



REGULAR CITY COUNCIL MEETING

Tuesday, September 19th 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.

City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Assistant Stephanie Christensen, and Fire Chief Ryan Lind.

Various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE

Councilor Montoya led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. City Expenditures from 09-02-2023 to 9-15-2023 in the amount of \$913,959.97

Councilor Montoya made a motion to approve the Consent Agenda item. Councilor Adcock seconded the motion.

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

The motion passed unanimously.

RECOGNITIONS

2. Recognition of Waylon Pruitt for the Santaquin Orchard Days Car Show

Shauna Jo Eves recognized Waylon Pruitt for his dedication to the Santaquin City Orchard Days Car Show for the last eight years. Waylon expressed his appreciation to his family for their help with the car show

and vocalized his love for the community and how it's growing. Waylon is resigning his position at the car show to help support his family. Shauna Jo expressed her appreciation to Waylon for all that he's done for Santaquin and the residents. Waylon spoke to the future of the car show and how he loved doing it for the kids and all those who were able to enjoy it. Mayor Olson and members of the Council expressed their appreciation to Waylon as well for his service to Santaquin.

NEW BUSINESS

Mayor Olson moved items 4 and 5 on the agenda up so that the applicants didn't have to wait through the rest of the meeting.

4. Resolution 09-06-2023 Hales Development Agreement

Manager Beagley presented the Hales Development agreement as well as the concept site plan and building renderings. Councilor Adcock inquired if the access will be on Hwy 198. Manager Beagley indicated that on the concept plan, access is shown on Hwy 198. He added that the DRC will review access points during the preliminary application process. The applicants, Brad and Cliff Hales, attended the meeting, and addressed the City Council. They stated they are looking forward to working on the project.

Councilor Mecham made a motion to approve Resolution 09-06-2023 Approving a Development Agreement Between the City and Hales Land, LCC for the 648 North State Road 198 Development. Councilor Montoya seconded the motion.

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

The motion passed unanimously.

5. Ordinance 09-01-2023 Shayne Ahlin Property Rezone

Assistant Manager Bond presented Ordinance 09-01-2023 which will allow for the Ahlin Property rezone so that the Hales Development Agreement can take effect. The rezone will change the 4.38-acre property from Residential Agriculture (R-AG) Zone to I-1 Industrial Zone.

Councilor Siddoway made a motion to approve Ordinance 09-01-2023 Amending the Zoning Map of Santaquin City and Approving the Rezoning of Approximately 4.38 Acres from Residential Agriculture (R-AG) Zone to I-1 Industrial Zone. Councilor Hathaway seconded the motion.

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

The motion passed unanimously.

PUBLIC FORUM

No members of the public wished to address the City Council in the Public Forum.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 133 residential units have been issued building permits in the current calendar year. In comparison, 27 single and multi-family residential units have been built in the current fiscal year. (July 1, 2023 – June 30, 2024) 4 new business licenses were issued in the last two weeks.

Councilor Hathaway pointed out that there has been a slight increase in permits since the last report. Manager Beagley added that it is normal for permit numbers to pick up slightly in the Fall as builders wish to complete work before winter comes. Councilor Adcock inquired about an address on one of the business licenses. Assistant Manager Bond confirmed that the business license is for a home occupation.

NEW BUSINESS

3. Resolution 09-05-2023 Agreement for a Grant to Replace Approximately 2,580 Secondary Water Meters

Manager Beagley presented Resolution 09-05-2023 Agreement for a Grant to Replace Approximately 2,580 Secondary Water Meters. The grant will award \$1,690,000 to the City for the replacement of water meters in order to fully automate the system and add two new towers. The new meters, with the towers, will be providing real time data to the City and to residents. Manager Beagley added that the grant is given to the City in reimbursements, after the meters are purchased and installed and proof is provided to the State. Councilor Adcock pointed out that those refunds are issued relatively quickly (within 30 days). Councilor Montoya inquired if all of the old meters will be replaced with this grant. Manager Beagley indicated that pretty close to all of the old meters will be replaced and any remaining meters will remain on the City’s own replacement program. Councilor Montoya inquired how residents will be notified if their meter is being replaced. Manager Beagley indicated that meters will be replaced during the winter months when the metering system is not charged, adding that if meters are replaced during the irrigation season, that the shut down time would only be a few hours at a time and the City would likely notify residents by door hangers. Councilor Siddoway inquired how long the new meters are expected to last. Manager Beagley indicated that they should last as long as 15 years or longer.

Councilor Mecham made a motion to approve Resolution 09-05-2023 an Agreement for a Grant to Replace Approximately 2,580 Secondary Water Meters. Councilor Adcock seconded the motion.

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

The motion passed unanimously.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Councilor Montoya made a motion to enter into a board meeting for the Santaquin Community Development and Renewal Agency. Councilor Siddoway seconded the motion.

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

The motion passed unanimously.

The CDRA Board Meeting began at 7:42 p.m.

6. Discussion & Possible Action (Ratification) – Santaquin Peaks Subdivision Improvements – Summit Ridge Parkway Asphalt Overlay Change Order

Manager Beagley presented a ratification to the Summit Ridge Parkway Asphalt Overlay project awarded to Greenhalgh Construction. He indicated that the change order includes a change to materials so that the road will last longer under the heavier weight of bigger trucks. He added that four-axel trucks will still be the maximum allowed on Summit Ridge Parkway, south of the new subdivision after the overlay is completed. Board Member Montoya inquired where access would be placed in the Santaquin Peaks Subdivision. Manager Beagley indicated that one access will be on the north end of the subdivision and the other on the south end of the subdivision.

Board Member Montoya made a motion to amend the awarded contract amount to \$59,337.36 to Greenhalgh Construction and not to exceed \$1,973,862.48 for subdivision improvements. Board Member. Board Member Hathaway seconded the motion.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

The motion passed unanimously.

Board Member Montoya made a motion to end the CDRA Board Meeting and return to the Regular City Council Meeting. Board Member Siddoway seconded the motion.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

The motion passed unanimously.

The CDRA Board Meeting ended and the Regular City Council Meeting ended at 7:48 p.m.

REPORTS BY STAFF, COUNCIL MEMBERS, & MAYOR

Assistant Manager Bond let the Council Members know of an upcoming Employee Luncheon at Theodore Ahlin Park. He added that the City would be hosting a South Utah County Planning Commission Training event. He also spoke of training for City Employees on October 9th. Assistant Manager Bond went over items on upcoming Development Review Committee (DRC) and Planning Commission Meetings.

Manager Beagley discussed the opening of the new McDonald's Restaurant. He also addressed upcoming Public Hearings on the Sewer Impact Fees Facilities Plan & Fee Analysis as well as the Parks, Trails, Recreation, & Open Space Impact Fees Facilities Plan & Fee Analysis.

Councilor Hathaway had nothing to report.

Councilor Mecham expressed his gratitude to the Emergency Departments for their help with a family medical emergency.

Councilor Siddoway had nothing to report.

Councilor Adcock reminded everyone of the upcoming City cleaning event in October. Lastly, he expressed his concern over parking at the Senior Citizen luncheons, especially for the upcoming winter season.

Councilor Montoya updated Council members on the Youth City Council activities and events. She commended Library Director Jen Wagner for receiving the Quality Library Award. She let Council members know of an upcoming tour of the Spanish Fork Library. She also thanked those who helped with the Senior Citizen luncheon and spoke of how well it went. She spoke of a museum charette meeting with Community Services Director Bradley, Councilor Adcock, and Annette Bott and how they came up with ideas for the Chieftain Museum.

Mayor Olson discussed with City Staff and Council Members the idea to have the photo contest and calendar in 2024 be centered around and focused on the parks and amenities the City has to offer. Councilor Montoya and Legal Counsel Rich mentioned that permission has to be granted by all individuals who appear in photos that are published. Manager Beagley suggested that City employees take photos of the parks and amenities. Mayor Olson asked that staff look into how City Parks and areas can be highlighted this coming year. Mayor Olson also asked staff to invite the new Miss Santaquin royalty to the October 3rd City Council meeting in the new building.

EXECUTIVE SESSION

Councilor Mecham made a motion to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Councilor Siddoway seconded the motion.

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

Councilor Siddoway Yes

The motion passed unanimously.
Executive Session entered into at 8:18 p.m.

Present at the Executive Session: Mayor Dan Olson, Councilor Betsy Montoya, Councilor Art Adcock, Councilor Jeff Siddoway, Councilor Lynn Mecham, Councilor David Hathaway, Legal Counsel Brett Rich, City Manager Norm Beagley, Assistant City Manager Jason Bond.

Councilor Mecham made a motion to end the Executive Session and return to 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

The motion passed unanimously.

The Executive Session ended at 8:56 p.m.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the Regular City Council Meeting. Councilor Montoya seconded the motion.

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

The motion passed unanimously.

The meeting adjourned at 8:57 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder