



CITY COUNCIL WORK SESSION MEETING

Tuesday, July 21st, 2026, at 5:30 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

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

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Library Director Jen Wagner and Community Services Director Kami Ellsworth

PLEDGE OF ALLEGIANCE

Councilor Travis Keel led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Art Adcock offered an invocation

DISCUSSION ITEMS

1. Old Library Discussion

Mayor Olson introduced the discussion regarding the future use of the historic old library building which was originally constructed as Santaquin's first LDS meetinghouse. With the new library facility nearing completion and relocation expected within a couple of months, the City Council held an extensive brainstorming session to evaluate long-term and short-term uses. The Council reached a unanimous consensus that Santaquin City should retain ownership of the historic building and land, rather than selling the real estate.

Concepts and Proposals:

- **Co-Working Space / Business Incubator / Tech Hub:**
 - **Concept:** Convert the building into an affordable co-working hub with daily or monthly desk/booth rentals, temporary glass-partitioned office stalls, and shared conference facilities. Targeted toward remote workers, tax accountants, engineers, therapists, and local entrepreneurs.
 - **Discussion & Considerations:** Serves as an economic accelerator by keeping small business activity local. However, Library Director Jen Wager noted that the high 20-foot ceilings present acoustic and soundproofing challenges, requiring custom sound-isolation pods for confidential client meetings (e.g., therapy sessions or legal reviews).
- **Justice Court Relocation:**
 - **Concept:** Move the Santaquin Justice Court from the Public Safety Building into the old library building.

- **Discussion & Considerations:** Frees up critical space in the Public Safety Building for the expanding Fire Department and resolves scheduling conflicts on heavy video court days. The building already features ADA ramp access. However, retrofitting would require structural and security enhancements, including raising a judicial bench, securing clerk counter space, adding ballistic plating, and creating separate, secure holding rooms for prosecution and defense witnesses to satisfy state facility standards.
- **Santaquin City Museum Relocation:**
 - **Concept:** Transfer the current City museum and historical archives into the old library.
 - **Discussion & Considerations:** The current museum building has severe structural and seismic safety concerns. The old library underwent extensive seismic retrofitting in the early 2000s, making it a safer facility for public access and historical artifact preservation. Suggestions were made to operate it as a combined visitor center, local genealogy research room, and tourist hub.
- **Private Commercial Lease / Independent Restaurant:**
 - **Concept:** Lease the building to a high-end independent restaurant or steakhouse while maintaining city land ownership.
 - **Discussion & Considerations:** Generates local sales tax revenue and fills a high-demand for dining in the community. A lighthearted proposal was made to name it "The Steak Center" in honor of the building's original church history. Retrofitting would require substantial capital investment for commercial kitchen grease traps, fire suppression, and HVAC upgrades.
- **Immediate Multi-Purpose Event Venue & Reception Center (Interim Use):**
 - **Concept:** Use the building immediately following the library's departure as an interim rental venue for weddings, musical recitals, art shows, and community gatherings.
 - **Discussion & Considerations:** Requires minimal immediate capital outlay beyond fresh paint and flooring upkeep. The upstairs area could serve as a bridal dressing suite, and the grand staircase would be ideal for photo opportunities. This addresses high demand for event space while long-term plans are finalized.
- **Community Performing Arts Theater & Cultural Center:**
 - **Presentation by Guest Speaker Lucy Parsons:** Presented a preliminary architectural vision developed pro bono by architect Lyle Beecher (Beecher Walker, primary architect for the Hale Centre Theatre).
 - **Vision:** Preserves the historic brick exterior and converts the original building into a grand lobby, museum display area, and art gallery. The lobby would connect to a new performance auditorium. You could host youth theater programs, summer pageants, and local performing arts.
 - **Funding Strategy:** Proposed to be entirely funded through private endowments, philanthropic gifts, and arts grants, requiring zero local taxpayer dollars.
- **Charter School:**
 - **Rent the location for a charter school.** It may not work this year because it will not be available by the time school starts.
- **Staff & Departmental Input:**
 - **Historic Organ Condition:** Assistant City Manager Jason Bond reminded the Mayor and Council that the original donated pump organ inside the building carries a deed/gift stipulation mandating that it permanently remain inside the facility.
 - **Library Director Jen Wagner:** Clarified that the new library facility will feature four small study rooms and one large conference room for public booking. She recommended that the old facility host rotating historical exhibits in partnership with the Utah Division of Arts & Museums, local teen art displays, or tourist information services.

Assistant City Manager Jason Bond will assemble all nine identified concepts into a unified evaluation matrix. Staff and department heads will score each option based on capital cost, ongoing maintenance,

public benefit, and economic impact. A follow-up work session discussion will be scheduled for mid-September 2026.

2. Upcoming Agenda Items

City Manager Norm Beagley provided an overview of the business items listed on the evening's regular agenda:

- **Approval of Meeting Minutes:** Review of the minutes for the June 30, 2026, Special Council Meeting, July 7, 2026, Work Session, and July 7, 2026, Regular Meeting.
- **Approval of Monthly Bills:** Divided into two distinct accounting register sets to separate fiscal year-end closeout payments from new fiscal year entries.
- **Annual Asphalt Projects Contract Award:** City Engineer John Lundell will present the bid procurement process for the city's annual asphalt overlay and maintenance contract. Nine competitive bids were received from contractors.
- **Closed Executive Session Notice:** Announced that a closed session would follow the regular meeting to discuss pending or reasonably imminent litigation, collective bargaining strategies, and proposed development agreement negotiations.

3. Detailed Council Inquiries Regarding Financial Claims & Warrants

Members of the Council reviewed specific line-item expenditures on the monthly bill register:

- **Police Department Redaction Software:** Clarified as a specialized multi-modal audio and video redaction software package required to process GRAMA records and public body camera requests while redacting/protecting sensitive private data.
- **Utah Courts Email Account:** Confirmed as a mandatory state administrative communication account for Justice Court operations.
- **ByWater Solutions Annual Subscription:** Confirmed as the annual fee (\$1,900) for Koha, the open-source integrated library cataloging system.
- **Orchard Days Golf Cart Rentals:** Reviewed rental logistics for multiple utility golf carts used during the Orchard Days festival for logistics, parade safety, and ADA guest transportation.
- **Uppercase Printing Utility Billing Split:** Clarified that three equal line-item charges reflect cost-allocation accounting split evenly across the Water, Sewer, and Pressurized Irrigation (PI) enterprise funds for monthly utility billing statements and newsletter distribution.

4. Other Business

Nothing to report at this time.

ADJOURNMENT

Councilor Lynn Mecham made a motion to adjourn the City Council Work Session. Councilor Jeff Siddoway seconded the motion.

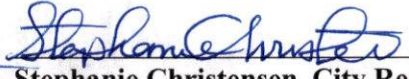
Councilor Art Adcock	Yes
Councilor Brian Del Rosario	Yes
Councilor Travis Keel	Yes
Councilor Lynn Mecham	Yes
Councilor Jeff Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned 6:30 p.m.

ATTEST:


Daniel M. Olson, Mayor


Stephanie Christensen, City Recorder