

May 21, 2014 City Council Minutes

Minutes of the Payson City Council Meeting held at the Payson City Center, 439 West Utah Avenue, Payson, Utah on Wednesday, May 21, 2014 at 6:00 p.m.

ROLL CALL: Mayor Rick Moore; Councilmembers: JoLynn Ford, Kim Hancock, Mike Hardy, Scott Phillips and Larry Skinner; City Manager Dave Tuckett, Attorney Mark Sorenson and Deputy Recorder Amanda Baker.

Mayor Rick Moore presiding.

PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Councilmember Hardy and Pledge of Allegiance led by Boy Scout Dylan Carter.

CONSENT AGENDA

MOTION by Councilmember Phillips to approve the Consent Agenda consisting of approval of May 7, 2014 Council Minutes. Motion seconded by Councilmember Skinner. Motion carries.

PUBLIC FORUM

Boy Scout Dylan Carter asked the council for permission to build a dock on Spring Lake. He said it would be approximately 8x16 feet long. Mr. Carter stated he has received approval from the Division of Wildlife. Mayor Moore asked that Mr. Carter talk with Parks Superintendent Mark Hyland. Mrs. Carter stated that he has talked with Mr. Hyland in the past but no decisions were made. The council questioned if liability was an issue.

Councilmember Ford asked what kind of maintenance would be involved. Mrs. Carter stated they would like to use a Trex so there would be less maintenance. Golf Pro Tracy Zobell suggested that some type of sealant or something is put on the Trex so that it is not slippery.

The council stated they would like to see plans. Mrs. Carter stated they didn't have any yet. They would like to know if it is a possibility to do it before moving forward with drawing the plans. Councilmember Hancock stated he feels that it would be a good thing for Spring Lake. Council Member Ford also feels that it would be a great asset for the community. Council agreed for them to move forward and to work with Parks Superintendent Mark Hyland.

COUNCIL AND STAFF REPORTS

Recreation Director Karl Teemant reported that they have been working on repairs at the pool. They sealed all the lights in the lazy river and made some repairs to the boilers. He reported that they feel that the pool is ready to open and will open Saturday. Councilman Phillips questioned if we are maintaining the boilers properly. Director Teemant stated they have made changes to try to avoid problems. Councilman Phillips asked if there are written operating procedures or documents for how maintain equipment if there is a change in employees. Director Teemant stated they do have them in place. He also mentioned they will be hosting several baseball tournaments this weekend. He also reported that we will have an Eagle project at the Peteetneet to repaint the fence around the rose gardens. Councilmember Ford suggested the bushes near the Peteetneet sign be trimmed so the clear view area is clear.

Golf Pro Tracy Zobell reported that a Memorial Day program will be at 9:30 am Monday. He also reported the parks crew will start doing some work on Main Street. He reported they have been really busy at Gladstan. They will also have several golf camps throughout the summer. Councilmember

Skinner suggested that if we spend some money on the RV Park it would be full all the time. There was also a suggestion to get a tent for large corporate parties.

Engineer Jockumsen reported a sewer flow meter has been ordered. He spoke with Meche Lester FEMA, she said they have to redo their study and that it will probably take 3 years. He suggested that we still analyze their data so we are prepared to fight the problem areas. He also gave an update on the water and PI ponds.

Attorney Sorensen reminded the council about the concert on June 7th at Peteetneet.

Librarian Donna Gay stated they will start their summer reading program. She stated they also have an adult summer reading program and a friends and family night once a month. They are planning to have their chalk around the block event.

Councilmember Hardy reported the Nebo Economic Summit will be held June 19th in Spanish Fork and the Chamber is sponsoring Shop Payson in the Walmart parking lot

Councilman Hancock reported that SUMVWA signed contracts water on Utah Lake. Shows how the water in Utah Lake is affected.

Councilman Phillips reported he and the Mayor talked to quite a few people at the ICSC Convention. He said that Security Services bank will move out of Walmart and into the old Starbucks building. He said Burger King would like to come to Payson. He commended the Mayor for the effort he put in at the ICSC Convention.

Mayor Moore also stated that we helped sponsor the EDCUtah booth and it was done well. We were well represented. He also stated Home Depot is not going to Spanish fork so that is still a possibility that they could come to Payson. He mentioned that businesses don't want to go into the "Pit" so there needs to be some changes there.

He also said he had a discussion with the surrounding mayor's regarding the sewer situation. He said a regional sewer plant is not looking good. He also reported that ticket sales for the concert on June 7th are going well and that the Payson Idol contest was a big success.

HIDDEN GROVE SUBDIVISION

Attorney Mark Sorenson presented information from the Addendum to the Hidden Hills subdivision. He stated the Developer Dean Ingram would like to make some changes to the agreement.

Mr. Dean Ingram stated they have submitted the building permit application to convert the clubhouse to a Single Family Residence however; they would like to sell the property before the changes are made.

Attorney Sorenson mentioned Planner Spencer had concerns for the timing of the improvements. He stated a building permit would be pulled and things completed through the building permit process and no certificate of occupancy would be issued until the improvements were complete. This would give some assurance that things would be completed in the near future.

Attorney Sorenson stated the developer would like to make changes to the fencing requirements along 600 east.

Mr. Ingram stated the buyers of the existing home do not want a wrought iron fence. He said there is an existing wood fence and would like it to remain more natural.

There was concern about access onto 600 East. Mr. Ingram said he would like to landscape in a way that would prohibit people from accessing the street with large boulders and other native materials. He would like wait to put a fence unless the homeowners want to put it in.

Attorney Sorenson reported that they could still access onto 600 East because there isn't a curb and gutter but that landscaping could solve the problem, it just would not be consistent.

Councilmember Ford stated she feels the existing fence is perfectly fine and doesn't need to be consistent. She is fine with leaving it way it is.

Motion by Councilman Hardy to approve the changes to the agreement as presented. Seconded by Councilmember Skinner.

Councilmember Skinner stated as long as there is no access onto 600 east, the homeowner can maintain the fence that is currently there, but when the fence is replaced it fence shall be wrought iron.

Council member Hancock also mentioned that there is a misspelling in the agreement regarding heating and ventilation which should be corrected.

Motion carries.

DISCUSSION REGARDING THE FLOYD SUCHER PROPERTY

City Manager Tuckett presented information regarding the Floyd Sucher property. Mr. Sucher would like to move forward developing his property despite the rules stated in the annexation agreement.

Mr. Floyd Sucher stated in 2007 the City Manager and Planner spoke with them regarding the annexation of their property. At that time, there were some development opportunities and that in that area would be a possibility to have higher density housing. He stated he was excited but it has taken a long time. He stated he would like to move forward with the development of his property. He would like to know what kind of a time schedule the council is on in allowing higher density housing. Mr. Sucher would like to know the potential for extending the utilities to the area.

City Engineer Jockumsen stated we need to look at the Master plan to see if we can determine what infrastructure is needed. City Manager Tuckett said that the concern is that the study hasn't been completed.

Councilmember Skinner stated we are open to the conversation but can't make a decision until we have the information from staff. Mayor Moore stated the study and a Master Plan would need to be done before this could move forward. Mayor Moore suggested Mr. Sucher keep in touch with Planning and Zoning to get the information to support a vote one way or another.

DISCUSSION REGARDING UTOPIA

May 21, 2014 City Council Minutes

Attorney Sorenson gave a history of UTOPIA.

Discussion was held regarding UTOPIA, which included discussion on the following topics:

- Assessing the UTOPIA connection as a Utility
- The need for fiber technology in our area which is something people look for when relocating and is also a need for businesses.
- Debt vs Financial obligation
- The options for moving forward which City Manager stated they were :
 - Let it go dark and close it. We still pay the 270K for the next 12 years with unknown consequences.
 - Keep it limping along but will never get it built out.
 - Enter into a Private partnership.
- Potential lawsuits
- Effects on property Values
- The possibility of other fiber lines available
- Effects of the changes in legislature

The Council expressed frustration because the information is incomplete and confusing.

Councilmember Hancock requested the information in outline form. City Manager Tuckett stated there is an executive summary.

Councilmember Ford expressed concern that some of the big things are left out. The Council agreed that we need fiber but we also need the financing and a guarantee. Councilmember Ford asked that Representative Mark Roberts attend the next meeting regarding Utopia so that he knows what kind of predicament this has put the cities in.

ADJOURNMENT

Motion by Councilmember Phillips to adjourn. Motion seconded by Councilmember Ford. Motion carries.

Council adjourned at 9:10 p.m.