



## CITY COUNCIL REGULAR MEETING

Tuesday, July 18 at 7:00 PM

Court Room/Council Chambers (2<sup>nd</sup> 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.

Others present included City Recorder Amalie Ottley, City Manager Norm Beagley, Legal Counsel Brett Rich, Community Services Director John Bradley.

Assistant City Manager Jason Bond was excused from the meeting.

Various members of the public attended the meeting.

#### PLEDGE OF ALLEGIANCE

John Jensen led the Pledge of Allegiance.

#### INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an inspirational thought.

#### DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No council members declared any conflicts of interest.

#### CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. 06-20-2023 City Council Minutes
2. 06-28-2023 Special City Council Minutes
3. City Expenditures from 06-17-2023 to 07-14-2023 in the amount of \$2,331,736.88

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	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

## RECOGNITIONS

### 4. Volunteer of the Month – Zack Corbett

Cauleen Olson recognized the July Volunteer of the Month by reading the following statement.

*“July 2023 Volunteer of the Month – Zack Corbett*

*Our July 2023 Volunteer of the Month is Zack Corbett. When asked why Zack should be recognized as our volunteer of the month, Melinda Matheson, our city’s Recreation Supervisor stated, “Zack is very willing to coach almost every sports program his children are in. As an example of his willingness and dedication to the community, this baseball/t-ball season, Zack is coaching three teams. He is coaching 2nd grade coach pitch, kindergarten t-ball and prek t-ball. This means he will be involved Mon-Thurs, for the next four weeks. That is a lot of time to give. He also coaches basketball and flag football during their seasons. When Zack coaches, not only does he put the time and effort into coaching, but he also makes an effort to teach and help all the athletes he coaches to improve, learn the rules and have good sportsmanship. Zack is a great example of what we look for in coaches.”*

*Zack grew up in Payson and has been a resident of Santaquin for the past six years. He is married to his sweetheart, Chenylle, who is very supportive of his coaching, and they have three beautiful children, ages 8, 6, and 4. He works in sales and earned his master’s degree in business from the University of Massachusetts. In his free time, he enjoys everything sports (participating, watching with his family, and coaching), especially golf, football, and basketball. When asked why he loves coaching, he said, “It is a great experience interacting with the kids, and I feel it is important to set a good example for them. Being involved in sports helps them stay out of trouble and associate with other kids their age in a positive way.” Zack also stated that he is so grateful for the other parents who help out during the games, and he knows he couldn’t do it without them.*

*Thank you, Zack, and other parents, for helping in our recreation programs. Your volunteer spirit inspires the next generation to do and be good.”*

Zack Corbett thanked the City Council and Mayor Olson for the recognition. He expressed his appreciation for the City’s recreation program.

### Cole Quigley – Boys State

Councilor Art Adcock recognized Cole Quigley by reading the following statement.

*“Mayor, my fellow City Council members, and staff,*

*As the Commander of Santaquin American Legion Post 84, I am honored to be able to recognize an outstanding and amazing young man, Cole Quigley. He excels at everything he does. Academics, church responsibilities, and civic involvement. It’s the latter that I want to focus on this evening. Cole Quigley has served on the Santaquin Youth Council, as Council Member Betsy Montoya can well attest. Cole’s older brother, Nathan, attended Boys State in 2018. Their grandfather, Fred H.C. Openshaw also attended Boys State as a youth. The American Legion conducts a Utah Boys State program each year. Created in 1935, the American Legion Boys State program is the country’s premiere summer youth camp designed to develop leadership and promote civic responsibilities in young men. Boy’s State instills in youth a deeper appreciation of how government works as well as the rights and responsibilities of citizenship. Attendees have a chance to: Launch campaigns and run for office, draft and debate*

*legislation, actively participate in all phases of creating and running a working government, make friends with students from other parts of the state, earn 3 university credit hours in Political Science 2920, and elect student senators to represent the state at Boys Nation in Washington D.C. This program is available to any high school junior. They must receive a recommendation from school officials, have a 2.0 GPA or higher, maintain good citizenship in the community, and agree to full curriculum participation, including residing for the full 4 ½ days as a Weber State University on-campus student. Applicants must also interview with the local American Legion officials. Applications began in January 2023. Cole submitted his in February and was readily accepted into the program. Our American Legion Post was happy to help with some of the cost of the program and Cole paid for the rest himself. There were approximately 189 young men that attended this years program. I would now like to have Cole share some of his meaningful experiences he had while at Boys State.”*

Cole expressed his appreciation for the opportunity to attend the Boys State Camp. He enjoyed learning about the legislative process. He showed the council the awards he won while at Boys State.

#### **PUBLIC FORUM**

Eileen Miller from the Utah Valley Home Builders Association attended the meeting. She expressed her appreciation to Manager Beagley for his contributions to the Government Affairs Committee and representation as a government official for Santaquin City. She also spoke about continuing education opportunities provided by the association.

Tyler Moore from the Payson & Santaquin Area Chamber of Commerce updated the City Council on recent events like breakfasts and the Hometown Market. He spoke about the chamber’s efforts in assisting members in website advertising.

#### **FORMAL PUBLIC HEARING**

##### **5. Public Hearing: Tentative Budget & Transfers**

Manager Beagley and Mayor Olson presented the Tentative FY 2023-2024 Budget and Transfers therein.

Councilor Siddoway made a motion to move into a Public Hearing. Councilor Montoya seconded the motion.

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

The vote was unanimously approved.

The Public Hearing began at 7:30 p.m.

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

Councilor Montoya made a motion to close the Public Hearing. Councilor Adcock seconded the motion.

Councilor Adcock	Yes
------------------	-----

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

The vote was unanimously approved.

The Public Hearing closed at 7:32 p.m.

**BUILDING PERMIT & BUSINESS LICENSE REPORT**

City Manager Beagley presented the Building Permit Report. 109 residential units have been issued building permits in the current calendar year. Three new commercial spaces have been issued permits. In comparison, 3 single and multi-family residential units have been built in the current fiscal year. (July 1, 2023 – June 30, 2024) 9 new business licenses were issued in the last two weeks.

**NEW BUSINESS**

**6. Resolution 07-01-2023 State of Utah Division of Forestry, Fire, & State Lands Cooperative Agreement**

Manager Beagley and Mayor Olson introduced Resolution 07-01-2023 State of Utah Division of Forestry, Fire, & State Lands Cooperative agreement which allows Santaquin Firefighters and/or equipment to assist in fires on State lands and get paid for their services.

Councilor Mecham made a motion to approve Resolution 07-01-2023 State of Utah Division of Forestry, Fire, & State Lands Cooperative Agreement. Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

**7. Resolution 07-02-2023 Approval of Utah SHOP Property Development Agreement**

Manager Beagley presented Resolution 07-02-2023 Approval of the Utah SHOP Property Development Agreement. The applicant, John Jensen, attended the meeting. This proposed property rezone and site plan have been reviewed at previous City Council meetings. The Development Agreement was drafted to hold the applicant to what was presented and intended for the property. The proposed rezone would change the current Planned Community (PC) zone to a Commercial Light Manufacturing (CLM) zone. Mr. Jensen spoke about what the typical users intended for the development are, such as dance studios, storage, or more sophisticated business owners. Councilor Montoya expressed her appreciation for the plans that will allow local business owners the space to rent or own for their home based businesses.

Councilor Montoya made a motion to approve Resolution 07-02-2023 Approval of the Santaquin Research & Tech Center LCM (Utah SHOP) Master Development Agreement between Santaquin City and Santaquin Industrial II, LLC. Councilor Mecham seconded the motion.

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

The vote was unanimously approved.

**8. Ordinance 07-01-2023 Utah SHOP Property Rezone**

Councilor Mecham made a motion to approve Ordinance 07-01-2023 amending the zoning map of Santaquin City, more specifically, approving the rezoning of approximately 31.9 acres from (PC) Planned Community Zone to (CLM) Commercial Light Manufacturing Zone. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

**9. Ordinance 07-02-2023 Adoption of the Parks, Recreation, Trails, & Open Space Master Plan, Impact Fee Analysis (IFA), and Impact Fee Facilities Plan (IFFP)**

Mayor Olson discussed the new bike trails that are being created in Santaquin Canyon and through Prospector View Parks. He expressed his appreciation to the council for their work in supporting the bike trails and continuing efforts to serve the community through planning and implementing the Parks, Recreation, Trails, & Open Space Master Plan.

Councilor Montoya made a motion to adopt Ordinance 07-02-2023 Adoption of the Parks, Recreation, Trails, & Open Space Master Plan, Impact Fee Analysis (IFA), and Impact Fee Facilities Plan (IFFP). Councilor Hathaway seconded the motion.

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

The vote was unanimously approved.

Councilor Hathaway requested a 5-minute break.

**10. Discussion & Possible Action: Hollow Flats Subdivision Preliminary Plan**

Mayor Olson presented the Hollow Flats 135-lot subdivision preliminary plan. The subdivision is approximately located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive. Manager Beagley added that the applicant has met all requirements set forth by the City Code as well as an additional park. Mayor Olson pointed out that there is a 62-foot roadway with curb, gutter, and sidewalk throughout the subdivision. Councilor Adcock added that the mass grading plans have been recognized and included with the plans. He added that the Planning Commission gave unanimous approval of the plans voicing their concerns about the mass grading. Manager Beagley indicated that the structural fill for the roads and buildable areas of the lots that will be used onsite will be tested by a geotechnical firm as well as the City.

Councilor Mecham made a motion to approve the Hollow Flats Subdivision Preliminary Plan. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

**11. Discussion & Possible Action: Ratification of City Hall Community Services Furniture Order**

Manager Beagley presented the need to ratify the order for Community Services furniture for the new building.

Councilor Mecham motioned to approve the ratification of the City Hall Community Services Furniture Order. Councilor Montoya seconded the motion.

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

The vote was unanimously approved.

**12. Discussion & Possible Action: Ratification of City Hall Administration Furniture Order**

Manager Beagley presented the need to ratify the order for Administration furniture for the new building.

Councilor Montoya motioned to approve the ratification of the City Hall Community Services Furniture Order. Councilor Mecham seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes

Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

#### **REPORTS OF STAFF, COUNCIL MEMBERS, AND MAYOR**

Manager Beagley updated the council on the bids for the Santaquin Peaks properties industrial park project. He added that other projects in town are moving forward, such as the Main Street widening project. He indicated that the construction for the Main Street widening project will span two construction seasons and likely interfere with the Orchard Days parade next year (2024). As such, the parade may move locations next year to facilitate traffic safety for residents and the traveling public. Manager Beagley discussed the phasing and funding for the Main Street project. Lastly, Manager Beagley addressed the new pump station in Summit Ridge that is now being tested and in the operating stages.

Councilor Hathaway updated the council on the upcoming Community Services Board meeting. He also expressed his appreciation to the public for feedback he receives but added that it is frustrating for those individuals who only seek negativity when having discussions about City business.

Councilor Mecham expressed his appreciation for the snow and rain the City had received. He added that he has concerns about grass fires in the area and asked that the Fire Department and residents all be aware of where mowing needs to happen.

Councilor Siddoway updated the council on the recent Skate Park meeting. He looks forward to how that process will move forward. He asked if it would be possible to place shade covers and/or apparatus' in Centennial Park to provide shade over the play structures. Manager Beagley discussed the costs for shade structures and indicated that funding for those items would have to be considered in grant or RAP tax monies, as not such structures are included in the just approved Parks, Recreation, Trails and Open Space Master Plan, IFFP, & IFA.

Councilor Adcock inquired about a recent meeting between Utah County and Juab County Commissioners regarding a proposed County line adjustment. Manager Beagley discussed his attendance at the meeting and hoped that the counties can work together to come up with a solution so that properties are not cut in half and would then have to be taxed by both counties. Councilor Adcock also inquired what the status is with the Grey Cliffs development. Manager Beagley indicated that phasing plans are moving forward and will likely come to the city in the coming weeks for review at a Development Review Committee meeting. Councilor Adcock inquired if the City is receiving any sales tax for the grading from the Gray Cliffs development. Manager Beagley indicated that the City is not currently receiving any remuneration from the mass grading gravel operations as the sales office is not located in Santaquin. Councilor Adcock expressed his concern for the building of homes on that specific location.

Councilor Montoya updated the council on the activities of the Youth City Council and grants that the Community Services Department has received for Youth and Library programs. She reported that this year the Library had 1,332 children sign up for the Summer Reading program. Libby has 1,874 checkouts

per month, with an average of 57 new patrons per month. An average of 451 pre-school age children attend the Library Reading times each month and 432 children attend the Magic Treehouse Book Club each year. The Adult Reading Club averages 15 attendees per month, the Teen Book Club averages 180 per year, and the Middle Chapter Book average 150 per year. And all library programs have waiting lists. She added that the library will have fundraisers throughout the Orchard Days event this year. She stated the Library Board will attend the new Spanish Fork library.

Mayor Olson reported that the Santaquin Canyon road contract is in place and will allow for surveys and work to move forward on reopening the road. He expressed his approval of the contractor chosen by the federal roads (highways) to complete the project. He asked that the Council be prepared for the Public Open House scheduled for July 27<sup>th</sup> so that they can answer resident questions regarding the proposed Property Tax Increase.

### **EXECUTIVE SESSION**

Councilor Mecham made a motion to enter into an Executive Session to address the character, professional competence, or physical or mental health of an individual. Councilor Siddoway seconded the motion.

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

The vote was unanimously approved.

The Executive Session was entered at 8:45 p.m.

Present at the Executive Session were City Manager Beagley, Legal Counsel Brett Rich, Mayor Dan Olson, Councilor Betsy Montoya, Councilor Art Adcock, Councilor Jeff Siddoway, Councilor Lynn Mecham, and Councilor Dave Hathaway.

Councilor Montoya motioned to end the Executive Session. Councilor Mecham seconded the motion.

The Executive Session ended at 9:05 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 vote was unanimously approved.

The meeting was adjourned at 9:06 p.m.

ATTEST:

---

**Daniel M. Olson, Mayor**

---

**Amalie R. Ottley, City Recorder**

DRAFT