



The meeting was called to order by Mayor Kirk Hunsaker at 7:00 p.m.

Council Members Attending: Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member Lynn Mecham, Council Member David Hathaway, Council Member Jennifer Bowman.

Other's Attending: City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond, Legal Counsel Brett Rich

PLEDGE OF ALLEGIANCE

Led by Council Member David Hathaway.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Hunsaker offered an invocation.

CONSENT AGENDA

Minutes:

- August 18th, 2020 – City Council Work Meeting Minutes
- August 18th, 2020 – City Council Regular Meeting Minutes

Bills:

\$144,065.14

Other:

Approval of Santaquin City's Participation in the Emergency Watershed Protection Project

Motion: Council Member Miller motioned to approve the consent agenda.

Council Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Appointments

Awards

Volunteer of the Month – Haylee & Hannah Glazner

Penny Reeves read the following:

“Haylee and Hannah Glazner are being recognized as our Volunteer of the Month for a food drive they organized and carried out on July 31st, for the Utah Food Bank. As they watched the impact COVID has had on many families in our state, they felt a strong desire to help-out by collecting food to donate to the food bank. They feel they have been very blessed through this pandemic and wanted to give back in some way to help others. For the food drive, they organized three collection stations through town and then spread the word through local church leaders, who willingly passed along the information to members. They also visited each business in town and put up flyers on their public boards or windows, put up a sign at Maverick, and they posted information through Facebook on the Indoor Yard Sale pages. Their goal was to collect 500 pounds of food, but they exceeded their goal at 623 pounds. Haylee and Hannah felt they had good participation from the members of our community and would like to thank those who donated. Hannah and Haylee are daughters of Ben and Karrie Glazner. They share their parents with one brother. Haylee is a student at Utah State University majoring in Business and Hannah is a Payson Jr High student. Thank you, Haylee and Hannah, for being a great example to the youth and adults in our community. You have made a difference in the lives of many.”

A picture with the Mayor was taken.

Payson-Santaquin Business of the Month Award – Nebo Comfort

Ben Glazner, president elect of the Payson-Santaquin Chamber of Commerce presented the award to the owners of Nebo Comfort.

A picture was taken with the Mayor.

Public Forum

Name(s): Denise Roebuck

Comment: A couple of things:

- 1) Why is there a notice of a public hearing in a weekly newspaper?
- 2) The Ordinances on the

Name(s): Doug Roebuck

Comment: Asked if the law had changed because he only had 24 hours' notice of the City Council Meeting. City Manager Reeves responded at the Mayor's request that yes there was a state requirement and it was 24 hours prior to the public meeting.

Name(s): Heather Stevenson

Comment: I just came from the Spanish Fork dog park where we commute from Santaquin several times a week. It is quite a drive though, and sometimes crowded, so when we heard that Santaquin was going to create one (or two?) we got excited! Almost all of our neighbors have dogs as well, and just like pickleball, dog parks are trending.

Here's the thing: we gotta have some grass for this park. That's what makes the SF park so great. Grass and trees for shade keep the pups and people happy. I asked some of the regulars there if they ever heard of a dog park that was gravel. It was a big NO except one guy who said they have a dog park in Sandy, UT that is half and half. People go to the gravel side in the winter when the grass side is muddy. That makes sense and if Santaquin had one that had both grass and gravel, we would use it. If it is entirely gravel however, I know that we would not bring our dog there as the gravel would be really hard on the paws.

If you haven't seen it yet - here is an excellent article on dog park developments.

https://recmanagement.com/feature_print.php?fid=201304fe02&fbclid=IwAR15JIFji8F3W7CMOpIU-n2iO1OurZmKAhAQxZU6uw7DS0UBgEIUTIW7GQ

Thank you

Name(s): Jody Reid

Comment:

Dear Mayor and City Council Members,

Thank you for your work for our community.

I am very happy to see that revision to the city website is on the agenda for tonight's meeting. Some of the issues that need to be addressed are the search function and the excessive number of screens that must be navigated in order to find information. It is remarkable to me that in a search I did a few days ago, an outdated zoning map, rather than the current one, was what came up as a top result. It also takes eight clicks after landing on the home page to get to the agenda or minutes of a meeting.

Businesses also have a great deal of interaction with the city. If we are attempting to attract businesses to our community, it seems that a functional and user friendly website experience would help them to feel like they are coming to a place that cares about the experiences people have interacting with the city.

On another topic, I understand that the City Council and other meeting agendas are fluid and cannot be determined very far in advance, but posting them with such extremely short notice as we see currently makes it difficult for citizens to be meaningfully involved. If notices were even posted on Friday instead of Monday, for example, it would give citizens time to carefully consider the issues to be discussed. They could then provide thoughtful input that would possibly help city decisions feel less arbitrary and undoubtedly lead to less criticism of city officials. It is sad to discover that hardworking officials feel "beat up" by citizens. This certainly seems indicative of a lack of communication.

Thank you for your careful consideration of these matters.

Sincerely,

Name(s): Diann Bowen & Brendan Bowen

Comment: Dear Mayor Hunsaker, City Council, and City Manager.

I recently submitted a GRAMA request for the governing contract for the Foothill Village project to clear up any misunderstandings between the parties involved.

Fortunately, the construction traffic stopped using our neighborhoods the same day the city received my request. What deserves comment here is what is contained within that contract.

In Section II. General Rights and Responsibilities of Owner, 2.1.3 Construction Mitigation is clearly delineated for purposes of minimizing construction traffic impacts on existing residents. We have been told by city officials that 900 south is a right of way and the city cannot legally ask the developer to use the south exit when the contract clearly says otherwise. I have asked for the mitigation plan and was told it doesn't exist yet the contract says otherwise. We have endured years of assault on our senses, good neighbors moving out, three who as they were dying of cancer expressed that they wished they could just go in peace, kids going to and from school among speeding laden trucks, a preschool terrorized by the noise and heavy equipment, corner fencing and trees damaged by trucks, incessant dust harming our trees and plants (many likely beyond recovery), and our comfort, security and overall safety ignored as we were told to just lay down and take it.

All unnecessary and specified in the contract. All this so the developer could save 5 minutes per trip.

Why did the city not uphold the contract and look out for us? This is extremely troubling and demands a response.

Within the contract also (2.3) is a corrected definition of "Frontage Road" to include the completion of Highland Drive connecting the two exists, not just the south piece into the subdivision. Then in section 2.3 language is used such as, "by improving accessibility, traffic flow, and the health, safety and welfare of the residents of the City ..."

Why would the city use this language when enforcing and upholding it is clearly antithesis to its actions? We have begged, pleaded, emailed, attended council meetings, everything we thought we needed to do, even posting signs to get noticed somehow. Our reward has been to be accused of being unreasonable and name slandered and our pleas have been ignored. Although some inappropriate things have been said to Mr. Reeves, it doesn't warrant the city and developer ignoring their contractual obligations.

Our neighborhood deserves better. The trucks could have used the south exit the whole time. We demand an explanation. WHY?

PUBLIC HEARING

500 West Nebo School District Annexation

Council Member Miller motioned to open the public hearing regarding the 500 West Nebo School District Annexation.

Motion was seconded by Council Member Hathaway.

City Manager explained that the City Recorder Aaron Shirley had failed to place the Notice of Public Hearing on either the Website or the Utah Public Notice website and therefore the annexation process had to start over again with the public hearing scheduled for October 6th but since this public hearing had already been posted in the newspaper the city thought it best to still have the public hearing.

There were no public comments.

Council Member Mecham motioned to continue the public hearing until October 6th.

Motion was seconded by Council Member Montoya.

Orchard Hills II Right of Way Vacation

Motion by Council Member Bowman to enter into a public hearing regarding Orchard Hills II Right of Way Vacation.

Motion was seconded by Council Member Mecham.

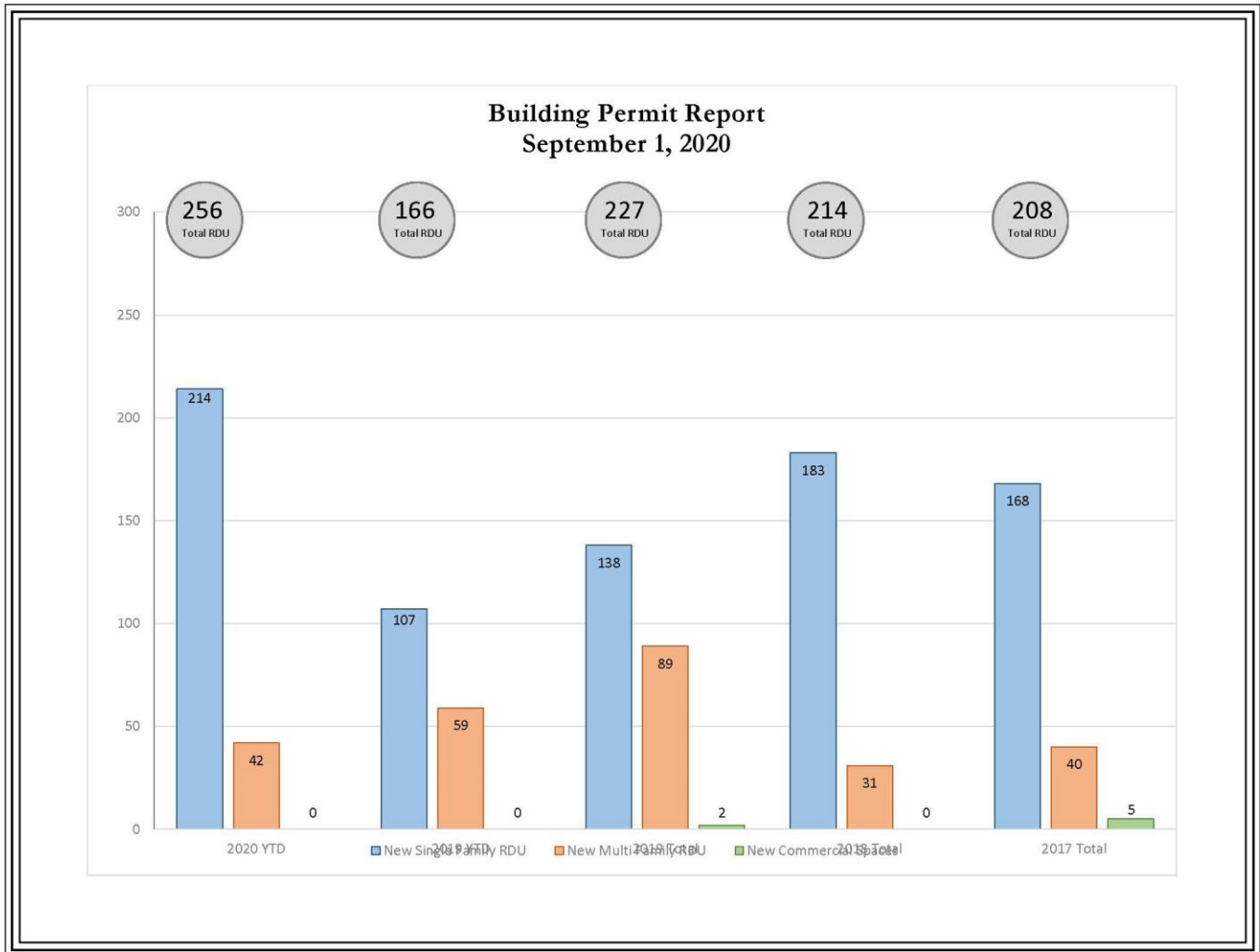
There were no public comments.

Council Member Montoya motioned to exit public hearing.

Motion was seconded by Council Member Hathaway.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Community Development Director Bond showed that there were 256 additional units this year with 30 new units since the last Council Meeting.



Community Development Director Bond reported there were four new business licenses issued.

New Business Licenses

Name	Owner	Address	Description	BL#
CB Steam Clean LLC	Christopher Bernhardt	295 W. Cottage Court	Cleaning Commercial and Residential Carpets	BL-4519
Dainty Doe Design	Amanda Dodd	554 S. 190 W.	Handcrafted Clay Jewelry Stands, Online Sales	BL-4520

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

The following five ordinances were a part of the Council's direction to the Planning Commission made on the June 2nd, 2020 City Council Meeting to limit high density housing in the MSR Zone. Community Development Director Bond explained that as the Planning Commission went on to make these changes that other issues came up that needed to be addressed resulting in the five ordinances before the Council.

Ordinance 09-01-2020 "An Ordinance Amending Santaquin City Code to Modify Regulations for Attached Accessory Dwelling Units (i.e. Accessory Apartments) and to Define Regulations for Detached Accessory Dwelling Units (i.e. Cottages, Casitas)"

Community Development Director Bond explained that this ordinance regulates accessory dwelling units (ADU's) including the number of ADU's allowed, setbacks, look, height, and square footage.

Council Member Bowman asked for clarification if the ordinance stated that an ADU required parking for two vehicles and Bond confirmed that was correct. Bowman then asked how this came about as a needed change. Bond responded that this empowers property owners to be able to have a use of their property that would provide supplemental space for family or supplemental income.

Council Member Montoya said that ordinance with ADU's allows for property owners to have the power to increase the value of their property while allowing for more housing options.

Ordinance 09-02-2020 "An Ordinance Amending Santaquin City Code Which Repeals Language that Allow Flag Lots"

Community Development Director Bond clarified that this ordinance is to repeal flag lots.

Ordinance 09-03-2020 "An Ordinance Amending Santaquin City Code which Clarifies Land Use Definitions"

Clarifies the definition of Accessory Dwelling Units, either attached or detached, as referenced in Ordinance 09-01-2020, as well as Dwelling for Multiple-Unit or Multiple-Family.

Ordinance 09-04-2020 "An Ordinance Amending Santaquin City Code to Allow Detached Accessory Dwelling Units in the Main Street Residential Area"

Community Development Director Bond stated this allows for detached Accessory Dwelling Units in the MSR Zone and does not allow for multi-family in an area of the MSR zone less than 1 acre and adds the provision of units per acre allowed.

Ordinance 09-05-2020 "An Ordinance Amending Santaquin City Code Allowing Detached Accessory Dwelling Units and Removing Flag Lots from the R-8 Zone"

Council Member Miller asked with the General Plan starting to get under contract as to why this was coming forth right now. City Manager Reeves clarified that the Council's intention was to Council Member Montoya was concerned by more high density sideways triplex coming to the core after a certain complex began construction that caused neighborhood concerns. As the General Plan was not yet in the RFP process, Montoya thought it appropriate to make these changes.

Motion: Council Member Mecham motioned to approve Ordinance 09-01-2020, Ordinance 09-02-2020, Ordinance 09-03-2020, Ordinance 09-04-2020, and Ordinance 09-05-2020.

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Ordinance 09-06-2020 “An Ordinance Approving the Vacation of Right of Way at Orchard Hills II (approximately 120 East Highland Drive)”

Motion: Council Member Bowman motioned to approve Ordinance 09-06-2020 “An Ordinance Approving the Vacation of Right of Way at Orchard Hills II (approximately 120 East Highland Drive)”

Council Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Ordinance 09-07-2020 “An Ordinance Enacting Santaquin City Code Title 4 Chapter 5 Regarding Public Assemblies and Special Events”

City Manager Reeves explained that this ordinance matures the process regarding approval of events and allows for some back up of our law enforcement. City Attorney Rich stated that this ordinance is broad to allow coverage for many types of events and gatherings, whether organized or spontaneous. Chief Hurst says this has been years in the making and gives his department guidance on how to proceed with requests that are forwarded to his department for block parties, for example, and other gatherings. City Manager Reeves said this ordinance allows for a more technical process, that would include an event review committee including various department heads, for approval.

Motion: Council Member Miller motioned to approve Ordinance 09-07-2020 “An Ordinance Enacting Santaquin City Code Title 4 Chapter 5 Regarding Public Assemblies and Special Events”

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

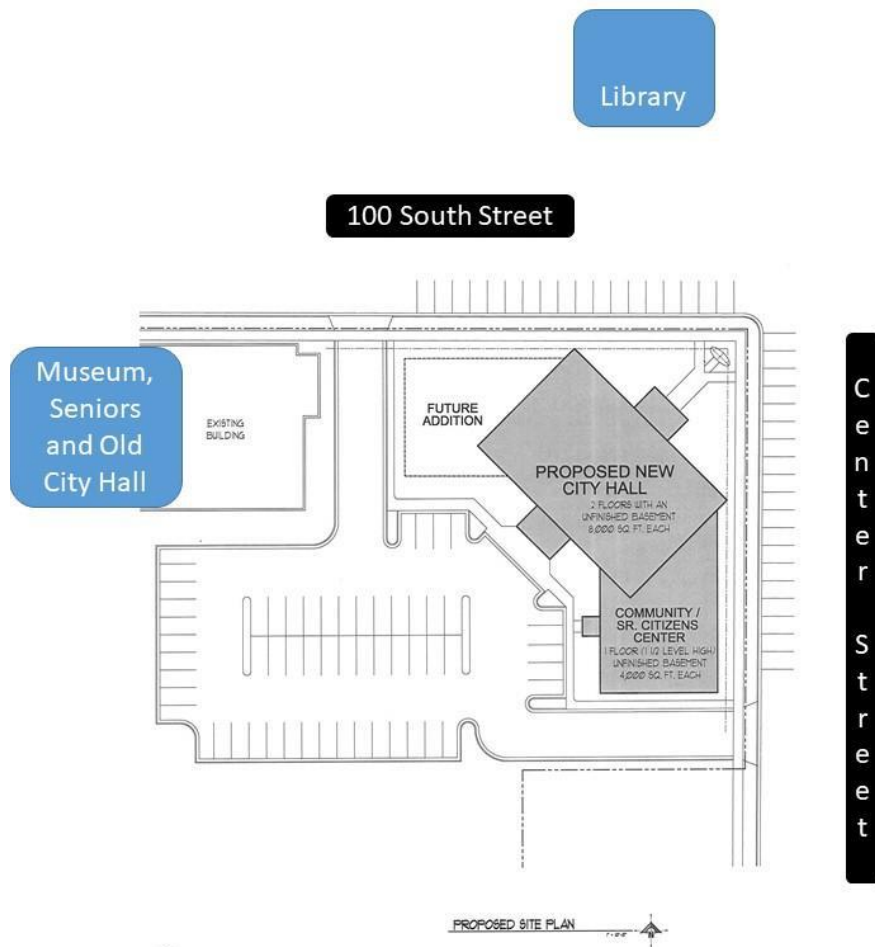
The motion passed 5-0

Resolution 09-01-2020 “A Resolution Approving the Purchase of Real Property 09-065-0001 and 09-065-0006 (approximately 11 West 100 South)

Resolution 09-02-2020 “A Resolution Approving the Purchase of Real Property 09-065-0002 and 09-065-0007 (approximately 148 South Center Street)

City Manager Reeves stated that as the Council has chosen the Museum block for the site of the new City Hall and directed staff for the purchase of the following parcels to allow for:

- 1) Concurrent Use
- 2) Preservation of Field Space
- 3) Prominent Presence



Motion: Council Member Montoya motioned to approve Resolution 09-01-2020 “A Resolution Approving the Purchase of Real Property 09-065-0001 and 09-065-0006 (approximately 11 West 100 South) and Resolution 09-02-2020 “A Resolution Approving the Purchase of Real Property 09-065-0002 and 09-065-0007 (approximately 148 South Center Street) as soon as they should become available.

Council Member Bowman seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Discussion and Possible Action Regarding Website and Codification Services with Municode

Finance Director Shirley presented to the Council the advantages of switching service providers for both Website Hosting and Codification Services which included better price, more product control, and an integration between the two services. The third software would be a Meeting and Agenda Management Software that would integrate with both the Website and Codification services to create an easier access for the public to city meetings, agendas, packets, and videos.

Motion: Council Member Mecham motioned to approve contract with service provider Municode for 1) website design & hosting, 2) codification self-publishing software, and 3) meeting & agenda management software as outlined in the September 1st, 2020 staff memo.

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Acceptance of Annexation Petition for the proposed "Nebo School District & 500 West" Annexation

City Manager Reeves explained that this acceptance had to be done again because of a City Recording mistake and a failure of posting on both the City website and Utah Public Notice.

Motion: Council Member Bowman motioned to Accept the Annexation Petition for the proposed "Nebo School District & 500 West" Annexation and continue the Public Hearing for October 6th, 2020.

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

Council Member Bowman Aye

The motion passed 5-0

Resolution 09-03-2020 “A Resolution Approving a Partial (2nd) Spending Plan for the Use of Santaquin City’s Allocation of CARES Act Federal Funding”

City Manager Reeves explained that the first spending plan previously approved by the Council was to approve items classified as green according to the Utah County classification for CARES Act Expenditures and this second spending plan approves the items classified as both orange and yellow under the same classification as designated in the Resolution.

Motion: Council Member Mecham motioned to approve Resolution 09-03-2020 “A Resolution Approving a Partial (2nd) Spending Plan For the Use of Santaquin City’s Allocation of CARES Act Federal Funding”

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowman	Aye

The motion passed 5-0

Presentation Regarding Possible Enhancements to the Summit Creek Irrigation Pond #2 and the future Santaquin City’s Portion of the Central Utah (Water) Project – Former Mayor Dan Olson

Dan Olson explained his background in water to the Council and gave a proposal for the dividing of the Summit Creek Irrigation Pond #2 into two separate parts using the south end of the reservoir for recreational use including a grass area, sandy beach, day use area, camping area, and a services area.

Council Member Miller asked what the next step would be and Assistant City Manager Beagley responded that a feasibility study would be the next logical step for the city stated it wouldn’t be cheap and wouldn’t be done anytime soon as this would be a long-term project.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Benjamin Reeves –

- Asked for Council Direction for the payroll tax holiday proposed by the federal government which is a suspension of social security withholding from a paycheck for one period and a double withholding in the next quarter but staff doesn’t see any benefits to the city. The Council did not want the city to participate.
- Mayor and City Manager Reeves met with County Commissioner Lee for the County Line change.
- Purchase of City Hall properties will close by the next meeting.
- Business Stimulus Program is moving forward with positive reception by the public.
- Kickoff architectural design meeting was held and that is moving forward.

- Mayor Hunsaker asked if the Council would respond to Diann and Brendan Bowen’s comments. Council Member Montoya said that she was surprised that Diann and Brendan Bowens didn’t mention that she had been emailing back and forth with them since they sent their initial public comment by email this morning. City Manager Reeves stated that the Council was being affected by decisions made by past Council’s twenty years ago and the City has even talked with the contractor’s multiple times but the City cannot force them to not use the road next to the Bowens. The City has done *everything* it can do to mitigate this problem but Reeves stated that the truth is that the only thing that could’ve been done better was to bring the neighbors into a meeting with the contractors and developers but even then with Mrs. Bowen’s actions being anything but civil she would undermine the very actions that might remedy the situation. Reeves then said he only stopped communicating with Mrs. Bowen over text when her words became personal attacks on his and his family’s character and she began to use profanity in the process.

Assistant City Manager Norman Beagley –

- Roads projects are under contract and are about to get underway.

Community Development Director Jason Bond –

- Met with R&O construction on the plaza construction and the pergola structure will start to pop up this coming week.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker –

- Got an email from MAG and there is a \$5 million grant available for non-profits.
- Ekins Annexation Developers are getting frustrated but as staff said the City can’t rush into another rushed annexation development agreement like Summit Ridge.

Council Member Miller –

- Thanked City Manager Reeves for his work

Council Member Montoya –

- Read her personal email to Diann and Brendan Bowen earlier in the day prior to their public comments.
- Said that she didn’t want to sit down and let City Manager Benjamin Reeves take the blame for her and the Council’s decisions anymore.
- Thanked Council for their support for the MSR Zone changes.

Council Member Mecham –

- Has never not had a reason to trust City staff and especially the City Manager for all that they do and wanted to thank City Manager Reeves for all that he does.

Council Member Hathaway –

- Stated he has nothing but total admiration for the City staff and he has seen the City come long ways with not a lot of money.
- Lights on the Walter Callaway field are on Sunday nights and wanted staff to check on that.

Council Member Bowen –

- Beautification Board met this week and ordered signs.
- Prior to being on Council, she remembers how easy it was to judge and think you’d do things differently until you’re in the middle of it.

ADJOURNMENT

At 9:45 pm Council Member Miller motioned to adjourn the meeting.

Council Member Bowen seconded the motion.

The vote was as follows:

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye
Council Member Bowen	Aye

The motion passed 5-0

Attest:

Kirk F. Hunsaker, Mayor

K. Aaron Shirley, City Recorder