



## CITY COUNCIL WORK SESSION MEETING

Tuesday, February 6, 2024, at 5:30 PM  
Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

### MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

#### ROLL CALL

Councilors present included Councilors Adcock, Del Rosario, Keel, Mecham, and Siddoway.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Recorder Amalie Ottley, Cauleen Olson.

Various members of the public attended the meeting.

#### PLEDGE OF ALLEGIANCE

Councilor Mecham led the Pledge of Allegiance.

#### INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

#### DISCUSSION ITEMS

##### 1. State of the City Address

Mayor Olson spoke to and presented slides updating the City Council and members of the public on matters happening in Santaquin City. (See attached.) The slides addressed current and upcoming projects, initiatives, development & growth, water, stormwater, wastewater, and finally budgets, revenues, and taxes.

#### ADJOURNMENT

Councilor Mecham motioned to adjourn the Work Session Meeting. Councilor Siddoway seconded the motion.

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

Motion passed unanimously. The meeting was adjourned at 6:41 p.m.

ATTEST:

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Daniel M. Olson, Mayor

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Amalie R. Ottley, City Recorder

DRAFT



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## PROJECTS

### Prospector View Mountain Bike Park

- Dedicated in September 2023
- Parking Lot & Trail Work Continued in 2023
  - No Funding Using Tax Monies
  - Volunteer Efforts
    - New Restroom was Installed and Used throughout the Year
    - Machinery had nearly 500 hours donated to the city in 2023
  - Thousands of Volunteer Hours
  - Hydros seeding parking lot
  - Building, maintaining & clearing trails




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## PROJECTS (Cont.)

### Prospector View Mountain Bike Park (Cont.)

- Constructed Nearly 12 Miles of Riding/Hiking Trails
- Installed Picnic Tables
- Installed Benches on North & South Sides in Strategic Locations
- Installed Bridge Across Summit Creek
  - Volunteer efforts for oil coating for maintenance
- More Trails Coming in 2024
- Future Bonneville Shoreline Trail Connectivity
- Signage Installed in Multiple Locations





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## PROJECTS (Cont.)

### Prospector View Mountain Bike Park (Cont.)

- What to Look Forward to in 2024
  - Efforts to Introduce New Trails into Upper 40-acre City Parcel
  - More Benches will be Added
  - A Goal will be to Connect Trails to Ted Ahlin Park
  - Add Surveillance Cameras to Park for Security
  - Add a Bike Skills Area to the Park





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## PROJECTS (Cont.) **Interstate 15**

Santaquin  
**STUDY**  
by UDOT

### Main Street I-15 Interchange (Cont.)

- Secured Funding from State Legislature for EA
  - Mayor Regularly Meets with:
    - County Commissioners
    - State Senate President
    - State Senators & Representatives
    - Federal Senators & Representatives
- This Effort Will Move Full Reconstruct Up and We're Planning for Funding Effort to Happen in FY 2025 Legislative Session after Report from EA is Completed

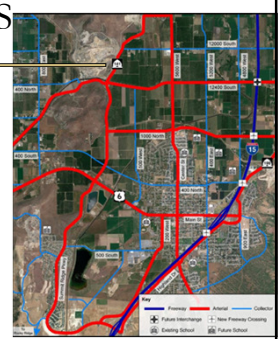




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## PROJECTS (Cont.)

### Main Street I-15 Interchange (Cont.)

- Regional Study & Funding
  - Feb 2022 MAG Funding Commitment (\$300)
    - Study Complete and Added to EA for Interchange
  - Study Includes Evaluation of
    - Main Street/Highway 6 from 400 East to 900 East
    - 400 East Northward
    - State Road 198
    - Highland Drive
    - County Roads North of Santaquin
    - Future Nebo School District School Traffic Loading

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## PROJECTS (Cont.)

### Main Street / Highway 6 Widening

- New Costs Require an Additional -\$6M to Complete
- Phase 4 (2022 MAG/County Program Funds)
  - Design Complete and Bid Ready to be Awarded
  - 300 East To 100 West
  - Construction starting soon with completion in 2025
  - Includes a New Traffic Signal @ Center Street
- Phase 5 (2024 MAG/County Program Funds)
  - Design Complete and Bid Ready to be Awarded
  - 100 West to Approx. 600 West
  - Construction starting soon with completion in 2025



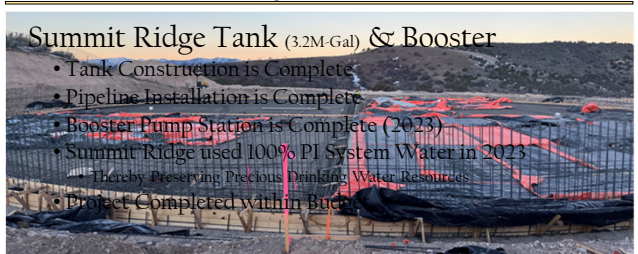



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## PROJECTS (Cont.)

### Summit Ridge Tank (3.2M-Gal) & Booster

- Tank Construction is Complete
- Pipeline Installation is Complete
- Booster Pump Station is Complete (2023)
- Summit Ridge used 100% PI System Water in 2023  
Thereby Preserving Precious Drinking Water Resources
- Project Completed within Budget

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## PROJECTS (Cont.)

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### New City Hall

- Dedicated in September 2023
- Project was within Budget (Loan Payment in Budget Going Forward)
- In 2024 Demolish Old Jr. High & Senior Center with Grant Awarded in 2023
- Future Possible Library Relocation to West Wing after Funding is Secured
  - Private Funds Received & set aside
  - Funding Option Could be Made with Possible CDRA funds
  - Meetings Being Arranged to Acquire More Private Funds
  - Searching for Grants and Other Funds to Help Fund Project



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## Initiatives

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### Santaquin Peaks Industrial Park (Began Fall of 2022)

- 55 Acres of City-Owned Property
  - Multiple Lots have Been Sold
  - Infrastructure Paid for Without Need of Tax or Bond Money
  - Will be Property Tax Generating Starting in 2024
  - Several Companies in the Process of Building or Permitting
  - Job Creation and Business Introduction was a Driver
  - Potential Sales Tax Generation was also a Driver
  - Will Finish 2 More Roads and Complete Sewer Hook-in by Fall of 2024
  - Proposing Bus Route Modifications to Incorporate Industrial Park



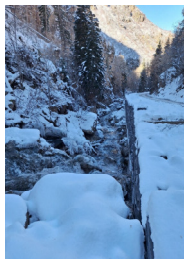
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## Initiatives (Cont.)

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### Santaquin Canyon (Forest Service / Fed Hwy Project)

- Trumbolt will be Closed During 2024 Construction
- Meetings with Government Entities will Continue
  - Congressman Owens
  - USFS District Ranger
- Approved Federal Funding-Phase II
  - S&L (Larsen) Construction Awarded Job in late 2023
  - Walls Installed to First Culvert Crossing in late 2023
  - 3 New Box Culverts to be Set in Early Summer of 2024
  - Construction to be Completed in Fall of 2024




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## Initiatives (Cont.)

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### Initiatives (Cont.)



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### Initiatives (Cont.)

#### Mayor Initiatives

- Transportation Improvement and Business
  - Working on Bus Route
- Economic Summit February 2024
- Working with Entities to Develop Commercial
- Contact 4 Businesses per Month
  - Working to Attract More Businesses to Town by Bringing Property Owners and Business Together



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### Development & Growth

#### Commercial

- Murdock Ford Dealership
- McDonald's
- FiiZ Drinks
- AutoZone
- O'Reilly's (Conditionally Approved)
- Santaquin Peaks Industrial Park
  - TWP (Trailer Parts Supplier)
- Others



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### Development & Growth (Cont.)

#### Calendar Year 2023 Growth

- 204 New Residential Dwelling Units
- Estimated 792 New Residents (3.88 persons per household)
- 6 New Commercial Spaces
- 2 New Subdivisions (Recorded)
  - With 239 New Residential Lots
- 4 New Development Agreements or Amendments



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## Development & Growth (Cont.)

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### City Code & Zoning in 2023

- Addressed State Moderate Income Housing Requirements
- Maximum Roadway Pavement Requirements
  - Maximum 32 Foot Asphalt Width (Changed by State Legislation in 2023)
  - Sidewalks on Both Sides
- Exemptive Region from Commercial to Residential (ULC) (Water Main Issues)
- Rezones Approved
  - Expanded Commercial and Light Industrial
- 6 Code Amendments (Business Friendly)




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## Development & Growth (Cont.)

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### City Code & Zoning in 2023 (Cont.)

- Repealed Minimum 2-Story Requirement for Commercial on Main Street
- Amended Lot Requirement for Flexibility in Planning Amenities
- Created Exception for Driveway Widths & Adjusted Max Width Allowable
- Approved Subdivision Review Process (Mandated by State Legislature)
- (2024) Increased Sign Minimum before 2nd Access is Required (Close to Fronting 24' ROW)
- Considering Waterwise Landscaping (Rebates Available to Homeowners)
- Parking Regulations are Working (4 Case Studies)



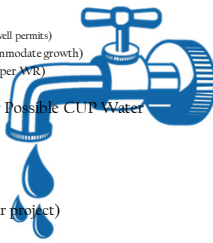


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## Water

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### Water

- Drinking Water
  - Approx 56%-70% Capacity (Water Rights still have additional well permits)
  - Future Pumping Capacity Increases Needed (to accommodate growth)
- Improve and address our present water rights (paper WR)
- Pressure Irrigation
  - Importance of Exchanging Outside Area Rights for Possible CUP Water
  - SCIC Water Shares
  - 100% Reuse from WRF
  - Central Utah Project (CUP)
    - CU/WCD Bid November 2023
      - Construction company is VanCon, Inc.
    - Construction begins February 2024 (approx. 2-year project)

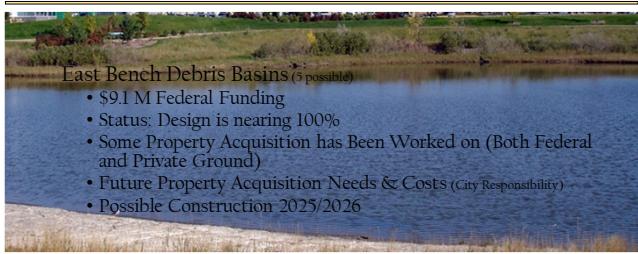

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## Storm Water

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### East Bench Debris Basins (5 possible)

- \$9.1 M Federal Funding
- Status: Design is nearing 100%
- Some Property Acquisition has Been Worked on (Both Federal and Private Ground)
- Future Property Acquisition Needs & Costs (City Responsibility)
- Possible Construction 2025/2026

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## Storm Water



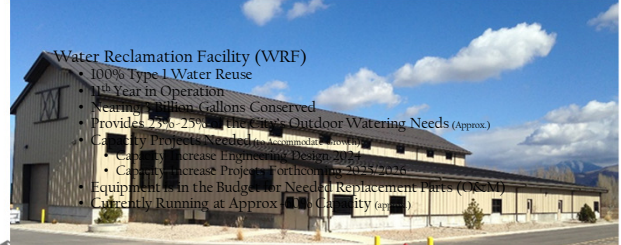
### Santaquin Canyon/Utah County Debris Basin

- \$12.5 M Federal Funding (65% Funding)
  - State, County, City Cost Participation
- Status 30% Design
- Final Design Forthcoming Later in 2024/2025
- Future Property Acquisition Needs (County & City Responsibility)
  - Anticipated Construction 2026/2027

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## Wastewater

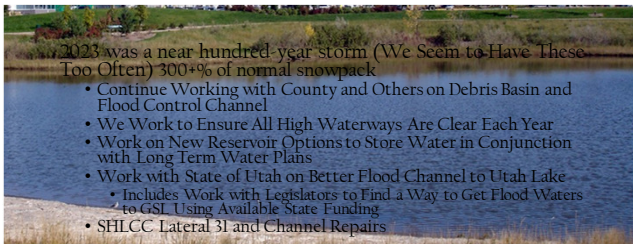


### Water Reclamation Facility (WRF)

- 100% Type 1 Water Reuse
- 1<sup>st</sup> Year in Operation
- Reclaiming 10 Million Gallons Conserved
- Provides 23% - 25% of the City's Outdoor Watering Needs (Approx)
- Capacity Projects Needed to Accommodate Growing City
- Capacity Increase Engineering Design 2024
- Capacity Increase Project Forthcoming 2025/2026
- Equipment is in the Budget for Needed Replacement Parts (O&M)
- Currently Running at Approx 10% Capacity (approx)

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## Flooding Plans and Preparations



2023 was a near hundred-year storm (We Seem to Have These Too Often) 300+% of normal snowpack

- Continue Working with County and Others on Debris Basin and Flood Control Channel
- We Work to Ensure All High Waterways Are Clear Each Year
- Work on New Reservoir Options to Store Water in Conjunction with Long Term Water Plans
- Work with State of Utah on Better Flood Channel to Utah Lake
  - Includes Work with Legislators to Find a Way to Get Flood Waters to GSL Using Available State Funding
- SHLCC Lateral 31 and Channel Repairs

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## Budget, Revenue, Taxes

- For the Last 8+ Years and looking for a...
- Prior Budget Revenue Centered Around...
  - FY 2023-2024 Budget centered More on More Sustainable Revenue Sources with Lower Growth Expectations
  - Changes Made in FY 2022- 2023 Reflected in Needs Our Citizens Want
  - Directors Took Spending Very Serious and We Need to Help Balance the Budget in an Extremely Lean Fiscal Year
  - Spending and Funding Will Work Closely with Anticipated Revenue



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### Budget, Revenue, Taxes

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**Budget**

- Increasing Costs (Citywide)
  - Staffing and Wages
  - Materials/Supplies
  - Fuel
  - New Equipment
- Currently Within Budget
  - Because of Fiscal Responsibility and Keeping a Tight Reel on Spending
  - Encouragement for Directors to Continue






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### Budget, Revenue, Taxes

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**Revenue**

- Some Revenue Down
- Some Revenue Up
  - Building Permits
  - Sales Tax
  - Interest Earned
- Currently Within Estimated Revenue Projections
- May Still Need to Hold off on Some Expenditures
  - For Proper Fiscal Responsibility






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### Budget, Revenue, Taxes

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**Revenue**

- Grants Secured for 2023 and new for 2024
- Museum (Planning only)
- Recreation This Year Slated for Bike Skills Park at Sector View
- Future Revenue
  - Bring in New Commercial Businesses
  - Santaquin Peaks Industrial Park
    - New Property Taxes
    - New Businesses
    - New Jobs
    - New Sales Taxes






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### MISCELLANEOUS

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- Continue to Work with Utah County and Juab County for County Line Realignment
- Work with CUP Going Forward with Wise Use of Water
- Work on New Recreational Possibilities, Youth Needs, New Parks, Upgrades to Existing Parks, Walking Trails, Biking Trails, and Reservoirs



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