



CITY COUNCIL REGULAR MEETING

Tuesday, January 3rd, 2023 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, and Siddoway.

Councilor Montoya was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Recorder Amalie Ottley, Legal Counsel Brett Rich, Police Chief Rod Hurst, Corporal Russ Woodland, and Police Officer Mike Wall.

Various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE

Chief Hurst led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No council members declared any conflicts of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. 11-15-2022 City Council Work Session Minutes
2. 11-15-2022 City Council Minutes
3. City Expenditures from 12/17/2022 to 12/30/2022 in the amount of \$779,102.50.

Councilor Mecham motioned to approve the Consent Agenda items 1 through 3. Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

RECOGNITIONS

4. Retirement – Corporal Russ Woodland

Chief Hurst recognized Corporal Russ Woodland in his retirement from the Santaquin City Police Force. Chief Hurst voiced his admiration of Corporal Woodland and his dedication to the city. Corporal Woodland voiced his appreciation for the opportunity to work in Santaquin City and expressed his love for the city. He thanked the City Council and Chief Hurst for their support of him over his career. Mayor Olson presented Corporal Woodland his service weapon that was awarded to him upon his retirement from the police force.

5. Volunteer of the Month – Randy Bleggi

Cauleen Olson presented Randy Bleggi with the January 2023 Volunteer of the Month award by reading the following statement:

“Randy is an avid mountain biker and trail maker, and because of his passion for good biking trails in our area he got involved with the Santaquin Prospector View & Park Trailhead project in Santaquin Canyon. Mayor Olson has gotten to know Randy through this project and in his words, he stated, “Over the summer of 2022 I have had the opportunity to get to know many people who have volunteered hours and machines to the Prospector View & Park Trailhead in Santaquin Canyon, Santaquin City’s newest park consisting of 120 acres, built on the slopes of the canyon just below the Nebo Wilderness area.

Many of these folks stand out as real volunteers with equipment and time as well as commodities they have through businesses they operate. Randy stands out in that group because he not only contributed labor and equipment but saw the vision of the park and wanted to become a part of. He loves the out-of-doors and has an interest in these trails and sees the potential in our new park.

By early November 2022, Randy had logged a few hundred hours in designing paths for trails and marking them to meet as good of a grade as the mountain would yield to him. With the envisioning and marking required, those hundreds of hours were spent trading off with two others yet doing the lion’s share of the actual digging. The trails became his babies, and the rest of us operators tried to maintain a standard acceptable to Randy and the mountain bike community that will use the trails.

I want to thank Randy for his efforts, forethought, and hoeing to the end of the row. He spent hours in a cold seat with snow and rain falling and then followed up the next day only to continue up this envisioned trail.

Randy is a contractor and has freely given up time he could have been working to support his family to each of us as Santaquin residents. We will all greatly benefit from his outlook and volunteer work. He is much deserving of this recognition.”

Randy and his wife, Melissa, have lived in Santaquin since 2010. They have three sons, one of which is married, and two grandchildren. His youngest son use to race mountain bikes in high school and needed practice trails close to home. This is how Randy got involved in making bike trails in our area. In his free time, he enjoys camping, motorcycle riding, and anything outdoors.

Thank you, Randy, for all your work on our newest trail. Your volunteerism and example will benefit many for years to come."

Mr. Bleggi thanked the City Council for the Volunteer of the Month award and expressed his joy in helping with the canyon trails.

PUBLIC FORUM

Stephanie Taylor from the Payson & Santaquin Area Chamber of Commerce addressed the City Council. She reminded them of the Annual Chamber Dinner on January 19th, 2023. Ms. Taylor also reported on the new Chamber Director, Jim Rowland, and his replacement of Michelle Lines. She stated the chamber looks forward to working with Mr. Rowland this year.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit & Business License Report. 263 total building permits were issued in the calendar year 2022. In comparison, 50 building permits have been issued this fiscal year (since July 1, 2022). Two new business licenses have been issued this calendar year.

Assistant Manager Bond spoke about new businesses that have broken ground and are under construction in the city. He mentioned that AutoZone turned in an application and concept plan that is under review.

Mayor Olson mentioned that he met with Mr. Blake Murdock regarding the new Ford Murdock site and stated that construction will begin in the coming months at that site. The mayor spoke to additional meetings he has conducted to try to bring new businesses and restaurants to the city.

NEW BUSINESS

6. Resolution 01-01-2023 – MAG Funding Agreement for Regional Roadway Connectivity Study

Mayor Olson introduced Resolution 01-01-2023 – MAG Funding Agreement for a Regional Roadway Connectivity Study that will award the city \$50,000 to conduct a study around 400 E. Main Street and the I-15 freeway interchange.

Councilor Mecham made a motion to approve Resolution 01-01-2023 – MAG Funding Agreement for the Regional Roadway Connectivity Study. Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

7. Resolution 01-02-2023 – Genola PD & EMS Agreement Amendment

Mayor Olson introduced the proposed amendment to the Genola PD & EMS Agreement, finding through research and consideration, that Genola's payment for Police and EMS calls needed to be updated in keeping with recent market force wage increases.

Councilor Adcock made a motion to approve Resolution 01-02-2023 – Genola PD & EMS Agreement Amendment. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

8. Resolution 01-03-2023 – State ARPA Funding Agreement

Mayor Olson introduced Resolution 01-03-2023 – State ARPA Funding Agreement that will help fund a portion of the pressure irrigation tank at Summit Ridge, a booster pump station, and water pipelines project currently under construction. With the aid of lobbyist Lincoln Hill, Santaquin City was granted \$1 Million.

Councilor Mecham made a motion to approve Resolution 01-03-2023 – State ARPA Funding Agreement. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

9. Discussion and Possible Action: Grey Cliffs Preliminary Plan

Assistant Manager Bond introduced the Grey Cliffs Preliminary Plan that covers phasing and shows an overall comprehensive look at the proposed subdivision. Mr. Bond addressed zoning and open spaces within the development. Mr. Bond stated that finalization of a Conservation Easement, Connectors Agreement, and Reimbursement Agreement are still pending and recommended them as conditions of approval for the plan. Manager Beagley addressed 14.42 acres of the development that has a 50/50 leverage of park impact fees that will be split between the city and developer. Steve Larsen, the applicant and developer for the Grey Cliffs development was present at the meeting. The mayor inquired about water connectivity to the site regarding the Wall Building site. Manager Beagley stated that discussions are being had with Mr. Larsen and Mr. Wall to address the connectors agreement and the water line project costs that will affect both developments. Mayor Olson and Mr. Larsen discussed budget amounts for pipe sizing as well as anticipated costs that are determined by the market. Mayor Olson, Mr. Larsen, and Manager Beagley also discussed the open space acreage that abuts Utah State Forestry Service property. Councilor Adcock inquired about utility connectivity to the west and east side of the freeway. Manager Beagley pointed out where water is currently connected and where future needs will be met with a sewer lift station.

Councilor Siddoway made a motion to approve the Grey Cliffs Preliminary Plan with the aforementioned conditions for the site. Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Councilor Adcock made a motion to enter into a Community Development and Renewal Agency meeting. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

The CDRA Meeting was convened at 7:48 p.m.

10. Resolution 01-01-2023 CDA – Acceptance of Property from Santaquin City to Santaquin Development and Renewal Agency.

Board Member Mecham made a motion to approve Resolution 01-01-2023 CDA – Acceptance of Property from Santaquin City to Santaquin Development and Renewal Agency. Board Member Siddoway seconded the motion.

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

The vote was unanimously approved.

11. Resolution 01-02-2023 CDA – Sale of Real Property

Manager Beagley presented the sale of real property for 6 acres adjacent to State Highway 6 that will be purchased by BDS Commercial Enterprises, LLC for industrial purposes. He stated the sale of the first three properties will allow for the city to self-fund improvements to the industrial zones proposed subdivision and other acreage. Legal Counsel represented that he is satisfied with the proposed property sale agreements for the three properties set for approval.

Board Member Adcock made a motion to approve Resolution 01-02-2023 CDA – Sale of Real Property.
Board Member Hathaway seconded the motion.

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

The vote was unanimously approved.

12. Resolution 01-03-2023 CDA – Sale of Real Property

Manager Beagley presented the sale of real property for 3.53 acres west of the drainage channel in the industrial subdivision that will be purchased by Greenhalgh Construction, Inc. He stated on all the sales discussed this evening, valuation of the sales is within appraisals recently performed by outside agencies.

Board Member Siddoway made a motion to approve Resolution 01-03-2023 CDA – Sale of Real Property.
Board Member Mecham seconded the motion.

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

The vote was unanimously approved.

13. Resolution 01-04-2023 CDA – Sale of Real Property

Manager Beagley presented the sale of real property for 3.44 acres to Hyve Homes for industrial purposes. Manager Beagley pointed out that as part of the negotiations there is a stipulation for a possible future purchase of additional property. Legal Counsel Rich pointed out that all sales agreements for the properties were included with the City Council packet that was publicized and available to the public for review.

Board Member Mecham made a motion to approve Resolution 01-04-2023 CDA – Sale of Real Property.
Board Member Siddoway seconded the motion.

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

The vote was unanimously approved.

Board Member Mecham motioned to end the Community Development and Renewal Agency Meeting and reconvene into the City Council Meeting. Board Member Adcock seconded.

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

The vote was unanimously approved.

The CDRA Meeting adjourned, and the City Council Meeting reconvened at 8:00 p.m.

REPORTS BY STAFF, MAYOR, AND COUNCIL MEMBERS

Assistant Manager Bond reviewed development and city code items on upcoming DRC and Planning Commission meetings. He reminded council members of an upcoming Utah League of Cities and Towns event that will focus on municipal value within communities.

Manager Beagley reported on malfunctions occurring in the city clock tower that are being fixed. Manager Beagley and Mayor Olson announced that a State of the City address and open public forum will be held at the January 17th, 2023 City Council meeting. Councilor Hathaway expressed his desire for community members to participate in the city address meeting.

Councilor Hathaway expressed his appreciation to all city staff and employees for their dedication to the city this past year.

Councilor Mecham echoed Councilor Hathaway's feelings on the work of city staff.

Councilor Siddoway also thanked city staff and the mayor for the past year's work on the council.

Councilor Adcock thanked the mayor for his vision, leadership, and love for the Santaquin Community. Councilor Adcock also expressed his appreciation of city staff and the ability to work with fellow council members on projects like the new industrial park.

Mayor Olson spoke about meeting with developers in the hopes of bringing more commercial businesses and restaurants to Santaquin. He spoke about looking forward to working on additional bike trails in the area. Mayor Olson addressed meetings that he's had and will continue to have with local senators and Congressman Owens to address opening the canyon.

ADJOURNMENT

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

Board Member Hathaway	Yes
Board Member Mecham	Yes

Board Member Montoya
Board Member Siddoway

Absent
Yes

The vote was unanimously approved.

The City Council Meeting was adjourned at 8:26 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder