REGULAR CITY COUNCIL MEETING

Tuesday, September 16th, 2025, at 7:00 p.m.

Council Chambers at City Hall and Online

MINUTES

Mayor Olson attended the meeting electronically via Zoom. He called the meeting to order at 7:00 p.m.

ROLL CALL

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

Councilor Del Rosario was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Finance Director Shannon Hoffman, Legal Counsel Brett Rich, City Recorder Amalie Ottley, Chris Thompson (Hansen, Allen, & Luce), Veronica Jackson & granddaughter.

PLEDGE OF ALLEGIANCE

Manager Beagley led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Mecham offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

CONSENT AGENDA

1. 09-02-2025 City Council Work Session Minutes

2. 09-02-2025 City Council Regular Meeting Minutes

3. Review City Expenditures from 08-30-2025 to 09-12-2025 in the amount of $2,412,122.64

Councilor Mecham made a motion to approve the Consent Agenda items 1 through 3. Councilor Keel seconded the motion.

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

The motion passed.

PUBLIC FORUM

4. Chamber of Commerce Report

The Chamber of Commerce did not attend the meeting.

Mayor Olson reported that the Santaquin Les Schwab is open for business. Councilor Adcock indicated that a ribbon cutting for the business will be on September 19th, 2025 at 8:00 a.m.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit Report. 202 residential units have been issued building permits in the current calendar year. In comparison, 39 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). 4 new business licenses have been issued in the last month.

FORMAL PUBLIC HEARING

5. Public Hearing: FY 2025-2026 Budget Amendment #1

Councilor Keel made a motion to enter into a Public Hearing to consider FY 2025-2026 Budget Amendment #1. Councilor Siddoway seconded the motion.

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

The motion passed.

The Public Hearing began at 7:07 p.m.

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

Councilor Keel made a motion to end the Public Hearing. Councilor Mecham seconded the motion.

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

The motion passed.

The Public Hearing ended at 7:07 p.m.

RESOLUTIONS, ORDINANCES, & DISCUSSION & POSSIBLE ACTION ITEMS

6. Resolution 09-01-2025 - Canceling the November 4, 2025 Municipal General Election and Declaring Each Unopposed Candidate Elected to Office

Mayor Olson introduced Resolution 09-01-2025 – Canceling the November 4, 2025 Municipal General Election. Mayor Olson, Jeff Siddoway, and Art Adcock all declared their candidacy and remain unopposed during the election season. After the initial filing period and write-in filing period had both passed, according to State Law 20A-1-206, the city may cancel the election and declare unopposed candidates as elected. Manager Beagley indicated that by canceling the election(s), the City will have saved approximately $50,000 in taxpayer dollars this fiscal year for election costs.

Councilor Keel made a motion to approve Resolution 09-01-2025 – Canceling the November 4, 2025 Municipal General Election and Declaring Each Unopposed Candidate Elected to Office. Councilor Mecham seconded the motion.

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

The motion passed.

7. Resolution 09-02-2025 - Approval of FY 2025-2026 Budget Amendment #1

Finance Director Shannon Hoffman went over the line items in FY 2025-2026 Budget Amendment #1 that includes adjustments to expenditures for Capital Facility Plans. The amendment also includes the purchase of a UTV that will be purchased by the Fire Chief for the fire department. Money for the purchase of the UTV was donated by an anonymous donor.

Councilor Mecham made a motion to approve Resolution 09-02-2025 – Approval of FY 2025-2026 Budget Amendment #1. Councilor Siddoway seconded the motion.

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

The motion passed.

8. Resolution 09-03-2025 - Strawberry Reservoir Water Users Agreement

Manager Beagley discussed the proposed Resolution 09-03-2025 – Strawberry Reservoir Water Users Agreement which will allow the City to use Strawberry Reservoir Water within Santaquin City limits. Chris Thompson from Hansen, Allen, & Luce attended the meeting to answer questions from the council. Council Member Adcock referenced the previous work session meeting on September 2nd. He asked Chris Thompson if the proposed treatment plant for drinking water would be a responsibility of the City or of Strawberry Reservoir. The mayor and Mr. Thompson indicated that the drinking water facility will be built by Central Utah Water Conservancy District (CUWCD) and is in the long-term plans for a project likely 40-50 years in the future. Manager Beagley indicated that the City has approximately 94% of the culinary water rights needed for a theoretical buildout of the City. He stated that the biggest need for water rights in Santaquin is for outdoor watering needs. To have this other CUWCD drinking water source in the future would give the City options for storage and other uses. Councilor Adcock inquired how agreement would be reviewed by staff in future. Manager Beagley stated that currently, there are not any agreements being looked at by staff for acceptance of this Strawberry water or assessments but could be looked at in the future under the proposed resolution. Councilor Adcock stated that he feels it is important for two separate staff members to review any future contracts. Councilor Keel inquired about future developers transferring rights into the City. Manager Beagley confirmed that, through these 3rd party agreements, water could certainly be brought to the City through future agreements.

Councilor Siddoway made a motion to approve Resolution 09-03-2025 – Strawberry Reservoir Water Users Agreement. Councilor Mecham seconded the motion.

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

The motion passed.

9. Ordinance 09-01-2025 - Amending the Future Land Use Map of the General Plan of Santaquin City
Assistant Manager Bond presented Ordinance 09-01-2025 – Amending the Future Land Use Map of the General Plan of Santaquin City. He stated that Veronica Jackson, and that the applicant for development in that area was in attendance at the meeting. Assistant Manager Bond discussed the land affected by the amended future land use map. He indicated that a public hearing regarding the amendment was held at a recent Planning Commission meeting, and a unanimous positive recommendation was forwarded by Planning Commission members.

Councilor Keel made a motion to approve Ordinance 09-01-2025 – Amending the Future Land Use Map of the General Plan of Santaquin City. Councilor Mecham seconded the motion.

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

The motion passed.

10. Discussion & Possible Action - Award of Engineering Services Contract to Hansen, Allen, & Luce, Inc. for the Culinary Water and Pressure Irrigation Data Tables Creation, Master Plan, IFFP, and IFA Impact Fees Updates and User Rate Studies and Sanitary Sewer Data Tables Creation, IFA Impact Fees Updates, and User Rate Study

Manager Beagley discussed the proposed contract with Hansen, Allen, & Luce that would include data tables, Impact Fee updates, and user rate studies. With the aid of Hansen, Allen, & Luce through this award, impact fees would be able to be updated annually in order to keep up with the market costs and inflation. Councilor Adcock expressed his concern about the potential contract costs from year to year. Manager Beagley indicated that the costs for the contract would be considered and included in future budgets each year. He indicated that the contract could be ended if needed. Councilor Adcock asked if growth and impact fees dwindled if the funds to pay for the services would be funded elsewhere. Councilor Mecham pointed out that if growth slowed, the impact fees would be adjusted accordingly by Hansen, Allen, & Luce. Chris Thompson confirmed that if growth stopped, the impact fees would not need to be altered, and no expense would be incurred. Councilor Adcock confirmed Manager Beagley's previous statement that impact fees will be imposed on new growth and development and not on current residents. Councilor Adcock expressed his concern that residents understand why the council would consider a contract as proposed. Chris Thompson expressed his enthusiasm for working with Santaquin City. Councilor Adcock inquired what IFA and IFFP stand for. Manager Beagley indicated that they represent the Impact Fee Analysis (IFA) and Impact Fee Facilities Plan (IFFP).

Councilor Mecham made a motion to award a contract for the professional engineering services to Hansen, Allen, and Luce Inc. for services stated herein and per their attached proposal. Councilor Siddoway seconded the motion.

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

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Assistant Manager Bond reported that the State approved the City's recently submitted Moderate Income Housing report and deemed the City compliant with all five strategies as laid out for the most recent reporting period. He stated that because of that compliance, the City will be placed on the priority list at the State level for transportation funding. He discussed with the Council how strategies can be built upon in the following years. Assistant Manager Bond went over items on the upcoming Development Review Committee (DRC) and Planning Commission meeting agendas. He discussed the upcoming Columbus Day employee training and service project day on October 13th.

Manager Beagley reported that the process for the Sewer Revenue Bonds is almost complete. Councilor Adcock inquired if interest rates were lowered as being predicted if they would affect the bond. Manager Beagley stated that future lower federal interest rates would not affect the bond as the bids have already come in and bond closing is imminent. Manager Beagley reported on the progress of the Main Street reconstruction project and the Central Utah Project (CUP) pipeline.

Councilor Adcock reported on the My Hometown project. He was impressed at the success of the project and the community coming together. He stated that the culmination of a three-day project on Highland Drive will be on the coming Saturday. Councilor Adcock stated he is unable to represent the

City at the Les Schwab ribbon cutting. He stated Mountainland Technical College will have an open house at their Payson location. He added that an Emergency Preparedness Fair is also planned. He asked about a possible Architectural Review Committee (ARC) meeting.

Councilor Siddoway reported on a recent Legislative Policy Committee (LPC) meeting. He stated that tax and housing bills will come through in 2026. He reported on the final Hometown Market event of the season. He invited members of the council to attend the Spooky Night at the Museum event coming up. Mayor Olson asked if Councilor Siddoway plans to participate in the Free Bikes for Kids Event this year. Councilor Siddoway stated he is planning to participate and will work on that with staff.

Councilor Mecham had nothing to report.

Councilor Keel reported that the Youth City Council volunteered at the My Hometown event.

Mayor Olson thanked everyone for their participation in the My Hometown event.

ADJOURNMENT
Councilor Siddoway made a motion to adjourn the meeting. Councilor Keel seconded the motion.

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

The motion passed.

The meeting was adjourned at 8:02 p.m.

ATTEST:

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Daniel M. Olson, Mayor **Amalie R. Ottley, City Recorder**