way. Council Member Miller stated that he thought that the city should go out of their way to get opinions from every affected household. Council Member Montoya said she would like to hear not just from every directly affected household but anyone in the area. City Manager Reeves said he would schedule a town hall type meeting with a public hearing.
- The sale of the property of the former public safety building requires public notice and will be posted for the following four consecutive weeks. The following Council meeting should have bids for the Councils approval.
- Assistant City Manager Beagley has been going over the Ekins Annexation plans and working long hours and weekends to get those done.
- A new frisbee golf course is opening up.
- Columbus Day of Training coming up and Council is invited to attend.

**Assistant City Manager Beagley –**

- We are doing very well with our water because of public works operations with our Type I water.
- EWP project is going on to move out debris from the basin to increase its capacity.
- Overlays and micro surfaces are done but there are other details that need to be finished before the roads projects can be considered finished.

- Community Services Department put a last minute 3K event in conjunction with Payson City which had more than 300 participants.
- Week of October 15th the Pressurized Irrigation will be turned off.

#### **Community Development Director Bond -**

- Tomorrow morning there will be a meeting on a draft development agreement with the Grey Cliffs development. The goal of the meeting is to ensure that the development agreement reflects what was presented to City Council.
- A look at city code in regards to PUD's is needed because they are like zone changes and since zone changes are a legislative decision and PUD's aren't presented to Council until fairly late in the process, the process should be looked at for revision.

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

#### **Mayor Hunsaker -**

- Congressional candidate Burgess reached out and will be meeting with the Mayor on Friday morning and if members of the Council are interested they can come so long as not too many Council Members come to constitute a quorum.

#### **Council Member Miller -**

- Soccer season wrapped up.
- New disc golf course is great.
- Congratulated John Bradley for his work on the 3K put together last minute with Payson City.
- New Police Officer offered a conditional offer.

#### **Council Member Montoya -**

- Reached out to Jody Reid but the invitation to meet face to face or by phone was rejected and Jody wanted to respond purely through email and personally addressed by the Council and the conversation did not continue beyond that.
- Attended a training put on by the state for public safety officers and is grateful for all that the city's public safety officers do.
- A resident of two months reached out and she had a Zoom face to face call and had a great conversation and the resident was welcomed to the community.

#### **Council Member Mecham -**

- Nothing to report.

#### **Council Member Hathaway -**

- Asked for feedback on the development near the new soccer fields and what is required in terms of watering for dust abatement. Assistant City Manager Beagley stated that our type of city is not the enforcement arm of air quality control but he has seen state officials on site in most of Santaquin's developments to enforce such measures.

#### **Council Member Bowman -**

- Spooky Night at the Museum 6:30 pm to 9 pm on October 17th and October 20th. Volunteers needed so reach out to Council Member Bowman.

### **EXECUTIVE SESSION (CHARACTER/PROFESSIONAL COMPETENCE)**

Motion made by Council Member Miller to enter executive session at 8:42 pm.

Seconded by Council Member Montoya.

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

**EXECUTIVE SESSION (LITIGATION/LAND)**

Motion made by Council Member Miller to enter executive session at 9:13 pm.

Seconded by Council Member Montoya.

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

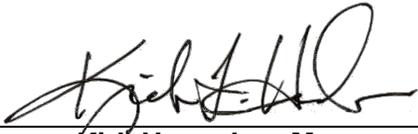
**ADJOURNMENT**

Motion made by Council Member Miller to adjourn at 9:48 pm.

Seconded by Council Member Mecham.

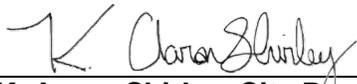
Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**ATTEST:**



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**Kirk Hunsaker, Mayor**



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**K. Aaron Shirley, City Recorder**



**CLOSED EXECUTIVE SESSION AFFIDAVIT**

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on October 6<sup>th</sup>, 2020 was called to discuss the character, professional competence, or physical or mental health of an individual.

  
KIRK HUNSAKER, MAYOR

10/9/2020  
DATE



**CLOSED EXECUTIVE SESSION AFFIDAVIT**

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on October 6<sup>th</sup>, 2020 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

  
KIRK HUNSAKER, MAYOR

10/9/2020  
DATE