



REGULAR CITY COUNCIL MEETING

Tuesday, July 21st, 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, Lynn Mecham, Travis Keel, 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, City Engineer Jon Lundell, Lane Monson and Larry Myler

PLEDGE OF ALLEGIANCE

Councilor Lynn Mecham led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Olson offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

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

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 06-30-2026 – Special City Council Meeting Minutes
2. 07-07-2026 - City Council Work Session Meeting Minutes
3. 07-07-2026 - City Council Regular Meeting Minutes

Bills

4. City Expenditures on 06-30-2026 amount of \$197,767.60 and 07-04-2026 to 07-17-2026 in the amount of \$891,561.57

Special City Council Meeting Minutes (Budget Meeting): June 30, 2026.

City Council Work Session Minutes: July 7, 2026.

Regular City Council Meeting Minutes: July 7, 2026.

City Expenditures:

Expenditures dated June 30, 2026, covering the final fiscal year budget closeout.

Expenditures dated July 17, 2026, covering bills at the start of the new fiscal year budget period.

Mayor Olson noted that City Manager Norm Beagley had reviewed specific bill line items in the work session and answered any outstanding questions.

Councilor Travis Keel made a motion to approve the Consent Agenda items 1 through 4. Councilor Lynn Mecham seconded the motion.

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

The motion passed.

PUBLIC FORUM

Mayor Olson stated no one signed up for the public forum.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 166 residential units have been issued building permits in the current calendar year. In comparison, 167 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). We had no new business licenses issued in the last month.

DISCUSSION & POSSIBLE ACTION ITEMS AND RESOLUTION

5. Discussion & Possible Action – Award of Roadway Asphalt Projects Contract

City Engineer Jon Lundell presented the contract for the roadway asphalt projects.

Project Background & Bidding:

- Annual asphalt projects are funded through the General Fund and through dedicated tax revenue earmarked specifically for asphalt preservation.
- A formal Request for Bids (RFB) was issued for six distinct street segments (overlays and full reconstructions).
- The City received 9 competitive bids—the highest number of bidders City Engineer Lundell had processed during his tenure with Santaquin City.

Bid Evaluation & Award Recommendation:

- Low Bidder: Bennett Paving was determined to be the lowest responsible bidder by a margin of approximately \$100,000.
- Postponement of 400 East road (Base Bid):
 - City Engineer Jon Lundell recommended proceeding with 5 of the 6 projects and postponing the base bid project on 400 East road (stretching from near the Highland Canal Bridge south to 400 North).
 - Reasoning: Between sending out bids and receiving them, the City received a complete final subdivision application for the Bella Vista Development (located on 400 East, north of the cold storage shed).
 - Delaying the 400 East road until the next construction season will allow the City to coordinate utility cut-ins, curb and gutter placement, and road widening directly with the developer, resulting in a cleaner, long-term finished product rather than cutting into new pavement and paving over fresh utility work.

Street Details & Council Discussion:

- Street Width & Base Structure:
 - 400 East road is currently 26 feet wide. Master planning calls for an ultimate arterial width of 40 feet of asphalt.
 - The Bella Vista development will construct curb/gutter and add 10 feet of asphalt on the west side of 400 East.

- City Engineer Lundell clarified that while the project scope budgeted for 4 inches of top coat asphalt and structural gravel/road base to address potential soft spots, postponing this leg saves money now and provides clear visibility on subsurface conditions once developer utility trenches are installed.
- **Remaining Included Road Projects:**
 1. Northwest area road improvements (north end of town).
 2. Lambert Avenue (east side).
 3. Summit Ridge residential street completions (finishing sections started 2–3 years ago).
 4. 3rd West / Frontage Road (extending south past the Red Barn to join last year's work, including soft spot removal and a 2-inch overlay).
- **Contractor Background & Funding:**
 - Bennett Paving previously performed City work under direct contract 4–5 years ago and has worked on other local developments since.
 - City Manager Norm Beagley emphasized that total road maintenance for the year from crack sealing, micro-surfacing, and asphalt will exceed \$1 million. The fifth-fifth tax alone generates approximately \$100,000 annually (accounting for about 10% of road maintenance funding).

Councilor Lynn Mecham made a motion to Award of Roadway Asphalt Projects Contract to Bennett Paving. Councilor Travis Keel seconded the motion.

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

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON ADJOURNMENT

Assistant City Manager Jason Bond reported the following:

- **Upcoming Development Review Committee (DRC):**
 - Meeting scheduled for the following Tuesday to review 4 final plats for the Bella Vista development and evaluate a traffic control request near Apple Valley Elementary School.
- **Upcoming Planning Commission Public Hearings:**
 1. **Detached Accessory Dwelling Units (DADUs):** Updating City code to permit detached ADUs across all remaining residential zones that allow single-family detached dwellings, fulfilling state mandate compliance and moderate-income housing strategies.
 2. **Residential Fuel Tanks:** Code clarification regulating appropriate sizes, setback restrictions, and safety standards for fuel storage tanks on residential lots, developed in conjunction with the Fire Chief following recent resident proposals.
 3. **Wild Thistle Cafe:** Public hearing regarding a Conditional Use Permit for an alcohol license relating to their desired service to serve alcoholic beverages.
- **Orchard Days Coordination:** Assistant City Manager Jason Bond confirmed he will drive the Mayor and Council vehicle during the parade and will coordinate lineup times and criteria for awarding the Council's Award and Mayor's Award float trophies.

City Manager Norm Beagley reported the following:

- **Orchard Days Logistics:** Announced that elected official's rodeo tickets will be placed in Council Members' boxes.
- **Central Utah Project (CUP) Water Milestone:**
 - Announced that test water and pressure testing for the Central Utah Project (CUP) water line is scheduled for the week of **July 30 to August 3**.
 - Mayor Olson and City Manager Norm Beagley reflected on the historical significance of receiving this water after more than 60 years of regional planning, taxation, and infrastructure development.

Council Member Reports & Comments

Council Member Brian Delosario:

- Promoted the upcoming Pets in the Park / Hometown Market event scheduled for Monday, July 27. Features include a petting zoo, live entertainment, and an outdoor movie screening of *The Secret Life of Pets*.

Council Member Art Adcock:

- Expressed appreciation to City staff and department directors for quick, thorough responses to questions.
- **Historical Museum Progress:** Reported that following the Council's work session directives, the Historical Preservation Committee is creating a formal plan. Once adopted, the American Legion has agreed to officially endorse community fundraising efforts.
- **Orchard Days Schedule:**
 - Saturday, August 1 (8:00 AM): Veteran Honor Flag Raising at City Hall.
 - Saturday, August 1 (5:00 PM): Senior Citizen Dinner (ages 55+); requested RSVPs for catering headcounts.
 - Saturday, August 8 (9:00 AM): Orchard Days Parade (Councilor Adcock noted he will be riding with the American Legion entry for the parade).

Council Member Jeff Siddoway:

- No additional reports.

Council Member Lynn Mecham:

- No additional reports.

Council Member Travis Keel:

- **Parade Logistics:** Confirmed that Youth City Council Members will handle walking alongside the City vehicle to distribute candy so Council Members can ride safely in the truck bed.
- **Santaquin Public Library Annual Statistics:**
 - Physical Circulation: 78,893 physical items checked out in the past fiscal year (an increase of ~8,800 items over the previous year).
 - Digital Circulation (Libby): Over 60,000 digital checkouts.
 - Patron Numbers: 7,331 active registered patrons (noting continuous purging of inactive accounts over 5 years old).
 - Catalog Size: Over 25,000 cataloged physical items.
 - Highlighted popular community initiatives such as the library's recent "Bedazzle Night."

CLOSED SESSION

Councilor Lynn Mecham made a motion to enter into the closed session (May be called to discuss the character, professional competence, or physical or mental health of an individual, or deployment of security personnel, devices, or systems.). Councilor Brian Del Rosario seconded the motion.

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

The motion passed.

The closed session began at 7:35 p.m.

Present at the closed session included Mayor Dan Olson, City Manager Norm Beagley, Legal Counsel Brett Rich, Assistant City Manager Jason Bond, Councilor Travis Keel, Councilor Lynn Mecham, Councilor Jeff Siddoway, Councilor Brian Del Rosario, Councilor Art Adcock, Lane Monson and Larry Myler.

Councilor Lynn Mecham made a motion to end the closed session and enter back into the Regular City Council Meeting. Councilor Travis Keel seconded the motion.

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

The motion passed.

The closed session ended, and the Regular City Council Meeting reconvened at 8:38 p.m.

ADJOURNMENT

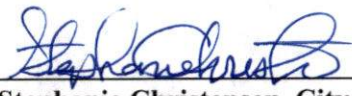
Councilor Lynn Mecham made a motion to adjourn the meeting. Councilor Jeff Siddoway seconded the motion.

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

The motion passed.

The meeting was adjourned at 8:38 p.m.

ATTEST:


Daniel M. Olson, Mayor
Stephanie Christensen, City Recorder