



CITY COUNCIL WORK SESSION MEETING

Tuesday, September 2nd, 2025, at 5:30 p.m.

Council Chambers at City Hall and Online

MINUTES

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

ROLL CALL

Councilors present included Art Adcock, Brian Del Rosario Travis Keel, Lynn Mecham, and Jeff Siddoway.

Others present included City Manager Norm Beagley, Legal Counsel Brett Rich, Assistant City Manager Jason Bond, City Recorder Amalie Ottley, City Engineer Jon Lundell, and Chris Thompson (Hansen, Allen, & Luce).

PLEDGE OF ALLEGIANCE

Councilor Del Rosario led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Olson offered an invocation.

DISCUSSION ITEMS

Fire Chief Ryan Lind attended the meeting to update the Mayor and City Council on recent events. He indicated that a generous donor anonymously donated money to the Friends of Santaquin for the purposes of buying an ATV & UTV replacement for the Fire Department. Chief Lind stated that he will work through the procurement process with city administrators.

1. Discussion on Strawberry Water Users Conversion/Third Party Agreements

Manager Beagley introduced Chris Thompson from Hansen, Allen, & Luce to discuss the future possibility of the city using Strawberry Water Users water within the City. Manager Beagley discussed the growth in the area from mainly agricultural land to residential living that has prompted the implementation of municipal and industrial (M&I) water usage from Strawberry Water Users and Strawberry reservoir. This conversion and implementation are included in what is called the "1920's Act". Chris discussed the process for which a city can take advantage of the Strawberry Reservoir water in the future, even, eventually for drinking water, once a new treatment plant is built. Currently the City of Santaquin does not use Strawberry Reservoir water. Chris identified an agreement that would allow the use of Strawberry Reservoir for M&I in cities at the south end of the Utah Valley. Manager Beagley added that the city's current system is not set up to deliver water to certain specific parcels of land, but the proposal would allow water to enter directly into the city's current water system as a whole. Chris spoke of the quality of Strawberry Reservoir water. Santaquin does currently have a contract for 900-acre feet of water through the Utah Lake System (ULS) water that can be delivered to the City at full pressure along with the Strawberry Reservoir water. Chris discussed a proposed resolution that would

allow for administrative approval on the agreements to convert Strawberry Reservoir water from agricultural water to M&I water. The resolution would detail the agreements, tenants, and guidelines to be followed through the water conversion. He encouraged the resolution to be passed by the City Council so that the water conversion process is not held up unnecessarily in the legislative process.

Mayor Olson inquired about the differences between the allotment of the ULS water versus the Central Utah Project (CUP) water. Manager Beagley and Chris Thompson indicated that the water owned through the ULS and CUP systems is not restricted to agricultural use. This new water agreement with Strawberry Water Users can be converted and deposited into the city's water system along with Strawberry Reservoir (ULS/CUP) water. Councilor Del Rosario inquired about the process of converting water from the pipeline to potable water for residents. Chris discussed the options and process for converting water to potable water. Manager Beagley discussed with Mayor Olson the costs associated with transfer fees, assessments, and any other expenses incurred with the proposed system that will be addressed by agreements reviewed by staff.

Manager Beagley indicated that the proposed resolution will be reviewed prior to and placed on the upcoming September 16th City Council meeting agenda for the council to consider. Councilor Adcock inquired if the proposed resolution addresses the issue of groundwater management. Chris indicated that groundwater management is a separate item being worked on by municipalities and the Mt. Nebo Water Agency. Councilor Del Rosario stated that he would prefer that the resolution requires that two individuals on the administrative side review any future agreements. Manager Beagley indicated that it would likely require him as the City Manager to review agreements administratively and the City Engineer Jon Lundell to review the engineering aspects of proposed agreements.

2. Discussion on Upcoming Impact Fee & Master Plan Updates Needed this Fiscal Year

Manager Beagley discussed the difficulty the city faces with keeping up with inflationary costs for projects in the city in comparison to the amount of impact fees collected. He discussed the proposal to work with Hansen, Allen, & Luce, who have created data tables and processes that allow cities to update their impact fees annually. By updating the impact fees annually, cities would save costs on conducting multiple impact fees analysis and data collection during the process to increase fees to try to better keep up with inflation. Councilor Del Rosario questioned how the city would save money by paying Hansen, Allen, & Luce to look at updating the city's impact fees. Chris Thompson discussed the dedicated man hours along with the data collection and legal experience that Hansen, Allen, & Luce offers. He discussed the variables that are tracked and recalculated every year and entered into the data tables which in turn create reports that the city can use in Master Plan updates. Manager Beagley discussed the certainty for developers to be able to understand that costs for impact fees would be more measured year by year rather than cities making large jumps in impact fees every few years resulting in the City having known fees at a higher rate rather than swinging back and forth. Councilor Del Rosario clarified that rather than the city having the goal of having high impact fees, it is preferable for the city to have fees that reflect the actual cost of projects and the current market. Manager Beagley concurred with Council Member Del Rosario. Councilor Del Rosario questioned why the city could not hire an individual to write their own data tables in the way described. Manager Beagley explained that the city could not fiscally provide the man hours necessary to keep up with updating the impact fees to match and predict annual inflation included in the data resources in the manner discussed that Hansen, Allen, & Luce can offer.

3. Upcoming Agenda Items

Manager Beagley went over items on the upcoming Regular City Council agenda.

ADJOURNMENT

Councilor Del Rosario made a motion to adjourn the City Council Work Session. Councilor Mecham seconded the motion.

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

The motion passed.

The City Council Work Session Meeting adjourned at 6:37 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder