



CITY COUNCIL REGULAR MEETING

Tuesday, July 7th at 7:00 PM

Court Room/Council Chambers (2nd 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 Manager Norm Beagley, Assistant City Manager Jason Bond, Attorney Brett Rich, Recorder Amalie Ottley, Assistant Kathy Swenson.

Various members of the public were also present at the meeting.

PLEDGE OF ALLEGIANCE

Councilor Adcock led the Pledge of Allegiance

INVOCATION/INSPIRATIONAL THOUGHT

An Invocation was offered by Councilor Mecham.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

There were no declarations of potential conflicts offered by any of the councilors.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. 06-07-2022 City Council Work Session Minutes
2. 06-07-2022 City Council Minutes
3. 06-21-2022 City Council Work Session Minutes
4. 06-21-2022 City Council Minutes
5. City Expenditures for 06/16/2022 to 06/24/2022 totaling \$574,233.63.

Councilor Mecham moved to approve the Consent Agenda items consisting of the City Council Work Session and Regular Meeting Minutes from 06-07-2022 and 06-21-2022, and the City Expenditures totaling \$574,233.63. Councilor Siddoway seconded the motion.

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

Motion passed unanimously in the affirmative.

RECOGNITIONS

6. Volunteer of the Month – Tyler Warner

Tyler Warner is our July 2022 Volunteer of the Month. Tyler is a US Army Veteran, serving from 2008 to 2012, and a diesel mechanic, owning his own mobile diesel repair business called WNR Mobile. Tyler owns a demolition derby team called Wrecked Neck Racing. This year, he created a mentorship program through the team, and has donated 5 cars to 4 local high schools (Payson High Auto, Payson High Welding, Provo High Welding, Maple Mountain Welding, and the Salem ALC). He is teaching the teens in this program how to build derby cars. All of the money to get this program started came out of his own pocket; and on his own time, he cycles through all the schools to help guide the students with their cars. This summer, these cars will be competing in Utah's first ever high school rivalry heat. Tyler has done this to highlight the importance of technical trades and to give a hands-on learning opportunity to the youth in our community.

Tyler attended Wyotech in Laramie, Wyoming, to become a diesel mechanic. Born in Elko, Nevada, he moved around a bit, then decided to settle down in Santaquin in 2016.

Sarisha Martin, his soon-to-be bride, works with Tyler to find sponsors for the program. They are engaged to be married in October of this year and are raising three children together. They enjoy hunting, fishing, hiking, and anything outdoors together as a family.

Thank you, Tyler, for encouraging the trades with our youth. Your example of a true mentor will enrich the lives of these teens for many years to come.

Tyler expressed his appreciation to the City Council and to the city for the award presented to him. He spoke to vocational programs that are diminishing in the area. He asked for the council's consideration of youth in the area to have an outlet in auto repair like he did growing up. Mayor Olson expressed his gratitude to Tyler for putting action behind his support of the youth in the area and spoke of his admiration for the programs Tyler has implemented.

AWARDS

7. Award of the Contract for City Hall Commercial Kitchen Equipment to Bintz

City Manager Beagley stated that the future kitchen in the new City Hall building will serve the city offices as well as the Senior Citizen center. The contract includes the commercial grade items being installed in the kitchen. The city will use CDBG funds to pay for a portion of the costs for the kitchen equipment and installation. Due to inflation of items since the award of the CDBG funds, the city has applied for more funding. The mayor inquired about an expected delivery date and lead times for items. Councilor Montoya inquired about the bidding process and the individuals involved as well as the cost(s) of installation. Manager Beagley stated that three bids were submitted for the kitchen project. Councilor Hathaway inquired about the business chosen from the bids. Manager Beagley expressed his confidence in Bintz/Bargreen and their abilities to furnish the city hall kitchen.

Councilor Montoya motioned to approve a purchase agreement with Bintz/Bargreen for the new appliances and kitchen equipment for City Hall for an amount not to exceed \$138,650.75. Councilor Adcock seconded the motion.

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

Motion passed unanimously in the affirmative.

PUBLIC FORUM

Tony Solorzano, owner of 4C Auto, addressed the City Council concerning Ordinance 07-01-2022 on the agenda that could amend the Land Use Table and Definitions in the Main Street Business District Zone. He expressed his concerns for his current business and the ability to grow or change in the future.

Denise Rohbock addressed the council regarding similar concerns regarding amendments to city code and zoning on Main Street. Ms. Rohbock addressed concerns regarding posting of notices in the Payson Chronicle. City administration confirmed that language stating posts are made to the Payson Chronicle will be removed from future notices.

Doug Rohbock asked the City Council to table Ordinance 07-01-2022 as it may negatively impact his business and also stated he doesn't agree with how the city posts notices.

Keith Judd addressed the City Council stating that should Ordinance 07-01-2022 be passed that it could have significant impacts on his and other businesses along Main Street. Mr. Judd stated the changes to city code would affect business if they want to expand or improve their existing businesses in the future. He expressed his concern about not knowing this ordinance was on the agenda.

NEW BUSINESS: ORDINANCES

- 8.** Ordinance 07-01-2022 – Amending the Land Use Table and Associated Definitions in the Main Street Business District Zone.

Assistant City Manager Bond addressed the recent Public Hearings and meetings held by The Planning Commission to address changes in the City Code and zones along Main Street. Extensive discussions took place at public meetings regarding the Land Use Table and corresponding definitions in recent weeks. Mr. Bond also spoke to noticing requirements of the State and City Code that were followed by the city. Members of the public inquired about the differences between zones in the city code and expressed concerns over the ability to grow or

change their business. Mr. Bond showed inconsistencies in the land use table that do or do not have definitions that support whether that land use is allowed in certain zones. Mayor Olson and the City Council inquired about the difference between major and minor automotive definitions. Mr. Bond reiterated the purpose of the change to the code was to address the above stated inconsistencies and the recommendations received from the Planning Commission that already exist in code. Mr. Bond also stated that the definitions for major and minor automotive repair have existed in the code for a number of years. Manager Beagley addressed ways the City Council could address or resolve the ordinance more simply. The City Council and city administration discussed the intent of the Planning Commission when they recommended the changes proposed on Ordinance 07-01-2022. Doug Rohbock addressed his experience on the Planning Commission and stated his interest in protecting both the businesses along main street and the city.

Councilor Hathaway addressed his concern about businesses being able to sell if desired. He stated that business should be able to move forward and expand if wanted.

Councilor Mecham inquired about changing the land use table to "Permitted" in Automotive Service and Repair uses both major and minor. Legal Counsel Brett Rich addressed legal non-conforming uses in what's allowed under State Code.

Councilor Siddoway stated that he attended the multiple Planning Commission meetings, and the current issue could possibly be an oversight from years ago. Councilor Siddoway opined that both minor and major automotive services should be allowed in the Main Street Business District zones.

Councilor Adcock stated that the City Council should never pass any ordinance or resolution that would stop a business from expanding. He proposed that the definition list be changed to one definition of Automotive Service and Repair and remove major and minor language. Mr. Rich suggested that if the change were to be made that it be added to a Planning Commission agenda for a third time.

Councilor Montoya expressed her disappointment in not being able to discuss the topic in a Work Session meeting. She expressed her concern for businesses being able to expand and requested that the automotive repair land uses be sent back to the Planning Commission for discussion.

Councilor Hathaway agreed that the City Council have a time to discuss the changes as a group.

Keith Judd stated that, in his opinion, if the land use for automotive service and repair were permitted and not restricted that it would not likely bring more businesses to Main Street. He expressed his appreciation to the council for their consideration of the changes.

Mayor Olson stated that it's the city administration and council's responsibility to pass ordinances that have a positive impact on the future of the residents and businesses in the city.

Councilor Montoya asked for clarification on line items in the drafted ordinance.

Councilor Mecham made a motion to table the ordinance and discuss it further in a work meeting with the condition that the automotive uses be sent back to the Planning Commission to be addressed further. Councilor Montoya seconded the motion.

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

Motion passed unanimously in the affirmative.

RESOLUTIONS

9. Resolution 07-01-2022 – The Purchase of Real Property for Corridor Preservation for the East Side Frontage Road.

Mayor Olson presented the money (\$1.7 million) awarded by MAG that allowed for the purchase of the corridor that allows the city to preserve the east frontage road. Manager Beagley stated that the sellers are willing to accept the offer presented. Manager Beagley also stated that the city is doing their due diligence and conducting environmental studies to make sure the land is in good condition.

Councilor Montoya motioned to approve Resolution 07-01-2022 – The Purchase of Real Property for Corridor Preservation for the East Side Frontage Road. Motion seconded by Councilor Siddoway.

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

Motion passed unanimously in the affirmative.

DISCUSSION & POSSIBLE ACTION

10. Approve the Purchase of a Pavilion for Ahlin Pond Park per RAP Tax Approval

Manager Beagley stated that four bids were received for the purchase and installation of a hexagon pavilion to be placed at Ahlin Pond Park and spoke to a previous meeting where RAP Tax dollars were approved for the project.

Councilor Mecham motioned to approve the purchase and installation of a hexagon pavilion from LuckyDog Recreation for their bid price of \$65,694.50 for the Ahlin Pond Park per RAP Tax approval. Motion seconded by Hathaway

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

Motion passed unanimously in the affirmative.

11. Scenic Ridge Estates Preliminary Plan

Manager Beagley presented the Scenic Ridge Estates Subdivision that is located at approximately 430 South and 1200 East. The proposed subdivision consists of 8 single-family lots on 4.76 acres and is in the R-12 PUD zone. The Planning Commission made a positive recommendation of the subdivision as the contractor has met all city standards and code on the project.

Councilor Adcock inquired about the status of Lot #8. Manager Beagley stated that any further development on the area would require a potential plat amendment and booster pump station.

Councilor Montoya liked the future connectivity of the roads in the subdivision.

Councilor Siddoway inquired about the booster pump station and culinary water uses in the area. Manager Beagley discussed the future plans of the bench and existing acreage that a booster pump station would cover.

Councilor Mecham motioned to approve the Scenic Ridge Estates Subdivision with the condition that all planning and engineering redlines be addressed. Councilor Montoya seconded the motion.

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

Motion passed unanimously in the affirmative.

12. Stratton Acres Preliminary Plan

Assistant Manager Bond presented the Stratton Acres Subdivision that is located at approximately Royal Land Drive and 200 East. The proposed subdivision is in the R-10 zone and consists of 37 single-family lots on 12.39 acres. Jason stated that the standard lot size(s) have been met along with storm drainage requirements as required by city code.

Councilor Montoya also liked the connectivity in roads in this subdivision and expressed her appreciation to the contractors for not requesting a zone change.

Councilor Adcock inquired about routing and proposed construction traffic. Cameron Spencer representing Stratton Acres stated that they proposed for vehicles to travel down 400 East. He stated that access near the school would be limited. Councilor Montoya stated that a traffic safety and mitigation plan would be prudent to protect the numerous children in the area. Manager Beagley stated that a traffic plan can be submitted in final plan discussions and at a pre-construction meeting with city staff. Brian Blake also inquired about mitigation or considerations during the local school hours. Cameron Spencer stated that any traffic would be addressed in a safe and practical manner and the developer would take direction from the Public Works Department. Councilor Montoya addressed the high traffic and activity of children in the area during the school year. Mr. Bond stated that the phase will be completed all at once which will also allow for better connectivity and routing. Mr. Spencer stated that as the time comes closer to building the site all the questions regarding traffic routes will be answered and discussed thoroughly.

Councilor Montoya inquired about the timeline of the project. Mr. Spencer stated that sewer would be worked on immediately and streets would possibly be paved in the springtime but curb and gutter installation would likely happen in the winter.

Councilor Montoya motioned to approve the Scenic Ridge Estates Subdivision with the conditions that all planning and engineering redlines be addressed and a traffic safety mitigation plan be submitted. Councilor Siddoway seconded the motion.

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

Motion passed unanimously in the affirmative.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Manager Beagley updated the City Council on plans to update the Rodeo Grounds. He stated that Harvest View Park is coming along with restrooms and Pickle Ball courts. Manager Beagley

commended the staff involved in Orchard Days and addressed concerns of scheduling conflicts on rodeo nights with other events in Utah County and Juab County. Manager Beagley encouraged the City Council to volunteer to help at Orchard Days events. Manager Beagley addressed safety at the upcoming city parade. Councilor Mecham addressed safety for all participants in the parade and requested that event staff take safety into consideration.

Councilor Hathaway discussed the Utah County Fair scheduling their events at the same time as Santaquin City. The City Council discussed how to address the dates with the County. Mayor Olson stated that as advertising on behalf of the County and City have been released that he didn't want to jeopardize potential relationships with the County. Mayor Olson stated that he will speak with the County in the future about events in the city.

Assistant City Manager Bond presented the Building Permit & Business License Report. 213 total Building Permits have been issued in 2022. Three new business licenses were issued in the last month. Mr. Bond stated that a new employee will start next week as an Administrative Assistant in the Community Development Department. Mr. Bond also spoke to the Planner position and applicants. Mr. Bond addressed upcoming Public Hearings that will be held at Planning Commission meetings. Mayor Olson inquired about the status of McDonald's. Mr. Bond stated that the property owner will need to make improvements prior to the McDonald's project moving forward along with other projects directly in that area.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Councilor Hathaway updated the council on his attendance at a recent Community Services Board Meeting.

Councilor Mecham inquired about homes in the area that could possibly be a fire danger. Manager Beagley stated that he will visit with the Fire Chief to address certain homes.

Councilor Siddoway stated that the Chamber of Commerce has offered the City Council and Mayor a booth at the Home Town Market on Monday nights.

Councilor Adcock updated the council on an Emergency Preparedness meeting that addressed potential hazards and risks in the city.

Councilor Montoya updated the council on activities of the Youth City Council. Councilor Montoya expressed her gratitude to business owners that have allowed Youth City Council members to shadow them at their business locations during the summer. Councilor Montoya addressed safety concerns in the city with individuals and youth riding ATVs and 4Wheelers on city streets.

Mayor Olson updated the council on trail progress in the canyon. Mayor Olson discussed upcoming work session and regular meeting agenda items.

Manager Beagley commended the Public Works department and their hard work in the water department to keep the city running. Public Works Director Jason Callaway and his crew have worked tirelessly to get broken pumps and motors back up and running.

Councilor Adcock inquired about the status of the City Hall Building project and budget. Manager Beagley confirmed that the city is still within budget under the current contract and the project is underway. Councilor Adcock requested a future discussion on costs and an overall on the new city hall building as well as costs to update the current building.

ADJOURNMENT

Councilor Montoya motioned to adjourn the Regular City Council Meeting. Councilor Siddoway seconded the motion.

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

Motion passed unanimously in the affirmative.

Meeting adjourned at 9:35 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder