



CITY COUNCIL REGULAR MEETING

Tuesday, September 15, 2020, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MINUTES

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 Miller.

INVOCATION / INSPIRATIONAL THOUGHT

Council Member Mecham offered an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

CONSENT AGENDA - MINUTES, BILLS, ITEMS

1. Minutes - September 1, 2020 - City Council Regular Meeting
2. Minutes - September 1, 2020 - City Council Work Session
3. Bills - \$1,197,484.34

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

Public Forum

Name: Jessica Isenbarger

Comment: Our family loves to go to Centennial Park for picnics. I wanted to make you aware that the picnic tables at the pavilion are in abysmal shape. The tabletops are uneven and the paint is flaking off. The benches are wobbly. Can this be a budget item for 2021, please? Additionally, the playground equipment is wonderful but would you consider putting a shade up so that plastic doesn't get so hot for playing? Or could a fundraiser to make these improvements be created?

Thanks!

Name: Jody Reid

Comment: Dear Mayor and City Council Members,

First, I wanted to thank you for your efforts in posting the agendas for both this meeting and the work meeting on the preceding Friday! I feel confident that this will help the citizens have time to consider the issues and communicate clearly their positions and concerns, to help build the best Santaquin City for all of us.

At the last meeting, I appreciated seeing the map of the new City Hall complex. How will the citizens have input as we build the "heart of our city"? The more collaborative effort we acquire in this endeavor the more we can help to unify our city.

I also took the opportunity to watch the video from the newly formed Historic Preservation Committee and am grateful to see efforts to obtain grants and funding for the preservation of the museum which are bringing good and knowledgeable people together for this purpose.

When recently asked, "What drew you to Santaquin?" Mayor Hunsaker said in his interview with the Payson Santaquin Chamber of Commerce:

—"...The rural area, it was nice to get out of the city."

—"I miss farm life. There are still enough farmers around the area to make me feel like I am home again."

—"To get out of the rat race that's up north, be with good, down to earth people.

Santaquin is unique for its orchards and open space."

—"My vision of Santaquin is formed by the city fathers and mothers of the past that have done their best to make Santaquin what it is today."

—"I think the new City Hall could really bring the town together."

—"I see the engineers and the studies that say that Santaquin could grow to 40 or 50,000 population. I don't really see that, but the citizens of Santaquin want it to be a place where their children can live, so I guess we'll have growth whether we want it or not."

—"We need to manage it right so that number one we are safe and number two that we all have the quality of life that we want".

Manager Reeves has said, "We as city staff work at the pleasure of the Mayor and Council. We're here to do what you asked us to do the very best that we can."

So, I ask you, Council, this question: What exactly is the driving force behind the growth in our city? I realize that there is a tax base needed to support our city, but when will we know that we've reached our limit of high density developments? Mr. Reeves identifies that our city is being carried along in a river of growth, but it seems clear that responsible

legislative action can take control of the destiny of our city with serious consideration of future growth PRIOR to annexations, zone changes, and PUDs requiring substantial infrastructure. When will the City Council prioritize commercial growth and agritourism with rooftops? How can the citizens of Santaquin help the Council know when we've reached a sustainable size for a good quality of life for the citizens of Santaquin?

If the city truly feels that there's a river driving the growth of our city, we must find a way to direct the river to be beneficial to current and future citizens of Santaquin.

Thank you very much for your hard work and consideration of these concerns.

Mayor Hunsaker assigned Council Members Hathaway and Montoya to address Jody Reid's comments and concerns and asked that City Manager Reeves look into placing new benches, tables, and a sun shade for playground equipment at centennial park.

4. Recognition Award - Chris Lindquist - Utah Certified Emergency Manager Designation

Fire Chief Lind presented Chris Lindquist to the Council and stated "...". Mayor Hunsaker thanked Chris for all that he does for the city and for the prompt responses he always gives for any and all questions. A certificate and gift basket were presented and a photo with the Mayor was taken.

5. Award of the Service Agreement for the Update to the General Plan to People + Place, LLC

Community Development Director Bond informed the Council that the award for the General Plan by given to People + Place, LLC by the City's selection committee. The project manager Christie Brown for the General Plan update participated in the meeting via Zoom and Bond went over the scoring criteria and the scores by the various bidders on the request for qualifications including a 93% by People + Place, LLC. On behalf of the selection committee, Bond recommended that the Council award the General Plan update to People + Place, LLC

Firm	Project Team (20 points possible)	Project Experience (35 points possible)	Approach to the Project (35 points possible)	Subtotal Score	Fee Proposal Points (10 points possible)	Total Score	Normalized Score	Rank
Horrocks Engineers	94	150	166	410	45	455	65%	5
Landmark Design	119	227	183	529	55	584	83%	3
Rural Community Consultants	113	204	216	533	70	603	86%	2
Fregonese Associates	113	205	202	520	47	567	81%	4
People + Place	132	231	234	597	54	651	93%	1

Council Member Montoya wanted to point out something that Christie had said and was quoted in Community Development Director Bond's memo which was:

“the self-selecting survey work we usually do provide an opportunity for the public to learn together, talk together, and carefully weigh the consequences (intended or not) of various choices. When people have been a part of this type of process, we believe they have the space to develop more informed and thoughtful opinions on the issues at hand. If we see we are missing key demographic segments, we can target them (e.g. meet with the Chamber for business opinions, hold a school assembly for high school students). While there is certainly a place for statistically significant polling, it doesn’t necessarily yield a thoughtful response. When answering a cold call, a survey participant is likely busy thinking about something else and doesn’t have much time to answer a question. The response is more likely a gut response, not necessarily a thoughtful or informed one.”

Christie echoed that statement and said that she was confident her team would be able to appropriately engage the public to get meaningful feedback for the General Plan.

Council Member Montoya Motion to award the Santaquin City general plan update to People+Place, LLC at a price-not-to-exceed \$107,800.

The motion was seconded by Council Member Bowman.

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

FORMAL PUBLIC HEARING

6. FY2020-2021 Budget Amendment #1

Council Member Miller motioned to open the public hearing regarding FY2020-2021 Budget Amendment #1.

Motion was seconded by Council Member Hathaway.

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

Finance Director Shirley went over the budget amendments on both the revenue and expenditure sides. Shirley explained that the conservative original budget that had the 15% budget cuts were slowly being eased off as both the Sales Tax and Building Permit revenues were exceeding expectations despite any initial projected decreases due to COVID-19. Building permits were reduced by 50% in initial projections but after seeing the unprecedented trend in just the first three months of the fiscal year, projecting 300 units this fiscal year was

still considered a conservative figure by Community Development Director Bond. Sales Taxes have been positively affected by COVID-19, because 1) Santaquin is a bedroom community and people are shopping local and 2) the new grocery store/business development has generated more point of sale tax dollars. Expenditures restored to the budget include merit increases for employees, Council approved projects such as the new basketball court in Centennial Park, and capital vehicle purchases such as the police car rotation program.

Public Comments:

NO PUBLIC COMMENTS

Council Member Miller motioned to close the public hearing regarding FY2020-2021 Budget Amendment #1.

Motion was seconded by Council Member Montoya.

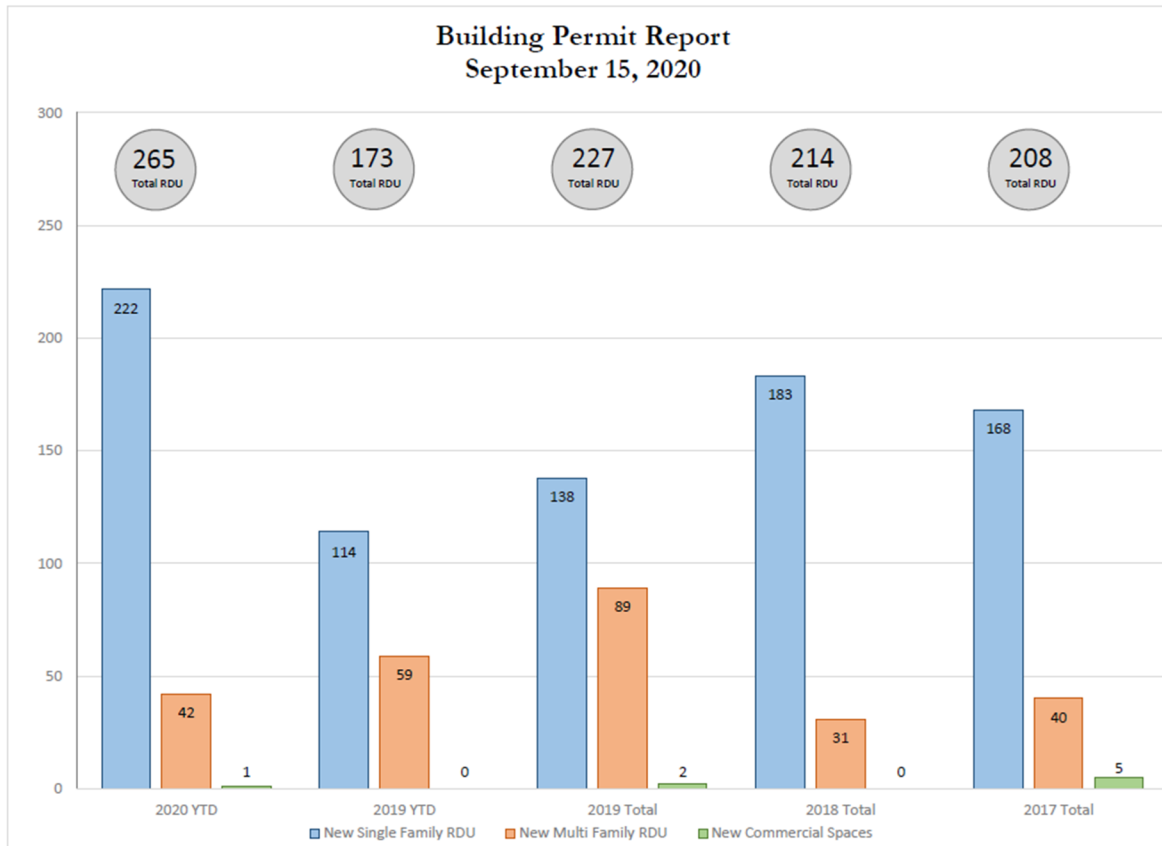
Roll Call:

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

BUILDING PERMIT & BUSINESS LICENSE REPORT

Community Development Director Bond echoed Finance Director Shirley's statements that building permits are not slowing down and year to date there have been 265 total new residential dwelling units with 222 of those being single family units and the remaining 42 are multi-family units.



New Business Licenses

Name	Owner	Address	Description	BL#
Lance Groups Homes	Kylie Lance	19 W. Main Street	Real Estate Brokerage	BL-4521
Sur Le Pointe: Academy of Dance	Amanda Wright	849 N. 150 W.	Minor Home Occupation Dance Studio	BL-4522
TuggysTees	Hayden Johnson	325 W. 750 N.	Online Store for Screen Printing	BL-4523
Hone Excavation, LLC	Theodore Hone	916 E. 370 S.	Home Office for General Excavation, etc.	BL-4524

RESOLUTIONS

7. Resolution 09-03-2020 "A Resolution Approving Amendment No. 1 to the FY2020-2021 Budget"

Motion: Council Member Miller motioned to approve Resolution 09-03-2020 "A Resolution Approving Amendment No. 1 to the FY2020-2021 Budget"

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

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Benjamin Reeves –

- Most of his report was discussed in the work meeting.
- Staff is working extremely hard lately.
- City staff is working this Columbus Day for the annual training/service project day.

Assistant City Manager Norm Beagley –

- Road Projects are starting up.
- There are two areas of overlays that are currently under warranty with developers that have not attempted to meet their plans of road overlays but there are warranty funds held by the city from those developers for this contingency purpose and he would like Council approval for use of these funds.
- EWP/debris basin project will be underway and everything will need to be done by December 7th.
- NRCS Watershed Ops will pay 100% for flood watershed projects and will potentially pay a portion of the water recreational aspects of the irrigation pond #2 as proposed last Council Meeting by Dan Olsen.
- DNR expects to have a formal decision on what they're doing on their property where the city is having issues with illegal shooting by October 1st.

Community Development Director –

- Last night (September 14th) the City hosted Utah State University in a revolving forum over a 4-hour period where stakeholders met to talk over various topics in terms of community development and the agritourism initiative by exit 242.
- The plaza development is moving forward with the plaza going up this past week and the clock tower is still anticipated for December of this year. People can anticipate a lot of concrete work in the coming weeks.
- Building Inspector I position was offered to Public Works employee John Hepworth and will join the Community Development team once he completes some Public Work Department projects he was previously engaged in.
- Council Member Montoya asked when the next stakeholder meeting in Logan at Utah State University would be and Bond responded that it was tentatively planned for the coming February.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker –

- Utah County Commissioner Bill Lee sent a survey about the prospective use of the state prison site of 700 acres and anybody who would like to take it can take it.
- Santaquin American Legion Post 84 has had a change in leadership. The new commander is Arthur Adcock.
- Talking with State Legislatures regarding fires in the last few weeks and there is talks to do something regarding target shooting and he believes the City should pursue a formal City or regional shooting range to promote responsible shooting.
- Sat down with those who live in the notorious high density town homes and the gratitude they feel for being able to afford a property and build some equity in a property despite the expensive housing market.

Council Member Miller –

- Echoed Council Member Montoya’s statement on the 911 run/walk event.
- Next steps for the RAP tax funded projects will move forward in the next Recreation Board meeting.

Council Member Montoya –

- Youth City Council resumed meetings last night and they held elections for a youth mayor and secretary.
- 911 run/walk event on the previous Saturday was a great community event and a success.
- Fine Arts Committee meets this Thursday to promote cultural and fine arts in the community.

Council Member Mecham –

- Expressed gratitude to Santaquin City Public Safety, specifically Fire Chief Lind and Emergency Management Director Chris Lindquist for the peace he felt after the Polk Canyon fire broke out because he knew the City had the best people to deal with that situation.

Council Member Hathaway –

- Historic Preservation Committee met and he believes the committee will be a real asset to the City both in preserving the history of the community and financially in the form of getting grants.
- Asked staff about the late night lighting at Callaway field and staff is looking into some unauthorized access into the panels and remedy that situation.

Council Member Bowman –

- Nothing to report.

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

Council Member Montoya motioned to have a five-minute recess and then enter an executive session to discuss the character, professional competence, or physical or mental health of an individual.

Council Member Mecham 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

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

At 9:28 pm the Council reconvened the regular meeting and at 9:28 Council Member Miller motioned to enter into an executive session to discuss the pending or reasonable imminent litigation, and/or purchase, exchange, or lease of real property.

Council Member Mecham seconded the motion.

ADJOURNMENT

At 9:49 pm the Council reconvened the regular meeting and at 9:49 Council Member Bowman motioned to adjourn the meeting.

Council Member Mecham 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:

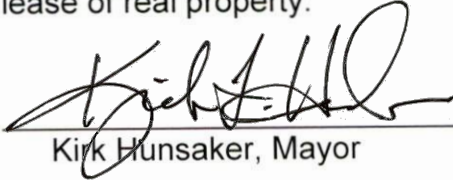
Kirk F. Hunsaker, Mayor

K. Aaron Shirley, City Recorder



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on September 15, 2020 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


Kirk Hunsaker, Mayor

9/15/2020
Date



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on September 15th, 2020 was called to discuss the character, professional competence, or physical or mental health of an individual.


Kirk Hunsaker, Mayor

9/15/2020
Date