



CITY COUNCIL REGULAR MEETING

Tuesday, September 20, 2020, at 7:00 pm
Court Room/Council Chambers (2nd Floor) and Online

AGENDA

Mayor Olson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilors present included Councilors Siddoway, Adcock, Montoya, Mecham (via Zoom)

Councilor Hathaway was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond (via Zoom), Deputy Recorder Camille Moffat, Assistant Kathy Swenson

Various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE

Councilor Adcock led the Pledge of Allegiance

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Dan Olson offered an invocation

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. City Expenditures from 09/01/2022 to 09/14/2022 in the amount of \$1,536,316.10
Items
2. Resolution 09-07-2022 Declaring Surplus Property

Councilor Montoya motioned to approve the consent agenda. Councilor Siddoway seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

RECOGNITIONS

3. Payson & Santaquin Area Chamber of Commerce – Business of the Month
Jim Roland, the Treasurer on the Executive Board of the Payson Santaquin Area Chamber of Commerce addressed the council. He explained that the Board has made the decision to slow down the business of the month program and transition to a business of the quarter program.

Each month the chamber will highlight an employee at a business and highlight that business, and then pull from this group of businesses every quarter for the business of the quarter. Mr. Roland reported that the Hometown Market nights has been mostly well-attended. He also reported on the Chamber's ice cream booth and pancake breakfast at Orchard Days. Mr. Roland asked the council what they think are the most effective ways to reach people.

4. Paige Steele

Community Services Recreation/Events Supervisor Shauna Jo Eves introduced Paige Steele. Ms. Steele has volunteered for the last 18+ years with the Orchard Days rodeo, Rodeo Queen contest, and the Little Buckaroo rodeo. Ms. Steele has been at the head of the committees that plan and coordinate these events for the last 6 years. Ms. Steele thanked the Roping Club, her family, and the City Council.

PUBLIC FORUM

5. Miss Santaquin Molly Mortensen

Miss Santaquin Molly Mortensen was accompanied by 1st Attendant Jade Haymore and 2nd Attendant Karen Rowley. Ms. Mortensen explained that the pageant where the new Miss Santaquin would be crowned would be on October 1st. Miss Mortensen announced some of the things she had accomplished the past year while serving as Miss Santaquin, including welcoming kindergarteners to school, visiting residents at Seasons of Santaquin, socialized at Rowley's Red Barn pumpkin patch, volunteered at Senior Citizen Thanksgiving lunch, choreographed and performed during Santaquin Holly Days, judged STEM projects at Apple Valley, went to school carnival, and judged and performed at Mr. Payson.

Miss Mortensen also explained how she served based on her platform of "Find Confidence and Make the World Your Stage". This consisted of teaching line dancing to a couple of wards in the city, throwing an adult prom, teaching a love yourself lesson for Valentines Day, helped with Sounds of Santaquin, held a service project with alumni Santaquin royalties and made blankets and donated them to the food and care coalition in Provo. Over the past year, the Santaquin royalty have served over 80 hours.

1st Attendant Jade Haymore thanked Miss Mortensen, everyone who works for the city, and especially the councilors and mayor.

2nd Attendant Karen Rowley thanked the City Council as well.

Dale Rowley representing Cherry Hill Farms addressed the City Council. Mr. Rowley thanked City Council and Staff for advertising the emergency preparedness fair scheduled for the upcoming Saturday.

Mr. Rowley explained that he visited with City Manager Beagley about the city code related to multifamily developments going up next to orchards. Mr. Beagley did research and determined that city code requires certain fencing that needs to be installed between the landowner and new developments. Mr. Rowley explained, however, that the proposed development butts up across the street, rather than at the fence line. According to staff, city code cannot force someone to do something on somebody else's property. Mr. Rowley expressed concern that when a large multi-family project goes in across the street from an orchard or horticulture area and there is not some type of barrier, it puts a financial burden on the owner of the horticultural property to put in a fence. Mr. Rowley suggested that as the city council goes through city code, to consider a monetary allowance for property owners where multifamily is going in across the street to deter people from walking through their orchards.

Mayor Olson asked about the agreement with the developer that they are supposed to understand that they are building in an agricultural zone, and what “teeth” the development agreement have that notes that.

There was a discussion between council and city staff.

BUILDING DEPARTMENT & BUSINESS LICENSE REPORT

Mr. Beagley presented the Building Permit & Business License Report. Building permits for 245 dwelling units and 2 commercial buildings have been issued in 2022. 3 new businesses have been licensed since September 6, 2022.

NEW BUSINESS

6. Resolution 09-04-2022 Utah County CDBG Agreement Amendment #2

Mr. Beagley explained that this is an amendment to an agreement that updates wording from the federal side. It has been reviewed by city staff and the city attorney.

Councilor Montoya moved to approve Resolution 09-04-2022. Councilor Adcock seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

7. Resolution 09-05-2022 Sale of Remnant Property Parcel

Mr. Beagley explained that there is a 600 sq ft piece of property that the city received many years ago for a new road that did not come to fruition. This agreement proposes that the parcel would be sold to the developer of the adjacent parcel.

Councilor Adcock pointed out a typo at the end of the resolution title that will need to be removed.

Councilor Siddoway motioned to approve Resolution 09-05-2022. Councilor Adcock seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

8. Ordinance 09-01-2022 Ercanbrack Property Rezone

Mayor Olsen explained that this rezone is something that the city has been working with Mr. Ercanbrack for some time to get it to a point where it would be beneficial to the city. Mr. Beagley explained that there would be about 5 acres of property that would be rezoned.

Councilor Siddoway asked the developer if they were still planning on selling off the commercial parts of the development.

Garrett Seely, representing the developer, indicated that they are exploring the feasibility of building the entire project themselves.

Councilor Adcock noted that Planning Commission was slow on responding to this rezone in their meeting. The Planning Commission brought up concerns about the aesthetics of housing in the area where the Public Facilities zone and Residential Commercial match up.

Garrett Seeley commented that this was a concern brought up with staff. Due to some utility issues in that spot, it didn't make a lot of sense to have a building here. That area will be parking/open space.

Councilor Adcock also mentioned there is a proposed c-store and there is concern about the turn radius or that any large vehicles would be able to get through.

Garrett Seely commented that their planner put together a schematic that showed the turn radii to make sure that a fifth wheel or anything with a 50-foot trailer could accommodate in that section.

Councilor Adcock motioned to approve Ordinance 09-01-2022 Ercanbrack property rezone. Councilor Siddoway seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

9. Resolution 09-06-2022 Ercanbrack Development Agreement #1

Mr. Beagley explained that the development agreement is facilitated by the rezone passing. The development agreement has gone through the entire process according to state code. It has been reviewed by council, staff, and legal counsel. Mr. Beagley showed the Ercanbrack development's concept plan. Mr. Beagley emphasized that they would still have to follow city code related to parking, access, water line looping, perimeter fencing, etc.

There was a discussion had between city and staff.

Councilor Siddoway moved to approve. Councilor Adcock seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

10. Ordinance 09-02-2022 Moderate Income Housing General Plan Update

Assistant City Manager Jason Bond explained that the Moderate Income Housing Plan is a requirement from the state to create and implement strategies for moderate income housing. The Planning Commission reviewed and gave their recommendation in favor of the four strategies. Because of the certain characteristics of the city, like not having a transit station, Santaquin is required to implement 3 strategies. This plan proposes 4 strategies. Mr. Bond mentioned that the state has indicated that in the event two cities both have a compelling case for that funding, the amount of moderate income housing strategies a city proposes to implement may function as a way to differentiate which city is more qualified. Having 4 shows the city is open minded and trying to support moderate income housing. There is an October 1st deadline for the proposal, so it will need to be addressed tonight.

There was a discussion had between city and staff.

Councilor Adcock motioned to approve Ordinance 09-02-2022 Moderate Income Housing General Plan Update as it is written including the four strategies and implementation plans. Councilor Siddoway seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Mr. Bond noted that there have been some cancelled Planning Commission meetings and there has been a little bit of a slow down with proposals but there are still a lot of things happening in the background. The DRC will also hear some upcoming proposals next week. Mr. Bond expressed appreciation for the council that he could go to a city manager's conference in Ohio.

Mr. Beagley reported paving area and roadway reconstruction projects will begin around the church and some of the roads in Summit Ridge. The city will be sending out an Everbridge notice, and the contractor will be sending out doorhangers. There are also a couple of roads on the east bench that will be affected. The city now own parcel over by Big O Tires for when the interchange can be reconstructed. The next parcel the city is going to pursue is a portion of the parcel Maverick is on. Harvest View ribbon cutting will be on October 18th at 4:30 p.m.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Councilor Siddoway thanked the other council members for judging the Chili Cook Off the day before.

Councilor Adcock reported that the Emergency Preparedness Fair is the upcoming Saturday from 9-12 545 N 200 E. Councilor Adcock also reported that he was approached by fireman in Genola who informed him that as part of their city celebration they are going to have a flag retirement program and have invited the Santaquin American Legion post to be part of that flag retirement party. That will be on October 10th.

Councilor Montoya thanked all of staff and volunteers who made Orchard Days a success. The members of the Youth Council dedicated over 100 hours of service during the week of Orchard Days. Councilor Montoya also thanked Hattie Rowberry who is the staff mentor for Youth Council. October will be a busy week for youth council. Councilor Montoya reported that she was able to help judge and give feedback in the Miss Santaquin practice interviews.

Mayor Olsen reported that they have had good meetings with state senators regarding the critical failure of the north freeway interchange and Burgess Owens' office about opening the canyon. There is a meeting planned the morning of October 14th where UDOT commissioners will be in Santaquin and the city and public can explain their needs. There have been a lot of good steps taken toward corridor preservation. Mayor Olsen asked Mr. Beagley about the state of the P.I. Tank in Summit Ridge. Mr. Beagley responded that the tank is operational, but the pipeline is still being installed down by the reservoir. Mr. Beagley estimates in the next 45-60 days they will be buttoning up things for the winter but will still be working on the booster pump station, which will be operational next year. Mayor Olsen also reported that the city is moving forward with micro trenching for gig speed internet and making good headway with the bike park. There will be an open house for a council meeting in November and a report based on feedback from local business leaders about the needs of the city.

ADJOURNMENT

Councilor Montoya motioned to adjourn the meeting. Councilor Siddoway seconded the motion.

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| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |
| Councilor Adcock | Yes |
| Councilor Montoya | Yes |
| Councilor Hathaway | Absent |

The meeting was adjourned at 8:24 p.m.

ATTEST:

Dan Olson, Mayor

Camille Moffat, Deputy City Recorder