



## **CITY COUNCIL REGULAR MEETING**

Tuesday, October 18<sup>th</sup> 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, and Siddoway.

Councilor Montoya was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Emergency Manager Chris Lindquist, Community Services Director John Bradley, Library Director Jen Wagner, Attorney Brett Rich, Recorder Amalie Ottley, Assistant Kathy Swenson, and Skyler Tolbert with Ivory Homes Development.

Various members of the public were present at the meeting.

#### **PLEDGE OF ALLEGIANCE**

City Manager Norm Beagley led the Pledge of Allegiance.

#### **INVOCATION/INSPIRATIONAL THOUGHT**

An invocation was offered by Assistant Manager Jason Bond.

#### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

Councilor Siddoway brought up that his own property abuts the proposed Tanner Annexation Property line but does not feel that it will affect his vote for or against the proposed resolution and ordinance on the meeting's agenda.

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

1. 09-20-2022 City Council Work Session Minutes
2. 09-20-2022 City Council Regular Minutes
3. 10-04-2022 City Council Regular Minutes
4. City Expenditures from 10/01/2022 to 10/14/2022 in the amount of \$1,144,582.29

Councilor Mecham motioned to approve Consent Agenda items 1 thru 4. Councilor Hathaway seconded the motion.

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

Motion passed unanimously in the affirmative.

## **RECOGNITIONS**

### **5. Library Director Jen Wagner – “Making a Difference” Quality Library Award.**

Mayor Olson expressed his appreciation and how impressed he is with Jen Wagner’s running of the Santaquin City Library. He thanked her for her tremendous efforts in supporting the youth and children in the city.

Community Services Director John Bradley spoke about the energy and team leading skills that Jen brings to her position. Jen has been able to bring more than \$80,000 in grant funding to the Santaquin Library. 6,000 books are circulated per month in the city’s library and that speaks directly to the dedication Jen puts into her position. Through Jen, Santaquin’s library was one of six in the state to receive the “Making a Difference” award.

Manager Beagley complemented Jen’s enthusiasm and thanked her for the positivity that she exudes as a member of city staff and commended her on how well she serves the public. Mayor Olson wanted to let Jen know that the City Council has the library on their mind and looks forward to it growing and getting bigger and better in the future.

### **6. Payson & Santaquin Chamber Quarterly Update**

A member of the chamber was not available to provide a quarterly update to the city council.

## **PUBLIC FORUM**

No members of the public wished to address the City Council.

## **NEW BUSINESS**

### **7. Ordinance 10-01-2022 Tanner Annexation**

Manager Beagley presented the proposed Tanner Annexation and Ivory Homes neighborhood plan. Assistant Manager Bond presented the proposed ordinance that annexes and would apply R10 zoning to the property and the resolution that would approve the development agreement allowing Ivory Homes to develop the annexed land. The Planning Commission did provide a positive recommendation to the council for the annexation and development agreement. Assistant Manager Bond brought up the Planning Commission’s request for the council to

consider larger lots in the area as well as possible connectivity on the east side of the development.

Councilor Siddoway asked Skyler Tolbert with Ivory Homes Development how many different home plans will be available in the neighborhood. Mr. Tolbert stated that product offerings from Ivory Development are vast and could be as many as 30 or more different floor plans with different iterations that will be available for homeowners who wish to buy in the neighborhood. Councilor Siddoway inquired about the HOA entity that will be over the development and what kind of services would be provided. Mr. Tolbert stated that an HOA will manage CC&Rs. Councilor Siddoway inquired about possible fencing plans, especially along the properties that are adjacent to the railroad tracks. Mr. Tolbert stated that Ivory Homes will have a fencing plan that provides guidelines for homeowners to install fencing on their own properties/lots. Manager Beagley clarified that Ivory Homes has no current plans to install fencing along the railroad tracks or adjacent homes. Councilor Hathaway inquired about the park. Mr. Tolbert spoke to the park that will be dedicated to the city that Ivory Homes will help invest in. Councilor Siddoway inquired if a pavilion is added to the neighborhood park if it will be available for rent. Assistant Manager Bond spoke to the council's purview in managing park amenities in any part of the city.

Councilor Mecham motioned to adopt Ordinance 10-01-2022, an ordinance amending the Zoning Map of Santaquin City to include the Tanner Annexation Area located adjacent to the corporate boundaries of Santaquin City, Utah with the condition that a development agreement is approved to lay out certain details of the future development of the property. Councilor Siddoway seconded the motion.

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

Motion passed unanimously in the affirmative.

Manager Beagley and the council discussed that the ordinance, resolution and following annexation will not take effect until the development agreement is fully signed and executed.

#### **8. Resolution 10-05-2022 Tanner Development Agreement**

Assistant Manager Bond reiterated the previous discussion about the Tanner Annexation and corresponding development agreement.

Manager Beagley expressed his appreciation to Ivory Homes for their willingness to work with the city on this project.

Councilor Mecham motioned to approve Resolution 10-05-2022, a resolution approving a development agreement between Santaquin City and Ivory Development, LLC regarding the Tanner Flats at Summit Ridge development. Councilor Hathaway seconded the motion.

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

Motion passed unanimously in the affirmative.

#### **9. Ordinance 10-02-2022 Detached Accessory Dwelling Units**

Mayor Olson presented the addition of detached accessory dwelling units to the R10 zone through the proposed ordinance.

Councilor Adcock recommended that the ordinance be tabled so that the Planning Commission and City Council can address in more detail restrictions for detached ADUs in the City Code.

Councilor Siddoway inquired about tabling the ordinance versus passing the ordinance in the current meeting and addressing potential code changes in the future. Assistant Manager Bond pointed out that if the ordinance was passed in the current meeting, any applicant would be held to the current code as stated.

Councilor Adcock made a motion to table Ordinance 10-02-2022 to allow for further discussion and a thorough review of the city code by the Planning Commission. Councilor Hathaway seconded the motion.

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

Motion passed unanimously in the affirmative.

Councilor Adcock asked that height and two-story requirements specifically be reviewed. Councilor Hathaway asked that if height or story restrictions are put in place that basements be allowed. Councilor Siddoway asked that concerns brought up by residents be addressed. Mayor Olson agreed with the council and their desire to look at the code more closely.

#### **10. Resolution 10-03-2022 Mt. Nebo Water Agency Agreement Amendment (second).**

Manager Beagley and Councilor Hathaway presented the proposed addition of a board member from the Strawberry Water Users Association to the Mt. Nebo Water Agency Agreement.

Councilor Siddoway motioned to authorize Mayor Olson to sign the Second Amendment and Restated Interlocal Agreement for Joint and Cooperative Action Creating the Mt. Nebo Water Agency. Councilor Hathaway seconded the motion.

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

Motion passed unanimously in the affirmative.

#### **11. Resolution 10-04-2022 Vault Privy Maintenance Agreement**

Manager Beagley spoke to a permit and bond from the Utah County Health department for the installation of the restroom at Prospector View Park. For the city to get a building permit for the privy the bond and agreement need to be approved. The approval of the resolution will be contingent upon further review by the city's legal counsel.

Councilor Mecham motioned to authorize Mayor Olson to sign an agreement with Utah County for the Prospector View Park Vault Privy Maintenance Agreement contingent upon further review by Legal Counsel. Councilor Siddoway seconded the motion.

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

Motion passed unanimously in the affirmative.

#### **12. Resolution 10-06-2022 HMGP Grant Funding Agreement Approval**

Manager Beagley presented the resolution that approves grant funding from FEMA and Utah Emergency Management that will help fund an emergency generator at the new city hall building. Manager Beagley expressed his appreciation to City Emergency Manager Chris Lindquist whose work was integral in receiving the grant. Mayor Olson also thanked Chris for his exceptional work as the City Emergency Manager and commended the many responsibilities that he fulfills. Mr. Lindquist expressed his own appreciation for city staff's help in getting the grant to the point that he could push it forward.

Councilor Mecham motioned to authorize Mayor Olson to sign an agreement with the Utah Division of Emergency Management for the Hazard Mitigation Grant Program (HMGP) Agreement. Councilor Hathaway seconded the motion.

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

Motion passed unanimously in the affirmative.

Councilor Siddoway motioned to convene into a Community Development and Renewal Agency of Santaquin City Board Meeting. Councilor Mecham seconded the motion.

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

Motion passed unanimously in the affirmative.

The Community Development and Renewal Agency of Santaquin City Meeting was called to order at 7:55 p.m.

**13.** Notification of an upcoming public hearing (scheduled for November 15<sup>th</sup>) for the Approval of Project Area Plan and Project Area Plan Budget.

Board Chairman Olson discussed real property that is owned by Santaquin City that will be moved into the CDRA to allow for control over a proposed industrial park and zoning within the city. Chairman Olson spoke to appraisals that have been completed on the property and the work being done to move forward in that area. Manager Beagley discussed the steps required for the board to have a Public Hearing on November 15<sup>th</sup>, 2022, where the Project Area Plan and Budget will be considered.

Board Member Mecham made a motion to direct Santaquin City staff to post a Public Hearing Notice for November 15<sup>th</sup>, 2022, to address the approval of the Project Area Plan and Project Area Plan Budget.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes

Board Member Montoya	Absent
Board Member Siddoway	Yes

Board Member Mecham motioned to adjourn the Community Development and Renewal Agency of Santaquin City meeting. 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

Board meeting adjourned at 8:10 p.m.

The Regular City Council Meeting resumed at 8:11 p.m.

### **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

Assistant Manager Bond addressed upcoming items in DRC and Planning Commission meetings. Assistant Manager Bond also addressed the city's Active Transportation Plan and the Annexation Policy Plan update that will be considered in upcoming Public Hearings. Assistant Manager Bond brought up Central Utah Water Conservancy District's newly adopted water conservancy standards that are being implemented for local municipalities. Assistant Manager Bond asked that the council review the above stated standards closely. He stated that in order to qualify for certain rebates, the state recommends that the water conservation standards be implemented by the city by the end of the year. Manager Beagley stated that there are land use and enforcement concerns among city administration. The council discussed ways to encourage residents to research and voice concerns to the conservancy district.

Manager Beagley addressed current projects and developments in the city. He spoke to the new city hall building progress. He also addressed the PI tanks and pipelines running under the railroad tracks in Summit Ridge and testing that will happen in the coming weeks.

### **REPORTS BY MAYOR AND COUNCIL MEMBERS**

Councilor Adcock inquired about the future Murdock Ford site plan and progress for that project. Manager Beagley stated that plans haven't been submitted to the city yet but are anticipated soon. Councilor Adcock also inquired about the progress of the McDonald's restaurant. Manager Beagley stated that a building permit is ready to be picked up and has been ready for some time and the city has reached out to McDonald's to let them know.

Councilor Siddoway had no updates.

Councilor Mecham spoke to the ribbon cutting at Harvest View Sports Complex and expressed his enjoyment of the large area of the park and the amenities it includes for residents of the city.

Councilor Hathaway reminded the council of an upcoming Community Services Board meeting later in the week.

Mayor Olson reminded the council of a budget review meeting on October 28<sup>th</sup> with city staff. He addressed the recent UDOT Commission Public Information meetings held at the city and the feedback staff was able to give to UDOT regarding the Main Street interchange. He stated that an environmental impact study will be completed to assess the failure of the interchange. Mayor Olson expressed how impressed he is with the Water Reclamation Facility in the city and the work employees put into keeping it going. Mayor Olson brought up a recent request by a resident to rent out space in a city building. Mayor Olson asked if the council had any input other than to not allow public rental of spaces until the new city hall building is completed. The council agreed to abide by past decisions not to rent out city building space. Mayor Olson also expressed his appreciation to the council and for the opportunity to work with them.

#### **ADJOURNMENT**

Councilor Mecham motioned to adjourn the Regular City Council Meeting. Councilor Siddoway seconded the motion.

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

Motion passed unanimously in the affirmative.

Regular City Council Meeting adjourned at 8:37 p.m.

ATTEST:

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**Daniel M. Olson, Mayor**

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**Amalie R. Ottley, City Recorder**