



CITY COUNCIL REGULAR MEETING

Tuesday, June 15, 2021, 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

ABSENT

Council Member Jennifer Bowman

PLEDGE OF ALLEGIANCE

Led by Nick Miller.

INVOCATION / INSPIRATIONAL THOUGHT

Offered by Lynn Mecham.

DECLARATION OF ANY CONFLICT OF INTEREST

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 06-01-2021 City Council Work Session Minutes
2. 06-01-2021 City Council Meeting Minutes

Bills

3. 06-11-2021 - Invoice Register - \$1,051,595.95

Items

4. Out of State Training Request - John Bradley NRPA 2021 Conference
5. Resolution 06-10-2021 – Employment Contract Renewal – Police Chief
Motion made by Council Member Miller to approve the consent agenda.
Seconded by Council Member Mecham.
Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Public Forum

Name: Jody Reid

Comment: My name is Jody Reid. Mayor and Council it's great to be here. I'm going to share some words from citizens unable to attend this meeting.

The first comment says:

'I'm disappointed that emails sent to the City Council will be reviewed but not read into the public record. I have two children. We have t-ball and softball on Tuesday nights and my husband works late. We are unable to attend these meetings but are trying to remain involved in this community. Please reconsider and allow our emails to be read.'

The second comment says:

'Feedback should never be a bad thing. Sometimes it's hard to hear and other times I feel like it can be misinterpreted but don't make people feel it was a bad feedback because next time you ask for it no one will want to share because they don't want to be belittled or told their opinion doesn't count. Can we not calmly state our opinions instead of turning it into a heated discussion where people can get offended. After listening to Nick Miller's comments I don't feel like he wants or cares what I have to say because I have kids and they have to go to bed.'

The third comment says:

'I don't know why the Council members feel personally attacked. I'm grateful for the sacrifices they make to serve our city. I don't feel like we're trying to undermine that but why not make it as easy as possible for everyone to contribute. That really is one of the biggest challenges for public officials, to get people to care enough to be involved so why not make it as easy as possible? I truly would appreciate you making it easy to know what is going on.'

The fourth comment says:

'This generation has so many more struggles with mental health, I recently had to not be on jury duty due to my mental illness so face to face isn't a realistic option.'

The fifth comment says:

'Maybe if the city would have had means in place and encouraged comment from those unable to attend in person during the recreation center discussion, we might have saved over \$200,000 promoting a flawed proposal. Why would we ever engage in actions that limit rather than expand public input?'

Comment from Jody: 'On the Off Highway Vehicle (OHV) discussion, from the work meeting immediately prior to the City Council meeting, I would love to see some data on incidents involving licensed drivers and off highway vehicles. I think that would be a really important part of that discussion moving forward. Thank you all for your service.'

Awards

6. Awards - Police Academy Graduate - Rich Glenn

Officer Rich Glenn brought in the graduates of the Police Academy and presented them with their certificates and awards of completion. This program helps educate residents on what life as a Police Officer is like and what they do for the community.

BUILDING PERMIT & BUSINESS LICENSE REPORT

7. Building Permit & Licensing Report - 6/11/2021

Community Development Director Jason Bond reported that so far in 2021 there are a total of 209 new residential dwelling units composed of 112 single-family units and 97 multi-family units. Six new business licenses.

NEW BUSINESS

Resolutions

8. Resolution 06-06-2021 - Consolidated Fee Schedule - COLA

City Manager Reeves presented on the Resolution.

In 2010, the Santaquin City Council implemented a policy to increase its utility rates following the Federal Consumer Price Index (CPI-U). This policy was implemented to cover the ever-increasing costs of operations with small incremental annual increases rather than larger more impactful increases every five years or so years. Each June, Santaquin City reviews the CPI-U table for the preceding calendar year, and increases its rates accordingly, which are then applied at the beginning of the new fiscal year starting in July. (In calendar year 2020, the CPI-U increase was 1.2%). However, this year, we have two additional considerations incorporated into the proposed fee schedule changes. Those include the results of the Culinary and Irrigation Utility Rate Study which was completed as a component of the Culinary and Irrigation Master Plans and Capital Facility Plans updates completed earlier this year, as well as the 2019 Santaquin City Water Policy established to prepare our community for the arrival of water from the Central Utah Project (CUP). In short, the study outlines two recommended changes. First, it provides a utility rate plan with proposed increases that are more directly related to the cost of water system operations, etc. (as opposed to the use of a standard federal index unrelated to water). Second, it recommends the creation of additional rate tiers for high volume users of the culinary system, and the first-time establishment of a tiered rate structure for our pressurized irrigation system (see rate study on our city website under capital facility plans.) The establishment of such a tiered rate structure is not only a best practice for water conservation efforts, but it may also be mandated by the state of Utah in the near future due to water shortages experienced throughout the state. As such, city staff supports both recommended changes outlined in the study in lieu of the federal index methodology previously used. In addition to the aforementioned, and pursuant to the 2019 council directive, the proposed consolidated fee schedule also adds a \$1/month increase to the irrigation base rate in FY2021-22 and anticipates a \$1/month increase in FY2022-23 to increase the funding reserves needed to support the contractual obligations Santaquin City has to accept CUP water. Furthermore, there is also an increase to the "Money-in-Lieu" of water dedication fee for new developments from \$4,750 to \$5,000 with a 3% annual cost escalation planned thereafter.

Motion made by Council Member Mecham to approve Resolution 06-06-2021 - Consolidated Fee Schedule - COLA.

Seconded by Council Member Miller.

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

9. Resolution 06-07-2021 - Certified Property Tax Rate

City Manager Reeves explained the changes in the certified tax rate. The tax rate is based on property assessment changes as carried out by the Utah County Assessor's Office, as property values go up, as they have this year, on existing residential homes the rate goes down to accommodate because Santaquin City can only get the same amount of property tax revenue as the previous year and so on until the Council decides to hold a truth in taxation

process and raise property taxes. Any additional revenue this year would be because of new growth and not because of raised assessed values of existing residential homes as the tax rate shrinks to ensure the same amount of revenue on those existing homes.

Motion made by Council Member Montoya to approve Resolution 06-07-2021 - A Resolution Establishing the FY2021-2022 Certified Property Tax Rate.

Seconded by Council Member Hathaway.

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

10. Resolution 06-08-2021 - FY2021-2022 Santaquin City Final Budget

Finance Director Aaron Shirley presented the FY2021-2022 Santaquin City Final Budget and highlighted some changes in the budget book.

Motion made by Council Member Mecham.

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

Motion made by Council Member Miller Resolution 06-08-2021 - A Resolution Establishing the FY2021-2022 Santaquin City Final Budget.

Seconded by Council Member Montoya.

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

11. Resolution 06-09-2021 - MAG Main Street Contract Amendment (Design Funding)

Assistant City Manager Norm Beagley gave background to the Resolution.

On May 5, 2021, the City Council approved an interlocal cooperation agreement with Mountainland Association of Governments (MAG) for the Main Street Improvements Phase 4 (300 East to 100 West). Since that time, we have worked with MAG and J-U-B Engineers to explore the possibility of designing all of the remaining Main Street Improvements together (Phase 4 (300 East to 100 West) and Phase 5 (100 West to 600 West)). This effort was to specifically look at possible project efficiency and potential cost savings by designing both phases at the same time. Our analysis shows that designing both phases at the same time would save the overall project (combined MAG and City funding) approximately \$200,000 or roughly 20% on the total project design costs. These savings on design costs will result in allowing more of the overall funding to go towards the actual construction of the project. Approval of this addendum will allow 2021 funding to be used for the full design (both Phases). We anticipate that the full design will be complete during the first half of the 2022 calendar year. MAG will provide the majority of the funding for this consolidated design effort with Santaquin City contributing its 6.67% matching share. Please note, with the consolidation of design, there is also an anticipated consolidation of the Phase 4 and Phase 5 construction efforts. Initially, MAG funds for construction were not anticipated until mid-2022 (for Phase 4) and not until 2024 (for Phase 5). With a possible consolidation, funding years may be adjusted by MAG and UDOT, with Phase 4 being likely delayed. However, by consolidating the construction, the impacts on our residents and US-6 275 West Main Street Santaquin, Utah 84655 (801) 754-3211 www.santaquin.org travelers will be lessened (e.g. one project instead of two) and the overall costs are anticipated to be lowered (e.g. economies of scale and elimination of some mobilization costs, etc.)

Motion made by Council Member Montoya to approve Resolution 06-09-2021 - MAG Interlocal Agreement for Santaquin Main Street Improvements Phase 4 to add a Change Order for Phase 5.

Seconded by Council Member Mecham.

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

Discussion & Possible Action

12. Award - Summit Ridge Parkway Sidewalk Improvements

Assistant City Manager Norm Beagley explained the need for sidewalk improvements along Summit Ridge Parkway.

Motion made by Council Member Mecham to approve a contract award to Grindstone Concrete to install 5,000 square feet of concrete sidewalk and a pedestrian ramp along Summit Ridge Parkway in an amount not to exceed \$20,150.00.

Seconded by Council Member Hathaway.

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

13. Award - Summit Ridge Water Line Project

Assistant City Manager Norm Beagley explained that staff sought after and received 3 bids for the installation of approximately 450 linear feet of 12" water line and fittings for our culinary system near the Summit Ridge well. This water line is identified as a capital project need in our drinking water master plan. The full cost of this project is covered by growth through culinary water impact fees. There are sufficient funds in the culinary water impact fee fund to cover the cost of this project. This new water line will provide water from another area of the city and will help to alleviate some of the heavy summer demands on our drinking water system in Summit Ridge. Mitchell Excavation is the low bidder on the project. However, Mitchell could not start the project for at least 60 to 90 days. This time frame will not allow us the benefit of water to fulfill this summer's watering demands in Summit Ridge. Butler Excavating is not the low bidder on the project. However, Butler can install the project within the next 30 days, thereby allowing the city the ability to utilize this additional water supply to Summit Ridge during the hottest part of the summer. Butler's bid amount is \$53,978.00, which is about 9% more than the low bid amount. Due to the summertime need for this water, we recommend that the Council award the contract to Butler Excavation.

Motion made by Council Member Mecham to approve of a contract award to Butler Excavation to install approximately 450 linear feet of 12-inch culinary water line and associated fittings and valves in Summit Ridge in an amount not to exceed \$53,978.00

Seconded by Council Member Montoya.

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

14. Award - J-U-B Engineering Main Street Contract Amendment (Full Phases 4 & 5)

Assistant City Manager Norm Beagley explained that this was connected to Resolution 06-09-2021 approved earlier in the night.

Motion made by Council Member Montoya to approve Change Order #1 to the J-U-B Engineers contract for design of the Main Street Improvements project (Phases 4 & 5) in a not to exceed Change Order amount of \$371,928.00 (making the total design contract amount \$848,820.00).

Seconded by Council Member Miller.

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

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY

15. Resolution 06-01-2021CDA - FY2021-2022 Final Budget for the Community Development Agency (CDA)

Motion made by Council Member Miller to convene a board meeting of the Santaquin Community Development Agency.

Seconded by Council Member Hathaway.

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

City Manager Reeves explained that this was covered in the budget presentation earlier in the meeting as well as in the Public Hearing in the meeting prior.

Motion made by Board Member Miller to approve Resolution 06-01-2021CDA - FY2021-2022 Final Budget for the Community Development Agency (CDA).

Seconded by Board Member Mecham.

Voting Yea: Board Member Miller, Board Member Montoya, Board Member Mecham, Board Member Hathaway

Motion made by Board Member Miller to enter back into the Regular City Council Meeting.

Seconded by Board Member Hathaway.

Voting Yea: Board Member Miller, Board Member Montoya, Board Member Mecham, Board Member Hathaway

CONVENE OF THE SANTAQUIN LOCAL BUILDING AUTHORITY

16. Resolution 06-01-2021LBA - FY2021-2022 Final Budget for the Local Building Authority

Motion made by Council Member Miller to enter into a Board meeting of the Local Building Authority.

Seconded by Council Member Hathaway.

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

City Manager Reeves explained that this agency is used to fund the construction and repayment of the bond on the Public Works Building. It's a mechanism that the building can be used as collateral for the bond.

Motion made by Board Member Mecham to approve Resolution 06-01-2021LBA - FY2021-2022 Final Budget for the Local Building Authority.

Seconded by Board Member Montoya.

Voting Yea: Board Member Miller, Board Member Montoya, Board Member Mecham, Board Member Hathaway

Motion made by Board Member Miller enter back into the Regular City Council Meeting.

Seconded by Board Member Hathaway.

Voting Yea: Board Member Miller, Board Member Montoya, Board Member Mecham, Board Member Hathaway

CONVENE OF THE SANTAQUIN WATER DISTRICT

17. Resolution 06-01-2021SWD - FY2021-2022 Final Budget for Santaquin Water District (SWD)

Motion made by Council Member Montoya to enter into a board meeting of the Santaquin Water District.

Seconded by Council Member Mecham.

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

City Manager Reeves explained that roughly half of the water shares owned by the city are in the name of the district which gives flexibility because city's cannot buy, trade, sell, or move water but through a water district the city can do all of those things in working with its agricultural partners. The city leases water from the water district and the water district pays the water assessments.

Motion made by Board Member Miller to approve Resolution 06-01-2021SWD - FY2021-2022 Final Budget for Santaquin Water District (SWD).

Seconded by Board Member Hathaway.

Voting Yea: Board Member Miller, Board Member Montoya, Board Member Mecham, Board Member Hathaway

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Benjamin Reeves

- Thanks to the Finance Director for his work on the budget.
- Santaquin University is kicking off and this will be an opportunity for the candidates to learn about the city, powers and duties, form of government, and a video from the Utah League of Cities and Towns.
- Year end budget amendment/reconciliation will take place June 30th to tie up loose ends from Council action.

Assistant City Manager Norm Beagley

- A water line fitting got loose due to the vibrating done by the UDOT Main Street construction that caused flooding and significant damage.
- The bids for the Harvest View Sports Park came in over estimated costs due to supply chain issues with building supplies in the economy and the city will do some value engineering, do some winter work that's cheaper, and will rebid the project to try and get some lower bids.

Community Development Director Jason Bond

- Payson-Santaquin Chamber of Commerce board meeting was held and there was discussion of when the meet the candidate night would work.
- Imagine Santaquin General Plan Committee meeting will be taking place this upcoming Thursday.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

Council Member Miller

- Off-Highway Vehicle issue will be analyzed and looked at together with community feedback.
- The public comment emails will go to the Council and Mayor where they can be studied out and responded to in a timely fashion that will reflect the research and response deserved by citizen comments and concerns.

Council Member Montoya

- Youth City Council had their monthly meeting and had a presentation from the Police Department.
- Impressed with the improvements that happened at Ahlin Park and a thank you to the Public Work crews who worked on it.
- Gave an overview on how to access meeting minutes, video, agendas, and packets by going to www.santaquin.org/meetings and after going to the viewing portal they can view with a timestamped agenda.

Council Member Mecham

- Met with Public Works Director Jason Callaway and he asked where the city was with water restrictions in the current drought and he said no water restrictions as of yet but wanted to encourage residents to be good citizens and conserve water as this is going to be a hot and dry summer.

Council Member Hathaway

- Went to a SUVMWA meeting and gave his report.

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

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)


ADJOURNMENT


Motion made by Council Member Miller to adjourn at 10:08 PM.

Seconded by Council Member Hathaway.

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

ATTEST:


Kirk Hunsaker, Mayor


K. Aaron Shirley, City Recorder