



## **CITY COUNCIL REGULAR MEETING**

Tuesday, January 18, 2022, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

### **Minutes**

#### **ROLL CALL**

##### **PRESENT**

Mayor Dan Olson  
Council Member Betsy Montoya  
Council Member David Hathaway  
Council Member Art Adcock  
Council Member Jeffrey Siddoway

##### **ABSENT**

Council Member Lynn Mecham

#### **PLEDGE OF ALLEGIANCE**

Led by Betsy Montoya.

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

Offered by Jax Everton.

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

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

##### **Minutes**

1. 01-04-2022 Council Work Session Minutes
2. 01-04-2022 Council Meeting Minutes

##### **Bills**

3. Invoice Register - 1/1/2022 - 1/14/2022 - \$364,090.23

##### **Items**

4. Ordinance 01-01-2022 - Finance Director

Motion made by Council Member Adcock to approve consent agenda while tabling the 01-04-2022 Council Meeting Minutes until corrected by the City Recorder.

Seconded by Council Member Siddoway.

Voting Yea: Council Member Montoya, Council Member Hathaway, Council Member Adcock, Council Member Siddoway

## **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

### **Public Forum**

**Name:** Chelsea Rowley

**Comment:** Does not know anyone who is in support of rezoning the Melhoff property to residential from commercial but does know of businesses who want store fronts but isn't able to afford the property or start up costs. Opposes the Melhoff property rezone.

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

Jason Bond was out sick and the report would be sent to the Council via email.

### **NEW BUSINESS**

#### **5. Discussion & Possible Action - Melhoff Property Rezone**

Trent Olson, Trent Melhoff's business partner spoke and said that they have tried to be patient and take into consideration what the city wants and what residents want and is willing to make concessions to get the project approved. This project brings infrastructure to the area and he feels it's a good product. John Dester of Georgetown Development spoke and presented his plan to the Council of townhome products planned for the residential portion of the development.

Council Member Montoya asked if there was a possibility to designate more homes for 55 and older communities. John Dester responded he's never built a community that is restrictive to 55 and older but tries to build some products that are designed and targeted towards retirees in mind but also has products for people in different stages of life.

Brandon Mills, President from Georgetown Development, spoke to concerns about building residential around orchards. Using Imagine Santaquin slides from the Utah State University presentations to show how their development could fit into one of the hubs designed by the students which demonstrates residential in that area and portions of their property towards the frontage road could potentially attract some stores like a neighborhood Walmart grocery store.

Mayor Olson led a discussion with the Council.

Council Member Montoya motioned to table the item with continued possible negotiation with staff and Council. Motion died for lack of a second.

Council Member Adcock said he didn't like the idea of surrendering one of two significantly sized commercial property that could potential house bigger businesses because that would bring in more sales taxes to the city.

Council Member Siddoway said that he didn't like the placement of the development, though it is a nice product, but he didn't like the idea of giving up 10% of C-1 zoning because it didn't seem like a betterment in the long run.

Motion made by Council Member Adcock to deny a rezone of the Melhoff property.

Seconded by Council Member Siddoway.

Voting Yea: Council Member Hathaway, Council Member Adcock, Council Member Siddoway  
Voting Nay: Council Member Montoya

Mayor Olson advised the developer to speak more to the commercial aspects of the development that wasn't really spoken to and while plans were presented of what was done in other cities he wanted to be sold on what business would be brought to Santaquin. He respects their property rights and hopes there can be resolution with respect to their property going forward.

6. Discussion & Possible Action - Tanner Annexation

Mayor Olson introduced the topic and asked the Council if there was interest in annexing this 43.9 acre parcel for residential development.

Council Member Adcock said he was concerned about infrastructure and wondered whether the city be able to provide sewer, water, and other needs to the area and asked what the cons were to the city or harm caused. City Manager Reeves responded that it would be premature to determine what the infrastructure impacts would be or what negative impacts would be.

Mayor Olson asked what are the pros to the annexation and City Manager Reeves stated that this could invite more local shopping and with more rooftops bring more businesses.

Council Member Hathaway stated that it fits in and is cohesive with the surrounding area.

Chelsea Rowley commented and asked if in a development agreement if the houses along the parkway could match the rest of the look and feel of the area with custom homes.

Council Member Montoya motioned to move forward with the annexation.

Seconded by Council Member Hathaway.

Voting Yea: Council Member Montoya, Council Member Hathaway, Council Member Adcock, Council Member Siddoway

7. Training - Open Public Meetings

City Manager Reeves showed a video training of the Open and Public Meeting Act created by the Utah State Auditor's Office meeting the annual training requirement of the City Council.

City Manager Reeves invited the Council to review the City Mission Statement and Strategic Vision while establishing and prioritizing goals for the City Budget this year. He then talked about the roles and responsibilities of staff, the City Council, and Mayor and then went over the Council Charter.

8. Training - Land Use Development & Management Act (LUDMA) Certificate Submission & Discussion

Mayor Olson asked that City Council Members turn in their LUDMA Certificate and asked staff to have those filed away.

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

**City Manager Benjamin Reeves**

- Nothing to report.

**Assistant City Manager Norm Beagley**

- Nothing to report.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

**Mayor Olson**

- Proposed moving the first meeting of March to the second week as he and Council Member's Hathaway and Siddoway will be gone and the second meeting becoming the fourth meeting of March.
- Gave an assignment to Council Member Siddoway to look into solutions for helping those out in low income housing and heating in the winter. Is looking to try and help families out through MAG funding potentially.
- Is in talks with people who build trails for major parks and resorts in the state and getting information and knowledge on best practices for the new mountain bike park. Is looking to get

business collaboration for funding of benches and other trails but needs Council's help to name the park.

**Council Member Montoya**

- Nothing to report.

**Council Member Adcock**

- Has reached out to those he'll be working with professionally and was grateful for their cooperation, responsiveness, and is looking forward to his assignments on the Council.

**Council Member Mecham**

- Nothing to report.

**Council Member Siddoway**

- Went to a Planning Commission last week and is excited for the new members and is impressed with them.

**Council Member Hathaway**

- Reported on a meeting with Paige Steele about the rodeo and things are moving to potentially getting a second rodeo set dates for July 30th, 2022 for the Little Buckaroo and July 5th and 6th, 2022 for the rodeo. Potential for a demolition derby, another concert, and a talent show.

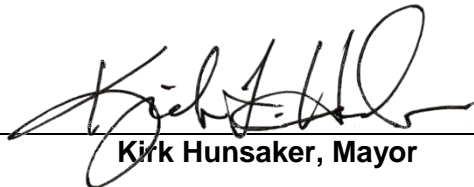
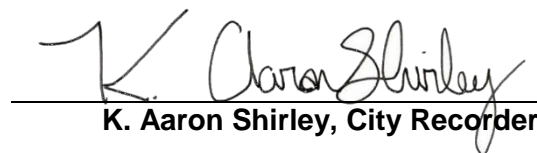
**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

Council Member Siddoway motion to enter into an executive session to discuss the character, professional competence, or physical or mental health of an individual at 8:33 PM.

**ADJOURNMENT**

Adjournment at 9:21 PM.

**ATTEST:**

  
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Kirk Hunsaker, Mayor  
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K. Aaron Shirley, City Recorder