



CITY COUNCIL REGULAR MEETING

Tuesday, May 18, 2021, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

Minutes

ROLL CALL

PRESENT

Mayor Kirk Hunsaker
Council Member Nick Miller
Council Member Betsy Montoya
Council Member Lynn Mecham
Council Member David Hathaway
Council Member Jennifer Bowman

PLEDGE OF ALLEGIANCE

Led by Council Member Betsy Montoya.

INVOCATION / INSPIRATIONAL THOUGHT

Offered by Mayor Kirk Hunsaker.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 05-04-2021 City Council Work Session Minutes
2. 05-04-2021 City Council Minutes

Bills

3. Invoice Register (5/1/21-5/14/21) - \$476,605.73

Motion made by Council Member Miller to approve the consent agenda.

Seconded by Council Member Hathaway.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham,
Council Member Hathaway, Council Member Bowman

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Public Forum

Name: Jody Reid

Comment: Dear Mayor Hunsaker and City Council Members,

I'm sorry that I was unable to attend the first tour of the Grey Cliffs development site and am hopeful the second tour that was mentioned will happen soon! I have heard a great deal of positive feedback from residents in the area regarding Mr. Larsen's revised plans. A lower number of residents would mitigate many of the concerns of current neighbors.

I would also like to commend the extraordinary efforts of the city worker who took care of the dump activities at the old landfill during the city clean up. My husband and I made a number of trips there, and every time this gentleman went clearly above and beyond to keep the site tidy and

direct people to the proper places to deposit their items. I'm sorry that I didn't ask his name the first time we met; he was always too busy to interrupt on later trips. We waved and thanked him from a distance each time, and I hope that he recognizes how much his efforts were appreciated.

My last topic concerns the issue of a water tank and the proposed Scenic Ridge Estates development on the East Bench. In a November 2020 email that Ben Reeves sent to a resident in the area, Reeves stated that, "... Over the years, many interested parties have contacted the city about these parcels. However, due to water pressure zones, this area has not yet developed because a new water tank would be needed." In the May 11th Planning Commission meeting, a water tank was not discussed, and I would like to hear the position of the Council regarding this matter.

Thank you.

Name: Jessica Isenbarger

Comment: I am very concerned about the effectiveness and placement of the debris basins along Dry Mountain. Please update us on all of your hard work in that respect. Thanks for all you do!

Name: Hilary Fitzsimmons

Comment: Dear Mayor and Councilmembers,

With the Scenic Ridge Development coming in is the East Bench, I am very concerned about the very real possibility of flooding/mud slides like in years past. What are the plans for placement and effectiveness of debris basins? Will the developer be building new barrier canals behind the new construction to protect the homes on the East Bench similar to the ones that currently exist because of flooding and mudslides. It would be very naive to think that something like the floods in 2001 won't happen again.

Please consider requiring these safety measures take place before the development is started.

Name: Jason Fitzsimmons

Comment:

To whom it may concern,

I'm writing this out of sincere concern regarding the development being slated for the East Bench called Scenic Ridge Estates. Although I can appreciate the fact that development throughout the community is happening, this appears to be another development that the city leaders are opting to turn a blind eye when it comes to catering to developers and ignoring the obvious.

Several concerns come to mind that I have yet seen addressed. First is the water. As we continue to be impacted by drought conditions, access to water and adequate pressure continues to be a concern that it is not being appropriately serviced by the single holding tank present. With no system in place to plan for future growth yet, it seems foolish to allow additional building to continue there until that's been done.

Second, with the construction of the new road that will eventually serve the new development, the removal of the current debris basin seems eminent or already being done without additional solutions being put for BEFORE construction is being allowed. Those debris basins were put in place for a reason and as the fire hazards continue to be a clear danger, why that would be allowed is beyond me, especially after a recent concern was raised by fire officials regarding being able to adequately fight fires on a few of the planned lots due to location. If the mountain brings, as it did just a few years ago, the flood danger becomes very real and by allowing homes to be built without a backup plan, those new homes become the debris basin..... and maybe that's the plan.

Growth will continue but for some reason, city officials are eager to put the proverbial "cart before the horse" as it has done several times in recent history including the rec center that some on the

council insisted on pushing. I'm pleading with city officials to start thinking longer term about some of these projects versus continual catering to developers who are here today, gone tomorrow, leaving the community with what they leave behind and less of an identity before their arrival. I'm asking for smart, well educated and executed growth and not a welcome mat for anyone that has a back hoe and flashes dollars at the city.

Name: Pamela Colson

Comment: Dear City Council, City Staff and Administrators

As an East Bench resident of 18 years in one of the very first homes built above 9th east, I have been witnessing to the many changes as the east bench has developed. When I bought the property, the intention of the developer was 1/2 acre lots in the Blackhawk Hills subdivision, which included properties East of 9th east. At the time it seemed reasonable to have 1/2 acre lots considering the slope and the lack of access for natural disasters. The Mollie fire had burned all the way down to my property as evidenced by the burnt branches on the scrub oak in my backyard. My home was barely started when the mudslide occurred in 2002.

Cement barriers were placed all down 270 S and around the corner headed North on 9th East.

I am very concerned about the placements and effectiveness of debris basins on the East Bench. I understand this will be a slow process and will take years to complete. For that reason, along with the need for a new water tank, which the city has been aware of for 20 years that I've known of, I'd be leave further development on the east bench must be seriously scrutinized and perhaps postponed until some of these safety features can be put in place. I know that is not how it usually works. It's usually development first then supportive infrastructure. East Bench Development, I believe, is absolutely different due to the terrain and needs different considerations, carefully thought out plans and complete follow through and monitoring.

Evidence of dirt work going in on the EAST side of the barrier canal, in preparation of installing sewage and infrastructure for a new housing development has been reported.

Containment basins and infrastructure to protect East Bench homes because future floods are coming. My understanding is this was an agreement in place with the previous developer. Unfortunately, that agreement has expired as noted by Jason bond in the last planning commission meeting. The city should not have to pay for the developer's placement of homes right in the mouth of a canyon. It might not flood this year, maybe not next, but really guys, it's only been fifteen years since the last bad floods."

Please do the right thing to protect the citizens of Santaquin, even if it makes you less popular with the developers.

Name: Lynn Rogers

Comment:

I have a couple of questions about this new development.

Is there a plan in place to address the challenge of low water pressure due to lack of water? What about possible mud slides with digging out the side of the mountain?

I hope these questions will be discussed in your meeting tonight. These are real concerns that need an answer.

BUILDING PERMIT & BUSINESS LICENSE REPORT

4. Building Permit Report - 05/14/2021

NEW BUSINESS

Discussion & Possible Action

5. **D&PA – Horrocks Engineering Change Order for Final Design of East Bench Debris Basins (Funded by recently awarded \$9.1M NRCS funding)**

City Manager Reeves explained that this was something staff and Council have planned for their residents for quite a while and this change order for Horrocks Engineers will help with engineering efforts in the efforts to plan for the East Bench Debris Basin. It should be noted that related to the citizen comments about the East Bench debris basin, Assistant City Manager Norm Beagley had acquired \$9.1 million in federal funding from NRCS for the study, design, and construction of the east bench debris basin.

Motion made by Council Member Bowman to approve Horrocks Engineering Change Order for Final Design of East Bench Debris Basins for an amount not to exceed \$1,528,125

Seconded by Council Member Miller.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

6. **DP&A – Possible agreement for Harvest View Playground Spinner and soft surfacing for playground installed by Developer**

City Manager Reeves explained that Council action today would approve a playground spinner and soft rubberized safety surfacing at the Harvest View Sports Park instead of mulch which is easier to maintain and would be resistant to the high winds in the area.

Motion made by Council Member Miller to approve Santaquin City's contribution from Park Impact Fees to this project in the amount of \$101,472 for playground spinner and rubberized surface at the Harvest View Sports Park.

Seconded by Council Member Mecham.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

7. **Cottonwood - Right of Way (ROW) Dedication by Plat Amendment**

Community Development Director Jason Bond explained that the Cottonwood Subdivision is located at approximately 350 West and 300 North. Plats A, B, C, and D of this subdivision were recorded in the early 1980s (see attached map). Even though the lots for Plat A and Plat C were recorded, the infrastructure improvements in those plats were never completed. This has prevented the lots from receiving building permits to build homes.

About 10 years ago, better connectivity was needed for various safety reasons, so the City laid some asphalt to connect 400 West to 300 North. In 2017, an application was submitted to do some of the infrastructure improvements so that the lots could become buildable. The application was approved but nothing has happened since that time.

Recently, most of the property owners in Plat A and Plat C have worked together and plan to install the needed infrastructure improvements so that their lots can be buildable. A property owner of a lot on the west side of Plat A desires to help complete the infrastructure. However, this lot needs to provide an appropriate turn-around for it to qualify to receive a building permit.

The purpose for this being on the City Council agenda is so that this lot can dedicate right-of-way to the City and provide the required turn-around. The area to be dedicated will be in the form of a hammerhead turnaround (see attached plan). The dedication will

take place through an amendment to Plat A which will be called Plat E. Santaquin City Code 11.20.090.D indicates that “changes to recorded final plats shall be in accordance with State law.” Utah State Code 10-9a-609 indicates that the land use authority may amend a plat.

A discussion was had between staff and Council.

Motion made by Council Member Mecham to approve the right-of-way dedication by plat amendment as described in the attached Plat E.

Seconded by Council Member Montoya.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

8. FY2021-2022 Budget Discussion

City Manager Reeves explained that the FY2021-2022 Tentative Budget was prepared by the Finance Director and presented to the Council and is now available to the public. The changes to the Tentative Budget include the following appropriations:

- \$7,500 – Ball Field Fencing (Match RAP Tax Funds)
- \$8,800 – Partnership with Nebo School District & PTA for Orchard Hills Swing Set
- \$7,500 – Mt. Nebo Grant Matching Funds – ½ Culinary & ½ Irrigation (Reinstate)
- \$6,600 – Money in Lieu of Health Insurance – Market Adjustment
- \$26,000 – Employee Status Changes to Health Insurance (e.g. Marriages, Children Born, etc.)

The Council had no additional appropriation recommendations for the FY2021-2022 Final Budget.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Benjamin Reeves

- Budget items hitting before end of FY2020-2021:
- Police radios - \$2,800 each
- Fuel Reserve Depot - \$8K to \$10K
- Santaquin University development – classes for Mayor and Council candidates - is underway and will be held in the month of June and July.
- An Architectural Review Committee meeting was held for the City Hall for brick and color schemes.
- A 3-D rendering of the new City Hall was presented.

Community Development Director Jason Bond

- Utah State University Student Presentations wrapped up after the last Council Work Session
- Parametrix, the contractor for the Trails Master Plan, did a tour of Santaquin.
- General Plan is still in survey mode with a participation response rate of 239.
- New State Mandate from the most recent legislative session is that at least 1 hour of land use training is required before a Planning Commissioner can sit and 4 hours total.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

- Really enjoyed the Grey Cliffs tour. The development concept has come a long way and a second tour is coming soon.
- Congressman Burgess Owen took time to meet with Mayor Hunsaker and would like to be in the Orchard Days parade and speak in the park.
- Met with UTA on the South Valley Transit Study and the possibility of a Frontrunner route to Santaquin but there are some hurdles including track alignment issues and property issues. UTA complimented Santaquin in their planning and foresight for Frontrunner to come to their community. Still a long way out.
- Non-Profit reached out and wanted to serve a resident of Santaquin to fix up their home. Needs a response by Monday.

Council Member Miller

- RAP Tax Committee used a ranking activity to begin prioritizing projects.

Council Member Montoya

- Youth City Council did a service project at Orchard Cove Park spreading shaved bark on the new playground and enjoyed an evening of tennis. There are now 20 youth on the council.
- Thanked residents for their comments and concerns of the development going in on the East Bench and for reaching out to her over email. Encouraged residents to continue to reach out to her and other Council members to answer questions.
- Utah State University final presentation given over Zoom had so much information there that she wanted to re-watch the presentation in a meeting with the Planning Commission to stop after each section of the presentation and have discussion.

Council Member Meham

- Thank you to City Staff.

Council Member Hathaway

- Centennial Basketball Court and parking concerns with Orchard Days Rodeo. Hoping no one parks on the new basketball court.

Council Member Bowman

- Beautification Committee met last week for their monthly meeting and narrowed projects down to two.
- Library Board is meeting soon.

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

Motion made by Council Member Miller to go into an Executive Session to discuss imminent litigation or purchase or lease of real property.

Seconded by Council Member Montoya.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

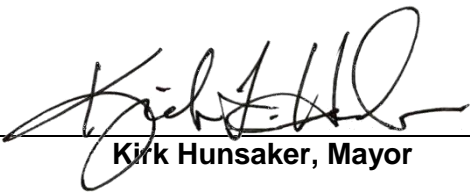
ADJOURNMENT

Motion made by Council Member Miller to adjourn at 9:14 PM.

Seconded by Council Member Mecham.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

ATTEST:



Kirk Hunsaker, Mayor

K. Aaron Shirley, City Recorder