REGULAR CITY COUNCIL MEETING
Tuesday, September 15th, 2026, at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Pro Tempore Jeff Siddoway called the meeting to order at 7:00 p.m.

ROLL CALL
Councilor Members 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, City Engineer Jon Lundell, Rhett and Ann Peterson, Calvin Davis, Dennis Larsen and several members from myHometown Santaquin

PLEDGE OF ALLEGIANCE
Mr. Andrew Goudy led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT
Council Member Art Adcock 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. 09-01-2026 - City Council Work Session Meeting Minutes
2. 09-01-2026 - City Council Regular Session Meeting Minutes

Bills
3. City Expenditures from 08-29-2026 to 09-11-2026 in the amount of $2,010,180.41
Mayor Pro Tempore Jeff Siddoway asked if there were any questions or changes needed on the meeting minutes or City expenditures.

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

Council Member Art Adcock	Yes
Council Member Brian Del Rosario	Yes
Council Member Travis Keel	Yes
Council Member Lynn Mecham	Absent
Council Member Jeff Siddoway	Yes

The motion passed.

PUBLIC FORUM

Just Serve Heart of Service Award
Rhett and Ann Peterson and Calvin Davis appeared before the Council to present a Just Serve Heart of Service Award.

Mr. Peterson explained that the Heart of Service Award is a Utah-specific award associated with the America 250 initiative. Recipients are nominated based on their exceptional service and may qualify in more than one service category.

Mr. Calvin Davis introduced Debbie Sperry as the award recipient. He recognized Mrs. Sperry for her extraordinary service to the children of Santaquin and described her as demonstrating dedication, compassion, and a strong commitment to education. Mr. Davis highlighted Mrs. Sperry's volunteer tutoring work and her efforts to help children develop reading skills and confidence. He stated that she believes every child should have the opportunity to learn, regardless of personal or family circumstances, and that she continually seeks ways to assist children who need additional support.

Mr. Davis further explained that Mrs. Sperry purchased and completely refurbished a school bus to serve as a mobile classroom. The mobile classroom allows her to provide individualized instruction directly to children and helps remove barriers that might otherwise prevent them from receiving educational support. Mrs. Sperry's service was also recognized for extending beyond tutoring. Mr. Davis stated that she inspires hope, builds confidence, and helps children recognize their potential. He described her kindness, creativity, personal sacrifice, and commitment as having made a lasting difference in the lives of local children and strengthened the community.

Mr. Peterson presented Mrs. Sperry with a Just Serve Heart of Service medallion and certificate. The award recognized her meaningful service, generosity, integrity, ability to bring people together, and contribution to the spirit of volunteerism associated with Just Serve and America 250.

Mrs. Sperry accepted the award and stated that she viewed it as recognition of an entire team rather than herself individually. She expressed appreciation for the many people in the community who each contribute in small ways to accomplish significant results. She stated that she was grateful to be part of myHometown Santaquin and thanked her family, including her husband, for supporting her ability to serve.

Mayor Pro Tempore Jeff Siddoway expressed appreciation for the local myHometown Santaquin program. He stated that the program had generated significant participation, with classes and service activities consistently receiving strong attendance. He also expressed appreciation for the program's positive impact and is interested in seeing it continue in the following year.

Dennis Larsen
Mr. Dennis Larsen first expressed appreciation for Waste Management employees. He stated that, during garbage collection at a neighboring residence occupied by a person with a disability, Waste Management employees had returned the garbage container to the residence after emptying it. Council Member Art Adcock also commended a driver who stopped during windy conditions to stand up garbage cans that had blown over before emptying them.

Mr. Dennis Larsen then addressed the Water Wise Solar presentation from the previous Council meeting. He stated that he was concerned about the manner in which the presentation had been brought forward and believed that the short time between the company's initial contact with the City and its presentation to

the Council created a sense of urgency. He compared that approach to tactics sometimes used by scammers. Mr. Larsen discussed information he had reviewed regarding floating solar projects in other parts of the world, including China and South Korea. He expressed concern that Water Wise Solar was a recently established company and that he had not found information demonstrating that the company had completed a similar project.

Mr. Larsen questioned whether the City should become the company's first project and expressed concern about the financial terms discussed previously. He compared the proposed payments to the City with City expenditures and stated his view that the proposed compensation could be inadequate in relation to the value of the City's property and Water Wise' resources. Mr. Larsen suggested that the City consider retaining greater control over any potential floating solar project. He proposed exploring whether electricity generated by floating solar panels could potentially be used by the local data center. He stated that such an arrangement might reduce the data center's reliance on natural gas generated electricity and could potentially reduce pollution, noise, and heat. He also suggested that selling electricity directly could generate greater revenue for the City than the arrangement previously presented by Water Wise Solar. Mr. Dennis Larsen stated that such a project could position Santaquin as an innovative community and provide a model for other communities.

Mayor Pro Tempore Jeff Siddoway thanked Mr. Larsen for his comments.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 176 residential units have been issued building permits in the current calendar year. In comparison, 18 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2026 – June 30, 2027). We had 1 new business license issued in the last month.

RESOLUTIONS, ORDINANCES & DISCUSSION & POSSIBLE ACTION ITEMS

Resolution

4. Resolution 09-03-2026 - Approval of Property Acquisition & Development Agreement Salisbury

City Manager Norm Beagley presented Resolution 09-03-2026, approving a land acquisition and development agreement between Santaquin City and Salisbury Land, LLC, and Salisbury Developers, Inc. City Manager Beagley explained that the City had approached Mr. Salisbury and his affiliated companies regarding the need to acquire land for a channel intended to convey stormwater downstream from two debris basins located higher in the area. The agreement would provide the City with approximately 1.14 acres of land. In connection with the acquisition, development rights would be "reinstated" as they were, as constructed, subject to additional work and requirements. He noted that a road remained to be constructed within the Stone Hollow subdivision, located at the northwest corner of Santaquin in the Summit Ridge area. City Manager Beagley stated the matter had previously been reviewed by the Planning Commission, which issued a positive recommendation regarding the land use related exceptions and associated items.

Mayor Pro Tempore Jeff Siddoway indicated that the matter had been reviewed previously by both the City Council and the Planning Commission. No additional questions or concerns were raised.

Mayor Pro Tempore Jeff Siddoway asked for a Motion. Council Member Travis Keel moved to approve ***Resolution 09-03-2026 - Approval of Property Acquisition & Development Agreement*** **Salisbury** Council Member Art Adcock seconded the motion.

Council Member Art Adcock	Yes
Council Member Brian Del Rosario	Yes
Council Member Travis Keel	Yes
Council Member Lynn Mecham	Absent
Council Member Jeff Siddoway	Yes

The motion passed.

Ordinances

5. Ordinance 09-01-2026 - Detached Accessory Dwelling Units Code Amendment
Assistant City Manager presented Ordinance 09-01-2026. He explained that the ordinance had been discussed at prior Council meetings and referred back to the Planning Commission for additional review. The proposed ordinance incorporated additional details regarding the requirements and regulatory flexibility allowed under state law.

Assistant City Manager Bond explained that the City currently allows detached accessory dwelling units in certain zones, including the R8, R10, and R15 zones. The proposed ordinance would not modify the existing regulations for those zones. The ordinance would apply the state-law requirements to additional residential zones, including the R12, R20, R43, and other applicable zones. Detached accessory dwelling units would generally be allowed in zones where detached single-family housing is permitted, provided the lot meets the applicable requirements. He stated a principal requirement discussed was that the lot must exceed 11,000 square feet for the affected zones. Assistance City Manager Bond stated that this minimum lot-size requirement follows the state mandate for detached accessory dwelling units. He also noted that the City may have future opportunities to modify or relax certain regulations in response to the State's moderate income housing requirements.

Assistant City Manager Bond said the proposed ordinance establishes the following off-street parking requirements for detached accessory dwelling units: At least two off-street parking spaces for a detached accessory dwelling unit that is 650 square feet or larger; and one off-street parking space for a detached accessory dwelling unit smaller than 650 square feet. The ordinance also clarifies that applicable building, fire, and health codes continue to apply. He explained that the previous draft had referred broadly to "all residential zones." The revised language more specifically identifies areas where detached single-family housing is permitted and is intended to avoid ambiguity regarding residential uses located in other zoning districts.

Council Member Art Adcock asked whether the ordinance had been reviewed by the City Attorney. Assistant City Manager Jason Bond stated that the City Attorney had reviewed the changes and that the ordinance had been discussed with him. Although the complete ordinance had not been formally sent for a separate legal review, he stated that the ordinance was considered straightforward and consistent with state requirements. Assistant City Manager Bond stated that the City was following the state legislation closely and that future changes could be considered if the City determined that additional flexibility was appropriate or necessary to address moderate-income housing requirements.

Mayor Pro Tempore Siddoway said the Planning Commission had reviewed the ordinance twice, including the revised language, and had unanimously issued a positive recommendation.

Mayor Pro Tempore Jeff Siddoway asked for a Motion. Council Member Brian Del Rosario moved to approve ***Ordinance 09-01-2026 - Detached Accessory Dwelling Units Code Amendment.*** Council Member Travis Keel seconded the motion.

Council Member Art Adcock	Yes
Council Member Brian Del Rosario	Yes
Council Member Travis Keel	Yes
Council Member Lynn Mecham	Absent
Council Member Jeff Siddoway	Yes

The motion passed.

Discussion & Possible Action

6. Discussion and Possible Action – WRF Phase 3 Improvements Time Only Change Order
City Engineer Jon Lundell presented a proposed time-only change order for the Water Reclamation Facility Phase Three Improvements project. City Engineer Lundell reported that construction was progressing and that substantial work had been completed. However, certain pieces of equipment had experienced delivery delays. The delays were attributed to supply-chain issues, tariffs, and other factors affecting the project. The change order would extend the contract schedule through the end of the calendar year to allow the delayed equipment to be delivered, installed, tested, and placed into operation. City Engineer Lundell emphasized that the proposed change order would not increase the overall project cost. It would modify only the project schedule.

Council Member Art Adcock asked about a large bridge-like structure at the facility. City Manager Norm Beagley explained that the structure was the top or lid of a new tank. The structure uses exterior trusses rather than a conventional roof structure. City Engineer Lundell indicated that the lid included access openings along its length.

Mayor Pro Tempore Jeff Siddoway asked for a Motion. Council Member Travis Keel moved to approve ***WRF Phase 3 Improvements Time Only Change Order.*** Council Member Art Adcock seconded the motion.

Council Member Art Adcock	Yes
Council Member Brian Del Rosario	Yes
Council Member Travis Keel	Yes
Council Member Lynn Mecham	Absent
Council Member Jeff Siddoway	Yes

The motion passed.

7. Discussion and Possible Action – GMP Change Order – Ellsworth-Paulsen for Cemetery Building Finishes and Site Improvements
City Engineer Jon Lundell explained that this was the second change order associated with the contract (with Ellsworth-Paulsen), following earlier work on the recreation building. The proposed change order would allow the City to complete the cemetery building. City Engineer Lundell reported that City staff had worked with Ellsworth-Paulsen over the preceding several weeks to identify cost-saving measures and value-engineering opportunities. The project had been reduced to a current contract amount of approximately $449,121, which was within the previously identified project budget of $450,000.

City Engineer Jon Lundell explained that certain work would likely be completed by Public Works employees rather than by the contractor. That work could include Installing plywood or other interior sheeting to protect the spray foam insulation; Completing certain interior finish related work; and Installing exterior landscaping near the front of the building. The proposed landscaping was described as water-wise landscaping, potentially including cobble, trees, shrubs, and drip irrigation.

City Engineer Lundell estimated that the materials for the City performed work would cost approximately $10,000 to $15,000. If the contractor performed the work, the estimated cost would be approximately $28,000, consisting of both materials and labor.

Council Member Brain Del Rosario asked how the additional $10,000 to $15,000 in materials would be funded. City Manager Norm Beagley explained that the cost could require a budget amendment during the current fiscal year or could be included in the following year's budget, depending on the timing of the work. City Manager Beagley stated that the work would be eligible to be funded through impact fees and that the project included a contingency allowance. If the contingency was not fully used, some or all of the additional materials cost could potentially be paid from the contingency.

City Engineer Jon Lundell emphasized that the cemetery building project remained within the overall budget identified during the budget process and that staff would continue working with the contractor to minimize costs while maintaining the necessary functionality of the building.

Mayor Pro Tempore Jeff Siddoway asked for a Motion. Council Member Art Adcock moved to approve ***GMP Change Order – Ellsworth-Paulsen for Cemetery Building Finishes and Site Improvements.*** Council Member Travis Keel seconded the motion.

Council Member Art Adcock	Yes
Council Member Brian Del Rosario	Yes
Council Member Travis Keel	Yes
Council Member Lynn Mecham	Absent
Council Member Jeff Siddoway	Yes

The motion passed.

8. Discussion and Possible Action – Award of State Bid Contract – Library Furniture
City Manager Norm Beagley informed the Council that the pricing on the cover page of the submitted package from Workspace Elements, as referenced in portions of the discussion, was incorrect. The individual line item backup pages contained the correct figures, but the cover page did not total the items correctly. The incorrect cover-page amount had been used in preparing the original staff estimate. After discovering the error, staff worked with the vendor to reduce the proposed order by approximately $6,000 through minor adjustments to the requested items.

City Engineer Beagley stated the corrected total proposed for approval was approximately $204,558.29. This was approximately $12,000 higher than the amount previously reflected in the budget materials, but he stated that sufficient funds were available to cover the additional $12,000. City Manager Beagley also stated that the additional amount was included in the appropriate funding source and that the total library furniture, fixtures, and equipment expenditures remained within the approved annual budget.

City Manager Norm Beagley explained that the purchase was based on state bid pricing and included a discount of approximately 38 percent from the manufacturer's retail price. The City had obtained another bid; however, the other vendor was considered nonresponsive because it could not provide all of the

requested items. When the bids were compared on an equivalent, item-for-item basis, the state-bid vendor's pricing for the requested furniture was lower.

City Manager Beagley reported that, including the furniture, bookshelves, waste receptacles, computers, laminator, and RFID gates, the City's total library FF&E related expenditures were expected to be approximately $440,000 against a budget of $500,000 for the fiscal year. He stated that the City would remain within budget and would still have funds available for remaining library purchases. He estimated that the furniture would be delivered within approximately eight to ten weeks. The anticipated project schedule was described as follows: Carpet work was expected to begin during the last week of September or the first week of October. Bookshelves are expected to arrive around the middle of October. Library furniture is expected to arrive around the middle of November. RFID gates were also expected around the middle of November. He acknowledged that the project was somewhat behind the original schedule due to the carpet issues but stated that the schedule reflected current vendor and procurement conditions.

Mayor Pro Tempore Jeff Siddoway asked for a Motion. Council Member Travis Keel moved to approve ***Award of State Bid Contract – Library Furniture with the Change Order.*** Council Member Brian Del Rosario seconded the motion.

Council Member Art Adcock	Yes
Council Member Brian Del Rosario	Yes
Council Member Travis Keel	Yes
Council Member Lynn Mecham	Absent
Council Member Jeff Siddoway	Yes

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON ADJOURNMENT

Assistant City Manager Jason Bond
Assistant City Manager Jason Bond reported that Community Development has no pending applications requiring immediate action. Due to the lack of agenda items, he anticipated that the upcoming Development Review Committee and Planning Commission meetings might be canceled.

Assistant City Manager Bond stated the Sunset Ridge development, located near Main Street, was continuing to address redline comments from prior Development Review Committee meetings. Staff was awaiting resubmittals before the project could proceed. Also, the Santaquin Retail project, located across the street and slightly west of the Public Safety Building near Family Dollar, had submitted a site plan. Staff had provided redline comments and were awaiting a revised submittal.

He said the proposed conversion of the Kars gas station to a Maverik had been inactive for several months due to logistical issues. He reported that the project appeared ready to move forward again. One of the remaining issues involved signage. The existing sign was legally nonconforming, and the proposed replacement would be smaller than the existing sign but would still not comply with the City's current sign ordinance. He said staff was considering whether a narrowly tailored amendment to the sign ordinance could allow the existing large sign to be replaced with a smaller sign. He indicated that the intent would not be to broadly relax the sign code, but rather to create flexibility for a situation in which a legally nonconforming sign is being reduced in size.

Council Member Brian Del Rosario asked whether a onetime agreement or development agreement could be used instead of changing the ordinance. Assistant City Manager Bond explained that a development

agreement would still require the applicable review process. Also discussed was a possible exception provision that could apply when a legal, nonconforming sign is being reduced in height or overall size. Council Member Del Rosario also expressed concern about unintentionally creating a broad precedent or opening the door to numerous similar requests. Assistant City Manager Bond stated that the issue would be carefully drafted and would proceed through the normal legislative and review process.

Council Member Art Adcock asked for an update regarding Taco Bell. Assistant City Manager Bond reported that the project had an approved site plan but that the City had not recently (yet) received additional information. The City was awaiting architectural review materials, building permit materials, or other documentation addressing remaining conditions and redline comments. Council Member Adcock also stated that the construction of Mountain America Credit Union appeared to be progressing well on the exterior. The City does not have a confirmed date for completion, occupancy, or opening.

Assistant City Manager Jason Bond provided an update regarding a veterinary clinic planned for a site in the industrial park. The project had recently received an approved site plan through the Development Review Committee. The City was awaiting a building permit application. Assistant City Manager Bond also reported that Bella Vista had received final approval for two additional plats. In total, four final plats had recently been approved in the Bella Vista area near 400 East and 400 North. The approved plats represented approximately 160 single-family residential lots.

City Manager Norm Beagley

City Manager Norm Beagley reported that the City had received approximately 43 million gallons of water from Strawberry Reservoir, through the ULS pipeline, during the year. He noted that the additional water supply had been particularly valuable given the difficult year for pumps, motors, wells, and low stream flows.

Council Member Art Adcock asked about the pressurized irrigation season. Staff stated that the City's system remained operating normally. The expected shutdown date remained approximately October 15, subject to conditions.

Council Member Travis Keel: Had nothing to report.

Council Member Art Adcock:

Council Member Art Adcock again expressed appreciation for Waste Management and its employees for assisting residents and correcting garbage cans that had blown over. He also reported receiving a citizen complaint regarding flags at the cemetery. After visiting the cemetery, he observed additional maintenance concerns and worked with Public Works employee Tanner Childs. Council Member Adcock wanted to recognized Mr. Childs for responding promptly and completing more work than originally requested. A new rope had been installed on the American flagpole. Council Member Adcock also raised concerns regarding the condition of the south side of the museum roof and stated that the roof appeared to need attention. He reported that the senior programs were doing well, with good attendance, well-received meals, positive staff interactions, and numerous compliments.

Council Member Brian Del Rosario:

Council Member Brian Del Rosario announced that the Community Services Board would meet on Thursday, September 24, 2026, at 7:30 p.m. Residents who were not currently members of the board were encouraged to attend. It was noted that prior meetings had occasionally been canceled due to a lack of a quorum. He encouraged interested residents to attend and provide input regarding community services. Council Member Del Rosario also discussed the need for additional residents to serve on the Community Services Board.

Council Member Art Adcock reported that a resident had raised concerns regarding school crossings and related safety issues. He discussed a Utah Department of Transportation grant application cycle expected to open on October 1 and emphasized the importance of not missing the application deadline if the City wished to pursue funding.

Council Member Brian Del Rosario reported that approximately 40 to 50 parents at Orchard Hills were interested in advocating for an improved trail system connecting to the school. The group hoped to create a safer and more practical route for students who walk or bicycle to school. He stated that the existing route was difficult to navigate, particularly where the trail transitions to a sidewalk and turns near the school. The route was described as challenging during drop-off and pick-up times, and concerns were raised about bicycle crashes and the rough condition of the informal trail. Council Member Del Rosario said the parents were reportedly interested in working with the City to identify potential solutions, including: Improvements to an existing informal trail; A temporary or interim route; Possible use of City owned property; Fundraising; Grant opportunities; and Collaboration with school staff and property owners.

Assistant City Manager Jason Bond explained that City property extended only partway toward the school and that private property lay between the City property and Orchard Hills. Although residents currently use the area as a trail, the City could not formally establish a public trail across private property without an easement or other agreement. He stated that future development of the private property could eventually include both a roadway and a formal trail connection. However, that development could be years away.

Council Member Del Rosario discussed the possibility of contacting the property owner and negotiating an easement or another short-term arrangement. Assistant City Manager Bond noted that the existing area was already being used informally as a trail and included jersey barriers intended to prevent vehicles from using the area as a shortcut. He also discussed the difficulties that a public trail could create for a property owner during future development. Nevertheless, members expressed interest in helping residents understand realistic options and in facilitating communication among the residents, the City, school staff, and the property owner. Council Member Del Rosario stated that the parent group could grow to nearly 100 participants and was already working with school staff. No formal action was taken.

Council Member Jeff Siddoway: Had nothing to report.

ADJOURNMENT

Council Member Brian Del Rosario moved to adjourn the meeting. Council Member Travis Keel 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 7:57 p.m.

ATTEST:

Daniel M. Olson, Mayor

Mayor Pro Tempore

Stephanie Christensen, City Recorder