



REGULAR CITY COUNCIL MEETING

Tuesday, August 18th, 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, 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, Digital Content Specialist Molly Warnock, City Engineer Jon Lundell, Dustin Holden, Rhett Peterson, Ann Peterson, Dennis Larsen, Kara Gannaway, Scott Quigley, Carolyn Quigley, Jamie Godfrey, Makenzie Lake, Jaxen Jensen, John Jensen and several people from the community.

PLEDGE OF ALLEGIANCE

Eagle Scout Jackson Jensen led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Art Adcock 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. 07-21-2026 - City Council Work Session Meeting Minutes
2. 07-21-2026 - City Council Regular Meeting Minutes

Bills

3. Review City Expenditures from 06-30-2026 to 08-14-2026 in the amount of \$1,734,728.28

City Manager Norm Beagley asked the Council Members if they had any questions or changes on the meeting minutes or City expenditures. Council Member Art Adcock asked about high electrical bills at 1213 North Center Street. City Manager Norm Beagley clarified that the address is the Water Reclamation Facility (\$71,000 total municipal power bill)

Mayor Olson asked for a Motion. Council Member Travis Keel moved to approve the Consent Agenda items 1 through 3. Council Member Jeff Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes

Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

PUBLIC FORUM

Carolyn & Scott Quigley - Ruth Theater

Carolyn and Scott Quigley expressed appreciation to the Mayor and Council.

Shared an initiative highlighting Santaquin residents with ticket discounts (\$5 off, bringing select \$15 seats to \$10 cheapest, regular seats \$49) for performances during September 14–19 (*Pride & Prejudice* and *The Addams Family*).

Offered Council Members and plus one invitation to attend a show and tour the facility.

Requested inclusion of a promotional flyer in City billing/newsletters. City Manager Norm Beagley will coordinate with the right department to get it published.

Council Member Travis Keel shared positive feedback from a recent visit while seeing *The Scarlet Pimpernel*.

Dustin Holden

Dustin Holden thanked City Manager Norm Beagley, Mayor Olson, and Legal Counsel Brett Rich for their assistance regarding recent GRAMA requests and HOA items.

Requested increased transparency on growth/development agreements, sales tax allocations, impact fees, and infrastructure cost-bearing.

Raised concerns regarding flock safety cameras on State highways (e.g., Highway 6), asking for verification of State permits and data-driven utilization reports from the Police Department.

Encouraged Council Members to table motions if complete data is not provided prior to voting.

Makenzie Lake

Makenzie Lake presented a proposal/vision paper to convert the current library building into an Early Childhood Learning Center / Play-Based Preschool (for ages 2.5–5), modeled after the Great Adventure Preschool model in Illinois.

She highlighted benefits including foundational skill development, year-round parent-child/summer programming, and self-sustainability through tuition, grants, and sponsorships without relying on the City's general fund.

Jackson Jensen

Jackson Jensen delivered an Eagle Scout Project completion report on the newly installed Mini Food Pantry.

He thanked the City for support and officially handed ownership/maintenance over to the City.

He requested that the public avoid placing perishable foods (e.g., raw meat) inside; noted that shelves are currently fully stocked by community contributions.

FORMAL PUBLIC HEARING

4. Setting Elective Officers Compensation Schedule

City Manager Norm Beagley explained that State Code requires setting maximum compensation for elected officials via formal public hearing and ordinance.

City Manager Norm Beagley noted a typographical error in the distributed meeting packet where Mayor and Council Members' figures were inverted. The correct proposed annual compensation schedule is: Mayor: \$14,668.30 annually, Council Members: \$7,848.47 annually.

Clarified that this does not alter the already-approved FY2026–2027 budget adopted in June but formalizes compliance with State statutory requirements.

Mayor Olson asked for a Motion. Council Member Travis Keel moved to open the Formal Public Hearing. Council Member Jeff Siddoway seconded the motion.

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

The motion passed.

Public Comments:

Dustin Holden: Stated inflation shouldn't automatically drive raises; argued pay should be tied to performance/capacity rather than the calendar; noted utility rate increases mirror COLA adjustments.

Dennis Larsen: Referenced State allowance for declining salary; noted salary comparison data from 2023.

Kara Gannaway: Asked for clear, public breakdowns of executive and council compensation, percentage increases, and specific budget line items to rebuild public trust.

Mayor Olson asked for a Motion. Council Member Lynn Mecham moved to close the Formal Public Hearing. Council Member 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.

Council Discussion:

Council Member Brian Del Rosario provided calculations demonstrating that Council Members' compensation breaks down to approximately \$7.50/hour based on 20 hours/week, emphasizing that compensation maintains independence and prevents elected seats from becoming accessible only to wealthy individuals or special interests.

Mayor Olson and Council Members discussed public hearing procedural limitations vs. work session interactive dialogue.

Ordinance

5. Ordinance 08-01-2026 - Ordinance Declaring Salaries for the City Council Members and Mayor
City Manager Norm Beagley clarified the corrected amount and asked if there were any additional questions.

Mayor Olson asked for a Motion. Council Member Travis Keel moved to approve ***Ordinance 08-01-2026 - Ordinance Declaring Salaries for the City Council Members and Mayor with the updated version of corrected numbers.*** Council Member Art Adcock seconded the motion.

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

The motion passed.

FORMAL PUBLIC HEARING

6. Possible Compensation Increases for Executive Municipal Officers

Mayor Olson asked for a Motion to open the Public Forum. Council Member Jeff Siddoway moved to open the Formal Public Hearing. Council Member 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 Comments:

Dustin Holden: Commended staff for a clean 2025 audit; cautioned against compounding annual increases; requested clear regional salary benchmarking studies and objective performance metrics tied to tax revenue growth and reserves.

Dennis Larsen: Commented on transparency regarding merit increases and individual salary visibility.

Kara Gannaway: Reiterated requests for clear objective measures and benchmark data regarding executive performance and compensation adjustments.

Mayor Olson asked for a Motion. Council Member Lynn Mecham moved to close the Formal Public Hearing. Council Member Jeff Siddoway seconded the motion.

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

The motion passed.

Resolution

7. Resolution 08-01-2025 - Ratification of the Final FY2026-2027 Budget

City Manager Beagley clarified the specific breakdown in the approved budget: COLA (Cost-of-Living Adjustment): 3.4% (indexed to CPI per city policy). Merit Increase: Up to 1.0% (total potential adjustment of up to 4.4%). City Manager Beagley identified the nine executive officer positions covered: City Manager, Assistant City Manager, Police Chief, Fire Chief, Community Services Director, Community Development Director, Engineering Director, Finance Director, and Public Works Director. All nine are treated under standard employee handbook policy and per employment agreements equivalent to general City staff.

Mayor Olson asked for a Motion. Council Member Travis Keel moved to approve ***Resolution 08-01-2026 - Ratification of the Final FY2026-2027 Budget with the corrected date.*** Council Member Lynn Mecham seconded the motion.

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

The motion passed.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 174 residential units have been issued building permits in the current calendar year. In comparison, 16 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2026 – June 30, 2027). We had 8 new business licenses issued in the last month.

RESOLUTIONS AND ORDINANCE

Resolutions

8. Resolution 08-02-2026 – Agreement with Central Utah Water Conservancy District for Financial Construction Support.

City Engineer Jon Lundell informed the Council and Mayor that this resolution approves an agreement with the Central Utah Water Conservancy District (CUWCD) for financial construction support and reimbursements associated with the completed ULS pipeline project.

Mayor Olson asked for a Motion. Council Member Lynn Mecham moved to approve *Resolution 08-02-2026 – Agreement with Central Utah Water Conservancy District for Financial Construction Support*. Council Member Jeff Siddoway seconded the motion.

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

The motion passed.

9. Resolution 08-03-2026 – A Proclamation in Support of Volunteerism

Mayor Olson read a formal proclamation recognizing the value of volunteerism and community service in Santaquin. Resolution No. 08-03-2026 formally commits the City to support the objectives of JustServe and similar volunteer initiatives. Rhett Peterson, JustServe representative instructed staff to submit the signed document to awards@justserve.org for formal certificate recognition.

Mayor Olson asked for a Motion. Council Member Brian Del Rosario moved to approve *Resolution 08-03-2026 – A Proclamation in Support of Volunteerism*. Council Member Travis Keel seconded the motion.

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

The motion passed.

Ordinance

10. Ordinance 08-02-2026 – Ordinance Permitting Detached Accessory Dwelling Units in all Residential Zones

Assistant City Manager Jason Bond introduced the ordinance to the Mayor and Council Members. Assistant City Manager Bond explained the memo attached to the ordinance for easier understanding of the new state bill.

SB 284 Context & Code Breakdown:

Section 1 (11,000 sq. ft. Threshold): Mandates permitting DADUs in zones with single-family detached homes on lots larger than 11,000 sq. ft. Reaffirms municipal authority to regulate lots under 11,000 sq. ft.
Section 2 (Permissible Regulations): Authorizes regulations based on building codes, fire codes, and setback requirements

Section 3 (Prohibited Regulations): Outlines areas municipalities may *not* regulate (e.g., specific parking ratios vs. square footage).

Section 4 (Affirmed Authority): Reaffirms local authority over key performance standards, such as prohibiting short-term rentals (rentals under 90 consecutive days).

Section 5 (Exemptions): Clarifies that state provisions do not supersede existing development agreements or general accessory building regulations not categorized as DADUs.

Strategic Pacing & Moderate Income Housing Plan (MIHP):

Maintaining the 11,000 sq. ft. lot size threshold initially allows the City to incrementally lower the minimum lot size over time (e.g., down to 8,000 sq. ft. or 5,000 sq. ft.) to claim ongoing annual credit for state MIHP reporting requirements. Avoids "opening the floodgates" immediately across all single-family zones.

Council Members recommended tabling Ordinance No. 08-02-2026 until October 2026 to allow staff to draft a comprehensive, standalone DADU regulatory code covering parking, square footage, and short-term rental restrictions, rather than passing a broad zoning table update. Council Members Art Adcock requested assurance that tabling would not cause the item to stall. Assistant City Manager Jason Bond confirmed that any substantial revisions require a public hearing before the Planning Commission, which will be scheduled in time to meet the State's October deadline

Mayor Olson asked for a Motion. Council Member Brian Del Rosario moved to table ***Ordinance Permitting Detached Accessory Dwelling Units in all Residential Zones***. Council Member Art Adcock seconded the motion.

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

The motion to table the ordinance passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON
ADJOURNMENT

Assistant City Manager Jason Bond

Development Review Committee (DRC) Updates:

Santaquin Retail Site Plan: Reviewing a new retail proposal across from the Public Safety Building (west of Family Dollar), following recent home demolitions on the site.

Apple Hollow Phase B5: Final site plan review for residential development on the west side of Center Street, south of Public Works across the railroad tracks.

DRC Bylaws: Updating operating procedures and administrative bylaws for efficiency.

Planning Commission Updates:

Bulk Fuel Storage Code: Planning Commission tabled and is going to refine a land use ordinance regarding bulk fuel storage tanks (150 gallons) to formally establish clear land use definitions.

City Manager Norm Beagley**Santaquin Elementary Traffic Safety Improvements:**

Following PTA safety officer requests, Public Works, Engineering, and Police staff coordinated with the school principal and School District to repaint crosswalks, update signage, and station police officers at school zones for peak traffic control.

Santaquin City Library Project:

Furniture & Fixtures: Furniture acquisition contract scheduled for City Council consideration on September 1, 2026.

Flooring Defect & Claim: Final inspection punch-lists identified manufacturing flaws in the main gray carpeting. A formal warranty claim was filed with the manufacturer; carpet replacement is scheduled for October 2026 prior to bookshelf and furniture installation.

Grand Opening: Operational transition to the new library facility will be delayed by 1 to 2 months.

Council Member Lynn Mecham: Had nothing to report.

Council Member Lynn Mecham:

Expressed deep gratitude to City directors, the City Manager, and Assistant City Manager for working uncompensated overtime to keep operations running smoothly.

Warned against rigid time-tracking models that destroy staff morale and public service dedication.

Council Member Jeff Siddoway:

Commended City staff and recreation/public works crews for their heavy labor during Orchard Days festivities (noting part-time workers logged 50–60 hours in 3–4 days).

NOVA Program: Inquired about the status of implementing the NOVA ethics program at Santaquin Elementary. *Staff Clarification (City Manager Brett Dunham):* Implementing NOVA presents staffing and budgetary trade-offs. The City currently does not have a dedicated School Resource Officer (SRO). Diverting officers from patrol or high school programs requires additional budget allocations and dedicated personnel, complicated by ongoing police recruitment and retirement challenges.

Councilmember Art Adcock:

Supported comments regarding employee retention and competitive compensation.

Museum Attendance: Reported 401 total visitors to the City museum during Orchard Days (27 on Tuesday, 75 on Friday, and 149 on Saturday).

Local Catering: Suggested exploring local Santaquin vendors for future event catering.

Current Library Building: Shared resident suggestions received regarding the adaptive reuse of the current library building (including early childhood/preschool center, community theater, or DUP expansion).

Veterans Dinner: Announced the American Legion Veterans Dinner scheduled for Friday, November 13, 2026, at 5:30 PM in the City Hall multipurpose room (Stephanie please verify with Community Services staff this is correct.), requesting a notice in the city newsletter.

Data Center Exploration: Reported attending Spanish Fork City's public open house regarding regional data center proposals, power generation, and closed-loop water cooling systems.

Council Member Brian Del Rosario:

Thanked City Manager Norm Beagley for accommodating short-notice requests from the Payson and Santaquin Area Chamber of Commerce. Expressed gratitude to all City staff for public engagement during Orchard Days.

Mayor Olson:

Employee Retention & Market Wages:

Reported the loss of 3 City employees over the past week due to private/public wage competition (\$2-\$3/hour differentials).

Highlighted that specialized certifications provided by Santaquin (such as Water Reclamation Facility [WRF] operators, police, and fire certifications) make staff highly marketable, necessitating proactive retention policies.

Fireworks Policy & Public Safety Outcome:

Reported zero fire incidents or safety calls during both the July 4th and July 24th holiday windows.

Credited the 13-year established Fire Department risk management plan for allowing discharge zones safely while surrounding communities restricted use.

Central Utah Project (CUP) Water Connection Milestone:

Official Turn-On: On August 11, 2026, at 10:30 AM, water from the Central Utah Project was officially turned into Santaquin City's municipal distribution system for the first time in City history (following over 60 years of regional planning).

Operational Impact: Water flow allowed the City to immediately turn off two culinary water wells, saving substantial electrical pumping power costs.

Financial Readiness: Confirmed that Santaquin has accumulated 13 years' worth of financial reserves over the last 10–15 years to pay the CUP debt service/mortgage obligations without imposing rate hikes on residents.

System Capacity: CUP water flows directly into the Ted Allen Pond, bolstering secondary pressurized irrigation (PI) reserves and ensuring long-term water security without mandatory restricted-watering days.

CLOSED SESSION

Mayor Olson asked for a Motion. Council Member Lynn Mecham moved to enter into the closed session (May be called to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State.). Council Member 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 8:51 p.m.

Present at the closed session included Mayor Olson, City Manager Norm Beagley, Legal Counsel Brett Rich, Assistant City Manager Jason Bond, Council Member Travis Keel, Council Member Lynn Mecham, Council Member Jeff Siddoway, Council Member Brian Del Rosario and Council Member Art Adcock

Council Member Brian Del Rosario moved to end the closed session and enter back into the Regular City Council Meeting. Council Member 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 closed session ended, and the Regular City Council Meeting reconvened at 9:01 p.m.

ADJOURNMENT

Council Member Lynn Mecham moved to adjourn the meeting. Councilor Travis Keel seconded the motion.

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

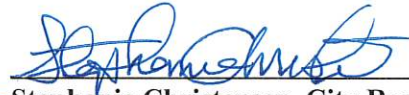
The motion passed.

The meeting was adjourned at 9:02 p.m.

ATTEST:

A handwritten signature in blue ink, appearing to read "Daniel M. Olson", written over a horizontal line.

Daniel M. Olson, Mayor

A handwritten signature in blue ink, appearing to read "Stephanie Christensen", written over a horizontal line.

Stephanie Christensen, City Recorder

THE RUTH AND NATHAN HALE THEATER

401 South Pleasant Grove Boulevard

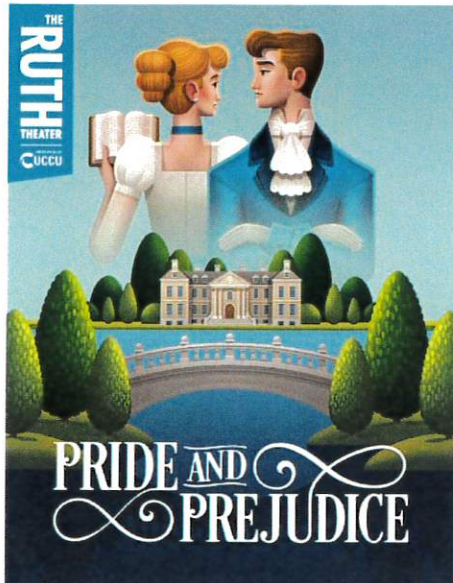
Pleasant Grove, Utah 84062

801-226-8600

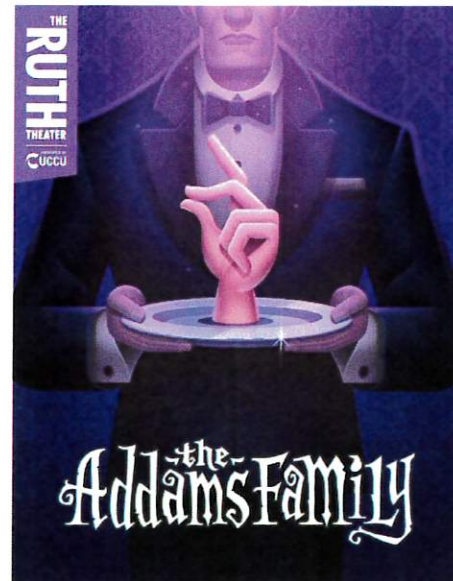
Box Office Hours

Monday – Saturday 12:00 pm – 6:30 pm

Closed Sundays



August 18 - November 7



September 14 - October 31

Contact Information:

Scott and Carolyn Quigley, Santaquin/Payson Ruth Volunteer Advocates

Scott 801-372-6645

Carolyn 801-372-2255

Pick a show and date, then contact one of us by phone to set up your experience at The Ruth.

Carolynquigley@msn.com

csatcoke@msn.com



—| *Welcome* |—
SANTAQUIN

Join your friends, neighbors, and
city leaders for any performance between

SEP 14 – 19

and **SAVE \$5 PER TICKET!***

Use code: **SANTAQUIN5**
at **TheRuth.org** to book now!

*Select seats only; while supplies last.
Seating not guaranteed.



Santaquin City Early Childhood Learning Center



Vision

Transform the current library building into an Early Childhood Learning Center where children ages 2.5–5 can learn, grow, and build a strong foundation through play-based learning. This program would provide a welcoming environment where children develop social, emotional, and academic skills while continuing the building's legacy as a place of learning and community.



Why Santaquin?

Santaquin is a community built around families, and as our city continues to grow, we have an opportunity to invest in the children who will shape its future. Many young families are looking for meaningful, local opportunities for their preschool-aged children to learn, grow, and connect. This center would provide a place where children can begin their educational journey while creating a lasting resource for the families who make Santaquin such a special place to call home.



Why This Building?

The current library building has always been a place centered around learning, growth, and community connection. With its existing spaces and welcoming environment, it provides a natural opportunity to continue that legacy by creating an Early Childhood Learning Center where Santaquin's youngest residents can begin their educational journey.



Program Overview

- Early childhood programming for children ages 1.5–5, including parent-child enrichment classes and play-based preschool.
- Builds kindergarten readiness through social, emotional, physical, and academic development
- Provides hands-on experiences through art, stories, music, movement, sensory activities, and exploration
- Follows the Nebo School District calendar with potential summer programming opportunities for all school aged children
- Creates a year-round community resource through preschool, enrichment, camps, and family activities



A Sustainable Community Partnership

This program would be designed to minimize reliance on city funds while creating an ongoing source of revenue for the city through a combination of:

- Participant tuition and program fees
- Grant opportunities focused on early childhood education and community development
- Local business and community sponsorships
- Donations and community partnerships
- A phased approach to implementation based on available resources



Community Impact

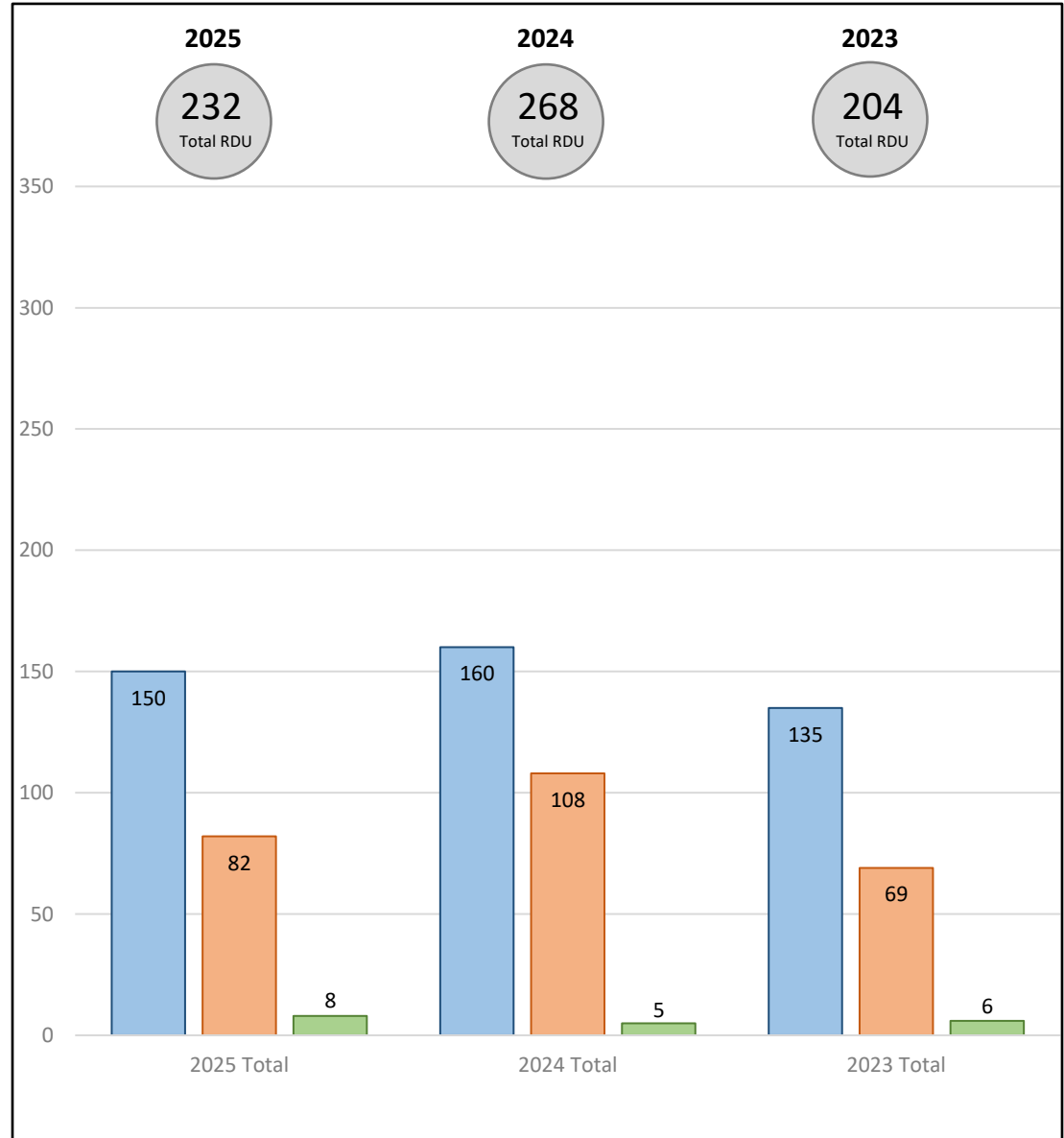
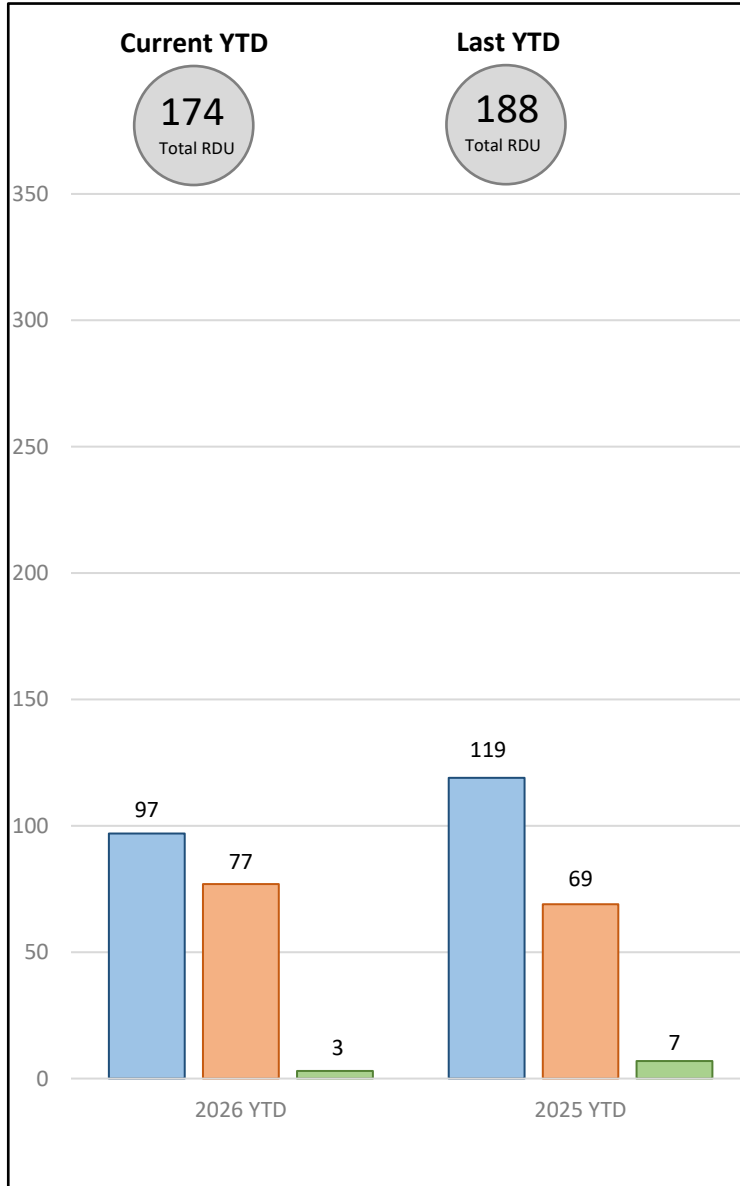
Investing in young children is investing in the future of Santaquin. This Early Childhood Learning Center would create a place where children can learn, explore, build confidence, and develop friendships while beginning their educational journey in a positive environment. It would provide families with a valuable local resource and create a lasting community investment for generations to come.

CY

Building Permit Report

Calendar Year

August 18, 2026



■ New Single Family RDU

■ New Multi Family RDU

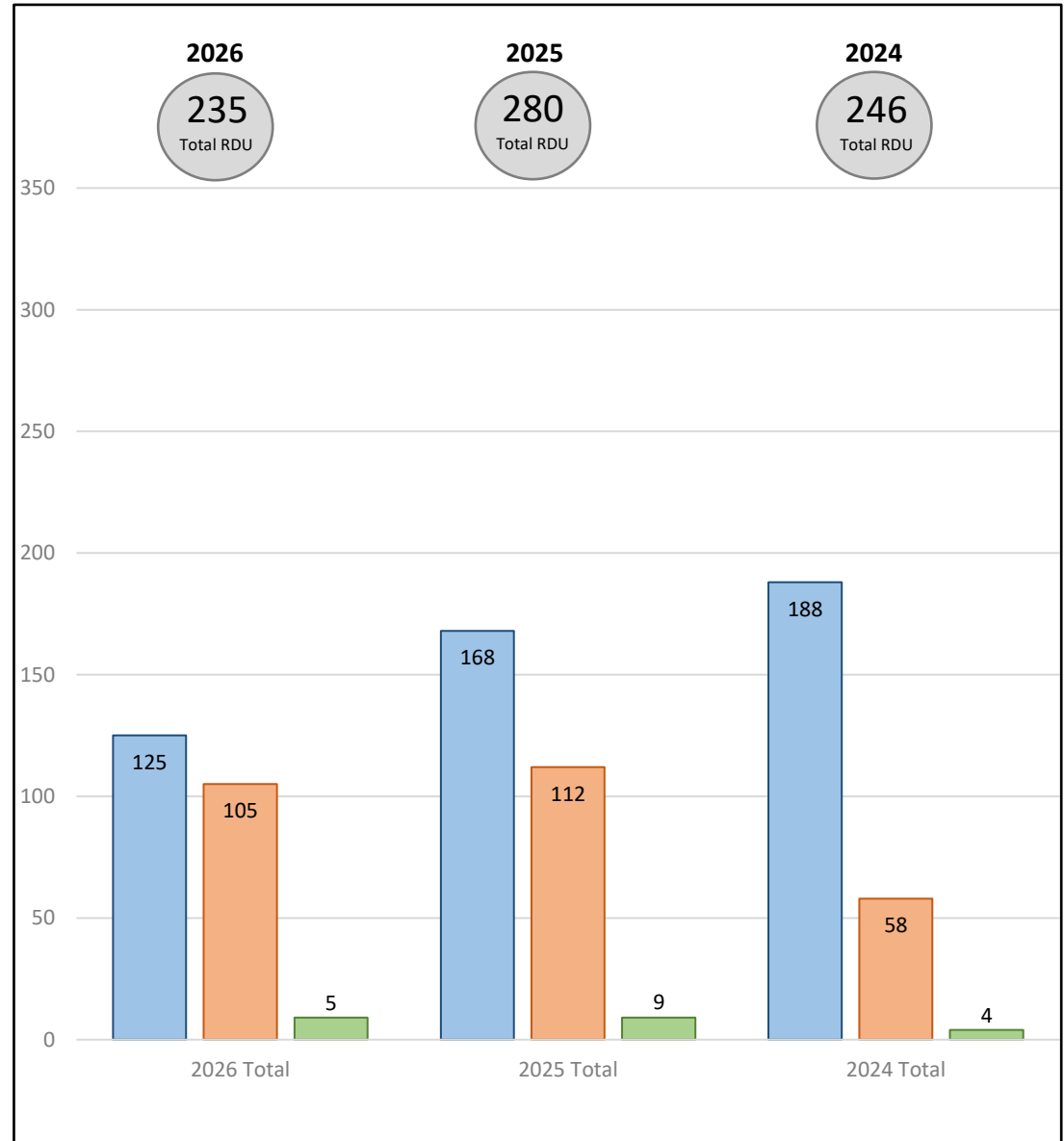
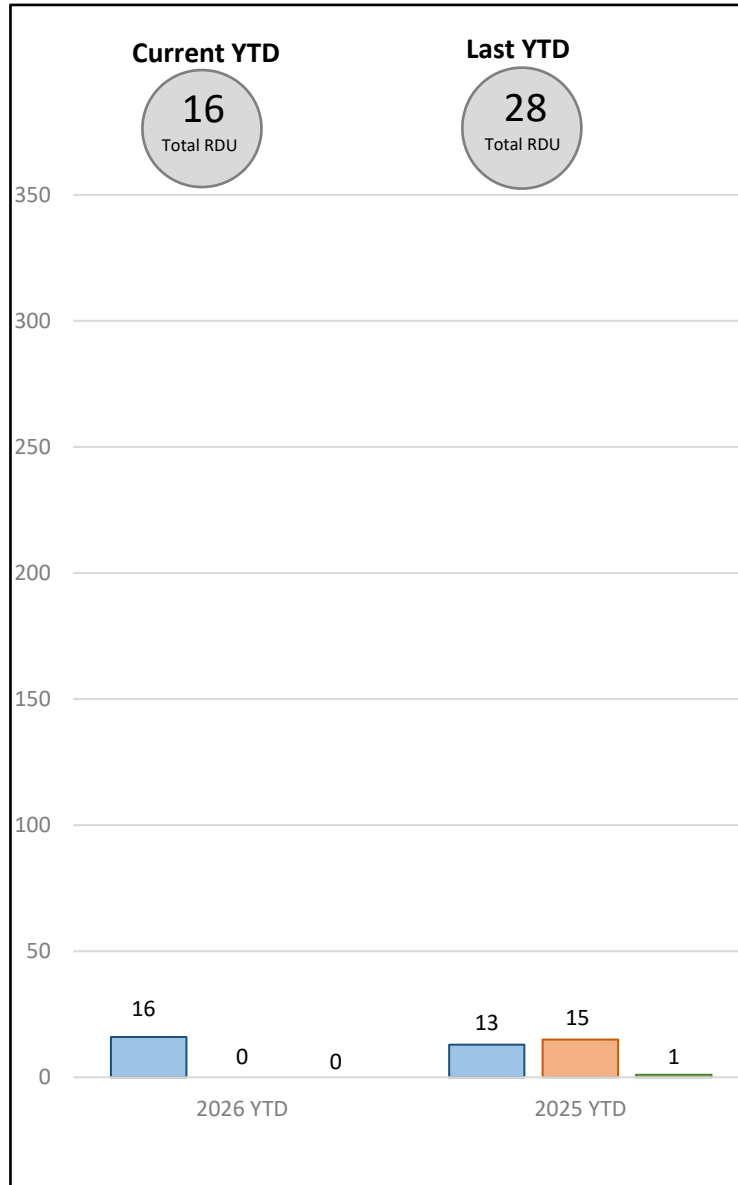
■ New Commercial Spaces

FY

Building Permit Report

Fiscal Year

August 18, 2026



■ New Single Family RDU

■ New Multi Family RDU

■ New Commercial Spaces



New Business Licenses

Name	Owner	Address	Description	BL#
Peak Energy Systems	R. Scott Mitchell	729 E 650 S	Electrical/Solar contractor	BL5019(H)
Spark Functional Wellness LLC	Tyeanna Johnson	325 E 200 S	Electro-equiscope therapy	BL5020(H)
Amare Bakery LLC	Karree Beck	253 N 700 E	Whole grain bakery	BL5021(H)
Until it Shines LLC	Jenna Freestone	36 N 200 W	Cleaning services	BL5022(H)
Squirrel King Labs	Joshua Hinton	360 E 300 N	3D printing services	BL5023(H)
Market Mi Lindo Class A Beer License	Norma Flores	118 W Main Street	Class A Beer License-Off Premise	BLB5024(C)
Junebug Doula Services	Aubrey Zemp	1997 S Freestone BLVD	Pregnancy and Birthing Support	BL5025(H)
Sentry Fueling	Jacob Frazier	152 E 840 N	Office for Fuel Delivery Services	BL5026(H)