



REGULAR CITY COUNCIL MEETING
Tuesday, February 3, 2026, at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilors present included Art Adcock, Travis Keel, Jeff Siddoway and Brian Del Rosario.

Absent Lynn Mecham

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Kirk and Kim Hunsaker, Nick and Amber Sheffer, Jesse Kin, Drake Trane, Gregg Hone, Bridger Hone, Breelynn Hone, Yazmin Roman, Levi Roman, Larry Myler, Christine Bell, Keith Broadhead, Calvin Davis, Dustin Holden, Gene Kelley, Henrik and Sheri Patterson, Kelsy Trane, Kara Gannaway, Annissa Burcham, Tiffinee and Robert McAfee, Steve and Penny Johnson, David Roberts, Shem Jessop Jr., Jennifer Phillips and Jon Brady and several other members of the public.

PLEDGE OF ALLEGIANCE

A member of the public led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Del Rosario offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

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

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

- 1. 01-20-2026 City Council Work Session Meeting Minutes**
- 2. 01-20-2026 City Council Regular Meeting Minutes**

Bills

- 3. City Expenditures from 01-17-2026 to 01-30-2026 in the amount of \$474,228.23.**

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

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes

Councilor Mecham	Absent
Councilor Siddoway	Yes

The motion passed.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Recognitions

4. Volunteer of the Month - Kirk Hunsaker

Mayor Olson introduced Kirk Hunsaker and read the following information. Mayor Olson thanked Kirk for his service. He is a special individual that continues to help the community.

February 2026 Volunteer of the Month – Kirk Hunsaker

Our February 2026 Volunteer of the Month is Kirk Hunsaker. Known to many as former Mayor Hunsaker, Kirk has devoted many years to serving the citizens of Santaquin in both official and informal capacities.

Most recently, Kirk noticed that the fire hydrant near his home was chipped and showing signs of wear. After checking with the Public Works Department to see if he could repaint it, they gladly provided him with a gallon of paint and encouraged him to use as much as needed. What began with one hydrant quickly grew into a neighborhood effort. After repainting his own hydrant and those near his in-laws' home, Kirk recognized that many more in the Summit Ridge neighborhood needed attention. He got to work, and 35 hydrants later, he finally set down his brush. His thoughtful service did not go unnoticed by city staff or residents. In fact, as he painted one hydrant, he noticed a hissing sound which was a telltale sign that the hydrant had a leak. The Public Works Department is grateful the leak was caught in a timely manner.

Kirk's commitment to service spans a lifetime. He served as Santaquin's mayor for eight years, spent approximately a year and a half on the City Council, and currently serves on the Friends of Santaquin Committee. He has also been deeply involved in his church throughout his life, including about 15 years with the Boy Scouts of America and seven years as a member of a stake presidency.

Professionally, Kirk worked as a Superintendent, Forman and Operator with VanCon, Inc. for 31 years. Many of Santaquin City's water system improvements were shaped in some way by Kirk and the equipment he operated or the men he supervised.

Kirk and his wife, Kim, have lived in Santaquin for the past 16 years. They have raised five wonderful children and are now proud grandparents to 22. They feel truly blessed to call Santaquin home and look forward to many more opportunities to serve and connect with the remarkable people of this community.

Kirk Hunsaker said he is grateful for the service of the Mayor and Council Members. He respects each of them greatly. Mr. Hunsaker stated his mother in law noticed the fire hydrant in front of her home needed painting. Mr. Hunsaker contacted the public works department, and they gave him the paint. Mr. Hunsaker stated he is retired now and was glad to be able to help. Kim Hunsaker shared that her husband has always been a great man with great respect for his community. Mrs. Hunsaker reminded

the community that the Council Members and the Mayor ran unopposed. If you want to make a change in the community, step up and make a change not blast those that are. Being in an office of a Mayor or a Council Member takes a lot of time away from their families.

5. 2025 Overall Winning Image of "What Do You LOVE About Santaquin"

Website Administrator, Penny Reeves, reported on the What You Love About Santaquin photo contest. The contest is now in its 11th year. On average they receive 17 photos a month. As of January, they have over 1,500 photos that have been submitted over the last 10 years. Ms. Reeve showed a brief video of some of the photos from the 2025 photo contest. It is also on the City's YouTube page for everyone to review. Ms. Reeves introduced Henrick Patterson for the winning image of 2025. Mr. Patterson was given a photo of his winning picture and a gift basket worth \$500 dollars. Henrick Patterson stated he loves the beauty of our world and is glad when he can capture it.

PUBLIC FORUM

Mayor Olson informed the group that the public forum is allowed 30 minutes and broke it down between those that signed up. Keith Broadhead said that he has been a mayor and council member and he voted for every one of you to represent the city. Mr. Broadhead stated Mayor Olson is one of the most honorable men he knows. He followed the data center for the last couple of years. Mr. Broadhead stated he knew it was coming and if you follow the city, you can see what is happening weekly.

Calvin Davis is a proud resident and read a letter he had written. (Attached)

Dustin Holden said for the public forum to be effective you must take to heart the purpose of a local government. Mr. Holden stated people are saying you need to be active, you are seeing the activity today. He feels the main messages he is hearing from the community is that the citizens do not trust you (City elected officials) or your ability to lead this city. He stated he thinks the citizens are feeling that the Councilors are not fulfilling their promise to the residents of Santaquin to protect them physically, mentally and economically. Mr. Holden feels this should be a wake-up call for you to reflect on your decision to run for office and take a self-inventory and ask if you are truly thinking of residents first. He feels the city administration failed to direct the Planning Commission and this body regarding the regulations regarding emissions. Mr. Holden stated that because Utah County is designated by the EPA as the nonattainment area, we should not allow any incremental pollution.

Gene Patrick Kelley said it is not very often that you get 3 mayors in the same spot. Mr. Kelley wanted to thank the Mayor and all the Councilors. You were elected by everyone to speak for us and to do the best for this city that you could. Mr. Kelley stated he has lived here for 4 generations and didn't want to see change, but you don't have a choice. The City cannot live off impact fees and building permits to create what everybody wants. Mr. Kelley thanked the elected officials for all they have done.

Kelsey Trane stated she was the one that organized the petition in regard to the data center. Ms. Trane thanked the council for their service. There are 1,368 signatures on our petition since Thursday and 64% are from Santaquin City. There are a lot of us that are very concerned and are asking for you to work with us to come up with a solution. Our primary concern is its location and how it is going to affect us with its pollution, now and in the long term. Ms. Trane stated they had about 25-30 people outside petitioning. She also had 6 people who signed a physical petition as well. Ms. Trane asked the Council to please hear us.

Kara Gannaway wanted to say thank you and she appreciates your service. Ms. Gannaway feels the Mayor and Councilors have been doing a good job and appreciates them. Ms. Gannaway said she wanted to talk with transparency, it was stated that there were 9-11 City Council meetings where you talked about this data center. Ms. Gannaway stated she has combed through the information given and

through the city documents that are online. She stated in 2023 it started as a tech center. It was supposed to be a building that had store fronts. Ms. Gannaway said she then heard about the zoning change to add a calling center. She stated then in 2024 there was a lot of emailing back and forth between the Mayor, Jon Jensen and Jason Bond and about the data center. That information was not given to the public until a public forum notice in August or September talking about voting to realign the zoning of the CLM to include data centers and power plants. Ms. Gannaway stated it showed up 2 times in Planning Commission as a data center after that it was Santaquin research and tech center.

Annissa Burcham stated she is a freshly married Santaquin citizen. Ms. Burcham reported that looking at the emission data for the Provo plant for the DCPC all four of the proposed setups for the generators were all above HAP, which is hazardous air particles levels. Knowing that none of the things they proposed are below HAP levels, she would like to see some data from the power plant so she feels she can go outside and breathe.

Robert McAfee reported that with his dealings, he has found that once a data center is built it starts to become a cluster of data centers. He said that a town on the East Coast started with one data center and now they surround the whole town. He feels people are going to come into the city wanting to expand the data center so be mindful and watch for that.

Steve Johnson asked why if this was such a great idea why didn't anyone know about it except the Mayor and Councilors. He stated it was never discussed so that anyone in the town would know about it.

David Roberts reported he works in quality assurance and works with AI on a daily basis. Mr. Roberts stated that this is an investment in something not founded. It will not pan out and the citizens will be left with the 2.4 million deficit that the city is going to eventually have and will need to find a way to make it up. Everything he has found with AI is fraudulent and will fail.

Shem Jessop Jr., stated he feels the citizens didn't hear about anything until this was upon us. He feels they are going to get more and more data centers.

John Brady stated the Mayor and Councilors need to review the information again and get back to the public and don't let the money cloud your judgement. Mr. Brady said the Mayor and Councilors are to represent the people.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 32 residential units have been issued building permits in the current calendar year. In comparison, 104 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). We had 4 new business licenses issued in the last month.

RESOLUTIONS, ORDINANCES & DISCUSSION & POSSIBLE ACTION ITEMS

Resolution

6. Ratification of Resolution 12-03-2025 (Sunset Ridge) Minor Clarifications

City Manager Norm Beagley reported this is a very minor modification to clarify some of the language in the development agreement. This allows the developer, if he decides to move pipe and put it in a different place, to get reimbursement if National Resource Conservation Service (NRCS) funding is available to reimburse for that. Councilor Siddoway asked if there is not NCRS funds available will the city be held accountable. City Manager confirmed that the city is not taking on more liability, it is just allowing for the federal funds if and when they come to be able to help with that.

Councilor Keel made a motion to approve the Ratification of Resolution 12-03-2025 (Sunset Ridge) Minor Clarifications. Councilor Siddoway seconded the motion.

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

The motion passed.

Ordinances

8. Ordinance 02-01-2026 - Central Business District Rezone

Assistant City Manager Jason Bond informed the council that this has been discussed in several meetings. He stated this is a proposal to rezone the Central Business District (CBD) area to Main Street Commercial district and Main Street Residential district as shown on the proposed zoning map. Assistant City Manager Bond reported that the Planning Commission's recommendation was to keep the (CBD) language to possibly be used in the future. Assistant City Manager Bond stated that the CBD District zoning is currently around the intersection of Main Street and Center Street and over the last couple of years, the city has had a lot of different construction in that area which has changed the area. He stated some of the regulations in that area have been a challenge for some businesses interested in Santaquin City. The nature of Main Street is more auto-oriented and not as much pedestrian friendly, which is inconsistent with the intentions of the CBD district. More pedestrian friendly zoning will likely be discussed in the future and directed to a different area of the city core that is more appropriate (possibly 100 South). Councilor Del Rosario wanted to point out that this zoning change is a perfect example of the process a zone change goes through. The process starts with Planning Commission, which is made up of residents, and they give the City Council their recommendation after notification letters are sent to affected residents and a public hearing is held. Councilor Siddoway asked for clarification on the map which changed one additional lot. City Manager Norm Beagley stated the ordinance is to approve this current map you are looking at now (as presented in the packet).

Councilor Siddoway made a motion to approve Ordinance 02-01-2026 Central Business District Rezone. Councilor Adcock seconded the motion.

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

The motion passed.

9. Ordinance 02-02-2026 - Temporary Business License Durations

Assistant City Manager Jason Bond stated that this is another proposed code amendment. Our staff recognized that there was a potential discrepancy in our code in section 3.28.010 related to temporary use licenses. Assistant City Manager Bond stated we have specific durations that are attached to specific

types of temporary uses that is written about in section 10.16.3.B. The ordinance is to amend so that both sections align and to make sure there is a reference to that particular section.

Councilor Del Rosario made a motion to approve Ordinance 02-02-2026 Temporary Business License Durations. Councilor Keel seconded the motion.

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

The motion passed.

10. Ordinance 02-03-2026 - Attached Dwelling Unit Parking Requirements

Assistant City Manager Jason Bond stated that this change will allow our code to align with State code. We currently have 2 sections, one for attached and one for detached dwelling units. In State code 10.21.303 it talks about cities are only required to have one off street parking for accessory dwelling units. This is only for attached or internal accessory dwellings (ADUs). This allows us to be aligned with the State code.

Councilor Keel made a motion to approve Ordinance 02-03-2026 Attached Dwelling Unit Parking Requirements. Councilor Adcock seconded the motion.

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

The motion passed.

11. Ordinance 02-04-2026 - Retaining Wall Measurements

Assistant City Manager Jason Bond stated this is another code change conforming to be in aligned with State code. Assistant City Manager Bond stated that this will make retaining walls more uniform. There are a lot of different builders and contractors that measure retaining wall heights differently. The State code reads to measure from the bottom of the footing to the top of the wall. Gene Kelley asked if there is anything in the verbiage on the amount of material before it constituted a retaining wall? Assistant City Manager stated if the retaining wall is over 4 foot, you have to have it engineered and get a building permit no matter what the starting base is.

Councilor Keel made a motion to approve Ordinance 02-04-2026 Retaining Wall Measurements. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes

Councilor Keel	Yes
Councilor Mecham	Absent
Councilor Siddoway	Yes

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Assistant City Manager Bond reported that the upcoming DRC will have Apple Grove Condominiums final plats A and B. The Santaquin Vet Clinic was tabled while they are addressing some items. The Ahlen A Bar Ranch, at the mouth of Pole Canyon, is a 3 lot split, but they are addressing their redlines before they can resubmit. Assistant City Manager Bond reported that for Planning Commission they have a request for a Hobby License and the staff is getting more information before it is on the agenda.

City Manager Norm Beagley reported that he, Councilor Art Adcock, and City Engineer Jon Lundell attended the Mt. Nebo Water Agency and the South Utah Valley Municipal Water Agency (SUVMWA) meetings on Monday. At the water agency meeting, the Central Utah Water Conservancy District is looking to compile a report of all the cities in South Utah County to look at planning for drinking water and other water needs for the next 75 years. They typically look at a much longer horizon and much larger projects than we (the City) do. City Manager Beagley stated that they ask for some participation from the city. He stated he is anticipating around \$12,000 total that we can split over two separate fiscal years. This coming year we will budget for half of that and the next fiscal year the second half. City Manager Beagley stated the SUVMWA was created between 1995-2000 and consists of 10 cities in the south end of Utah County that participate with the Central Utah Water Conservancy District to bring down here what is called the ULS system which is the Utah Lake System water from Strawberry reservoir. City Manager Beagley reported that the large diameter pipe started going in from the mouth of Spanish Fork canyon and is now here in our City. They will be testing the water system this year and next year we will be starting to take some of our allocation of the ULS water. That allocation has been set up since the early 2000's. Our previous Mayors and Council Members have set up at least 10 years' worth of reserves in our water reserve fund to help pay that mortgage payment. It's a 40 year mortgage payment. We have about 10 or 12 years worth of mortgage payments sitting in our reserve due to very good planning. The City will continue to accumulate those funds over the next 30-40 years to pay for that and provide for additional outdoor watering needs for Santaquin City residents. City Manager Beagley report the ULCT (Utah League of Cities and Towns) conference is coming up and reminded the Council Members to get registered if they are going. It is very good training for all Council Members and Mayors. City Manager Beagley reminded the councilors that the Chamber Gala is coming up this Thursday. If you haven't RSVP and want to go, there are 8 tickets left. City Manager Beagley stated there is a lot happening on Capitol Hill. He encourages the Councilors to be involved and there may be some action bills that we will need the Council Members response. City Manager Beagley informed the group that the City will have a new website coming around the end of the month. It will have a new look and a new feel that we will need to get adjusted to. City Manager Norm Beagley stated that the library construction is going very well. The painting is done and the elevator equipment is here. He stated the ceiling grid is in and they are putting in the lights.

Councilor Travis Keel reported that Youth City Council attended the Elected Officials Day at the Capital. Our State Representative, Doug Welton, met with us about legislation and how it works. Councilor Keel reported the library has a lot going on. They received a grant from the state library for \$5,300.00 to

purchase books. The State Library certification is really doing the City good. Councilor Keel reported that the library has a Valentine's activities coming up and on February 10th they are doing a Newly Wed Game. The library also started a new program called Lit and Fit, where you go for a walk and talk about books.

Councilor Del Rosario asked if there was a way to analyze the city code more in depth. City Manager Norm Beagley responded, stating to go to our website, click government and there's a link to the city code. City Manager Beagley said that will take you to Municode where only our City code is. Assistant City Manager Jason Bond stated that you can contact one of the City employees and they will be happy to help as well. Councilor Del Rosario wanted to let Jim Rowland, Payson Santaquin Chamber of Commerce President, know that it will be great to get our new Executive Chairman here at City Council to talk about his vision. There are a lot of great people on the board, and they are full of enthusiasm. Councilor Del Rosario reported there is a new business having their grand opening this Friday. They are Muendo Food Market and Tacoholic Food Truck. He hopes we can support the new business coming to town. Councilor Del Rosario stated the public forum was great and he appreciated a lot of the feedback they received. Councilor Del Rosario also stated he talks to a lot of residents that have expressed support for the data center. As a City Council member, he tries to represent the community. Councilor Del Rosario wanted to state that he appreciates and is grateful for the Mayor and every Council Member. He stated they have disagreed with each other a lot, but they all ultimately care about Santaquin. He stated we all put in so many hours especially the Mayor. The decisions we make, we all have to live with. Councilor Del Rosario said the library looks really great. Councilor Del Rosario wanted to remind everyone about the RAP Tax open house on Tuesday, February 24th at 6:00 p.m. It's a great committee to get involved with. Councilor Del Rosario appreciates Santaquin with the small town feel and all the residents have their own opinions, but they all step up and help each other out.

Councilor Art Adcock wanted to acknowledge John Bradley, Community Services Department Director, he has been working with Annette on the museum. Councilor Adcock stated Mr. Bradley has been helping paint, that is a great Director. Councilor Adcock reported the Museum is having a Valentine's contest that goes throughout the month. Councilor Adcock appreciates City Manager Beagley and City Engineer Lundell being at the water meetings and understanding and bringing the information back to our City. We have good staff, we try to work together to better our community. Councilor Adcock stated he loves working for Santaquin and helping make decisions for the betterment of everyone in our community.

Councilor Jeff Siddoway reported there are 800 bills being worked on right now and are expecting 1100 by the end of the session. Councilor Siddoway said they are addressing taxes and housing. He is sending an email out to the Councilors regarding an action item they need to respond to.

Mayor Olson said he is glad they had the public forum tonight. Mayor Olson stated that all the City's meetings and public notices are listed on the website and if you choose not to do social media, it is also listed on every water bill that comes out. We do our very best to represent our City. Mayor Olson said he regrets there were comments that were directed to this Council. He is grateful for each of the Councilors and their hard work. Mayor Olson stated that the My Hometown group wants to help the City and are ready to help move books from the old library to the new one. The money to build the library never came from taxes. It came from local families and private business who wanted to help invest in our City and the residents. Mayor Olson hasn't asked or received a penny from the data center.

We are about making sure we are taking care of one another. Mayor Olson stated that in the next months, Council Member are going to figure out how to make the whole city operate (on a budget). Mayor Olson received a text from the developer of the data center that said has received a bunch of emails after the open house from residents of Santaquin looking for employment. Mayor Olson said he and the Councilors are working every day to make Santaquin better, we offer our work, our service our homes to make Santaquin better. I love the City, the people and the businesses. Mayor Olson stated that when the data center was first introduced to the city, they said no, not until there is proof of how the system runs. Mayor Olson said we are working every day to make this town better. He is grateful for the people helping to make this happen.

ADJOURNMENT

Councilor Siddoway made a motion to adjourn the meeting. Councilor Del Rosario seconded the motion.

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

The motion passed.

The meeting was adjourned at 8:44 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder