

1 PAYSON CITY
2 CITY COUNCIL MEETING
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, August 3, 2016 6:00 p.m.
5

6 CONDUCTING Mayor Richard Moore
7

8 ELECTED OFFICIALS Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton
9

10 STAFF Dave Tuckett, City Manager
11 Sara Hubbs, Finance Director/Recorder
12 Mark Sorenson, City Attorney
13 Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
14 Kim Holindrake, Deputy Recorder
15 Brad Bishop, Police Chief
16 Karl Teemant, Recreation Director
17 Kim Lefler, Communities That Care Coordinator
18

19 OTHERS Max Fredricks – Scout, Rhett Huff, Lou Balamis – Chamber, Burtis
20 Bills, Lee Johnson, Ron Packard, Doris O’Connor, Dennis O’Connor,
21 Adam Cowie, Brent Huff, Brian Baker – Zions Bank Public Finance
22

23 This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to
24 order at 6:07 p.m.
25

26 A. PRAYER & PLEDGE OF ALLEGIANCE
27

28 Prayer offered by Brian Hulet
29

30 Pledge of Allegiance led by Scout Maximus Fredricks
31

32 B. CONSENT AGENDA

- 33 1. Approval of July 20, 2016 Payson City Council Meeting Minutes
34

35 **MOTION: Councilmember Hardy - To approve the Consent Agenda.** Motion seconded by
36 Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
37 Doug Welton. The motion carried.
38

39 C. PETITIONS, REMONSTRANCES, & COMMUNICATIONS

- 40 1. Public Forum
41

42 Rhett Huff stated the Payson Lions Club is rolling forward on the 1 million pennies for the Payson
43 library. They have many events planned in the future to raise \$10,000 to help with the remodel at
44 the Payson library with a teen space to feed their minds. They accept checks and cash of any
45 denomination for the 1 million pennies. He is excited with all the city’s events that are happening
46 and the Tour of Utah was amazing. It brings good publicity. He is looking forward to the salmon
47 supper.

48
49 Mayor Moore thanked Mr. Huff for doing the pennies for the library. He has put a lot of time into it.
50 Mayor Moore encouraged residents to contribute.

51
52 Kerry Morton stated the sky festival was a great success and was great to attend. He is also grateful
53 for the initiative for recycling.

54
55 Public forum closed.

56
57 2. Council and Staff Reports

58
59 Dave Tuckett introduced Kim Holindrake as the Development Services Administrative Assistant
60 and Deputy Recorder.

61
62 Staff Reports

63
64 POLICE - Chief Bishop reported there were 87 arrests, 144 offenses, 281 citations, 343 violations,
65 1,088 calls for service, 1 DUI, 355 traffic stops, and 24 accidents.

66
67 PUBLIC WORKS - Director Travis Jockumsen stated everyone should be aware of the situation up
68 at the lake. The city has used over 250 million gallons of pressurized irrigation water this year. The
69 high line will be upped since the lake is unusable until that situation is fixed. He will keep an eye on
70 it and see if the lake can be used later. Labs results should be available in the next day or two. Dave
71 Tuckett reported that some of the testing may have to go to Florida, which takes five days. He hopes
72 the initial tests will be good. Water is not being brought down from the lake so there is no concern
73 for residents. The city released information on Facebook and the Everbridge Communication
74 system. Residents can also sign up with the Payson Lakes Group. Travis Jockumsen reported that
75 Utah Avenue will be paved next week, and work is progressing on 100 South. Both projects are
76 moving quickly.

77
78 COMMUNITIES THAT CARE - Kim Lefler reported that the strengthening families program
79 begins on September 8th at Payson Junior High from 6 to 8:30 p.m. Dinner will be provided. The
80 back to school backpack giveaway is August 6th from 10 am to noon. The program assists families
81 with backpacks, school supplies, and clothing. A free lunch will be provided for all the children
82 attending. Parents must bring their child with them to receive the backpacks. She requested that if
83 anyone knows of any families who needs this service to please let them know. Two members of the
84 Youth City Council were in attendance, Stockton Hyre and Briana Bartholomew who are both in 8th
85 grade. Briana attends Payson Junior High and Stockton attends Mount Nebo Junior High. Ms.
86 Lefler will be attending the school open house events to get more youth involved. She has found
87 that speaking to the moms is helpful in encouraging students to participate.

88
89 RECREATION – Recreation Director Karl Teemant thanked the community for Tour of Utah. It
90 was a great race. Lachlan Morton won stage three again. He receives another pair of boots and said
91 he will get another color because he wears them all the time. Director Teemant thanked the
92 community and staff for the many months of meetings and items to support the Tour of Utah. The
93 salmon supper is this weekend on Friday, August 5th. Tickets can be purchased at the city or any
94 local bank. He noticed the youth are padding up for football, which is just beginning.

95

96

97 Council Reports

98

99 Councilmember Hulet thanked those working with the Tour of Utah as well as the volunteers and
100 staff. He thanked staff and Dave Tuckett for taking care of the algae issue so well in getting
101 information out so it wasn't a big mess with the public. The news release was mild. He requested
102 results from the concert. Sara Hubbs reported the results will be ready after tomorrow.

103 Councilmember Hulet requested that next year it be advertised when dinner ticket sales will close.
104 He tried to purchase tickets and was unable to get them. He tried to get ABC 4 News to come down
105 for the Tour of Utah today. He is going up there tomorrow and will do a small interview about the
106 salmon supper.

107

108 Councilmember Carter thanked everyone involved with the Tour of Utah today. She appreciated the
109 hard work.

110

111 Councilmember Welton stated the staff is doing an incredible job. The Tour of Utah was great, and
112 he looks forward to the upcoming salmon supper. He was watching Fox Sports and saw a
113 commercial for the Tour of Utah highlighting Payson City. It was gorgeous. He would like to see
114 consistency and have the Tour of Utah every year. It is good for the community. The advertising is
115 good, and it's a cheap way to advertise. Some may be frustrated but the Tour is a great thing.

116

117 Councilmember Hardy stated the Tour of Utah was well done. He thanked the staff and volunteers
118 who put in a lot of time. The event was very well organized. He has been watching TV a lot the last
119 few weeks with police being shot down. He appreciates both the Payson police and fire departments
120 and all they do for residents. They need a big shout out, and they work hard. The park will be ready
121 for the salmon supper on Friday. He is very excited for the event. The Chamber is doing a #1 job.
122 He welcomed former city councilmember Kim Hancock to the meeting.

123

124 Mayor Moore reported staff is working through water issues and ironing things out with the algae at
125 the lake. The Street Department is doing a great job downtown. Curbing was completed today in
126 front of the fire station, and the street will soon be paved. The city received a plaque from the Tour
127 of Utah, Mayor Moore presented the plaque to Dave Tuckett for the wall of trophies. He thanked
128 everyone who helped with the Tour. Dave Tuckett thanked Mayor Moore for attending the Tour.
129 Steve Miller with the Larry H. Miller Group presented the plaque to the Mayor. They are grateful
130 for the work Payson puts in and like being here. He will look at starting discussions with them for
131 future Tour events.

132

133 3. Scout Attendance Certificates (6:27 p.m.)

134

135 Councilmember Mike Hardy presented Maximus Fredricks a scout attendance certificate.

136

137 4. Chamber Business of the Month

138

139 Lou Balamis reported the Chamber is keeping busy. The next movies in the stars is on Friday,
140 August 19th with the showing of the Minions. The Chamber merged with Santaquin City and will
141 participate in the rodeo this weekend as a fund raiser.

142
143 Lou Balamis presented Rory Adams with Farmers Insurance with the Business of the Month
144 Award. Mr. Adams accepted the award and voiced his appreciation. He has been here for 6.5 years
145 and loves the community and Payson City.

146
147 D. PUBLIC HEARING
148 1. Public Hearing regarding an ordinance setting the real and personal property tax levy for
149 municipal purposes and adopting a budget for Payson City for the fiscal year beginning July
150 1, 2016 and ending June 30, 2017

151
152 **MOTION: Councilmember Hardy – To go into the public hearing.** Motion seconded by
153 Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
154 Doug Welton. The motion carried.

155
156 Public Hearing

157
158 Sara Hubbs stated we are here to discuss the increase in property taxes. There are a few minor
159 changes to the budget. The parks budget was increased \$2,000 to engrave the park names that were
160 just adopted a couple months ago and then \$2,000 for a park study. The Solid Waste Department
161 has a loader that needs to be replaced, which will be covered with excess revenue in the department.
162 She showed a list of capital projects that were postponed. Because property values increased, the
163 certified tax rate was dropped to .001192. The truth in taxation proposal is to keep the current
164 .00128 rate. If the rate is increased, the city council can determine where the funds will be used. She
165 showed a pie chart indicating the entities that make up a resident's property taxes. The Nebo School
166 District takes 76.3% where the city is only 10.6%.

167
168 Councilmember Hulet questioned the ordinance language where the Finance Director is authorized
169 to increase appropriations for revenues.

170
171 Sara Hubbs stated every city is different. Provo City doesn't require appropriations to go back to the
172 city council. The finance director has the authority to make adjustments when revenues come in for
173 a specific purpose because it's a wash. This language can be changed. This language was in the
174 budget last year. She still brings everything to the Council for review.

175
176 Burtis Bills stated he doesn't see the truthfulness in raising taxes. The Nebo School District is
177 taking a high percentage, and they will raise it and get more. He doesn't see the need for the raise.
178 Utilities have been raised over and over again, which he sees as a taxation. The County sent out a
179 letter stating what his tax will be this fall, and both of his properties increased by \$200. It is quite a
180 chunk of change. Many elderly residents are on fixed incomes, and it's difficult for them. Five, ten,
181 or twenty bucks is a big deal. He doesn't see it justified just because you can.

182
183 Lee Johnson stated he is trying to understand the purpose of the tax increase and where the funds
184 will be spent. The city isn't going in the right direction when doubling the sewer rate on the
185 citizens, and it's not charged to all those using the facility. This raises taxes on the back of a lot of
186 individuals who don't have the funds. We all need to tighten our belts and spend the money wisely.
187 The city needs to use funds to get the best value. The city needs to pull the reigns back; get the
188 private sector to fund items. Power rates increased from 8 cents to 12 cents with a promise it would

189 come down when the bond was paid off. The increase was supposed to be temporary. His power bill
190 is still quite high compared to other cities. The bond was paid off, but he was told the funds will be
191 invested elsewhere. Citizens don't know where those funds are going. Businesses are using much
192 more electricity. The city needs to lure new businesses in. He asked the Council to look at this and
193 find funds elsewhere.

194
195 Ron Packard said he moved to the city two years ago. He previously served as a mayor and council
196 member in another community. He has no comments on the tax proposal. He wants to know the
197 other sources of revenue for the city. There is the department of transportation, sales taxes, fees and
198 fines, and property taxes that can be used. He wants to know the percentage of property taxes and
199 other sources. The city needs to balance its sources of revenue. Sara Hubbs showed the breakdown
200 of revenues with 54% as sales tax and 18% as property tax. Mr. Packard continued when
201 proposition 13 was passed in California, they had to find a way to balance revenues. He determined
202 about 1/4 from sales, 1/4 from property taxes, 1/4 from fines/fees/other, and 1/4 transportation taxes. This
203 way a major source couldn't be taken away that was a detriment to the city.

204
205 Doris O'Connor agreed with the two previous gentlemen. Her property taxes have increased \$400 in
206 last four years, \$100 per year. If it goes up the same in the next four years, she won't be able to
207 afford to live in Payson. There are many seniors in the city with fixed budgets. Fees keep going up;
208 utility fees, water fees, and now pressurized irrigation metering. She just wants to know when this
209 will stop. If it doesn't stop, many seniors will have to go live elsewhere. Please stop and think if
210 these things are necessary and where the funds are going. She loves the town and loves living here.

211
212 Sara Hubbs showed a graph of where Payson City stands compared to other cities with taxes. Tax
213 statements are very misleading because the largest percentage is from Nebo School District. Next
214 Wednesday at 6 p.m., the District is having a truth in taxation hearing that the public can attend and
215 voice concerns.

216
217 Mayor Moore stated the District is asking for another 16%.

218
219 Dennis O'Connor asked when do taxes stop. Taxes go up but never down. There must be a lot of
220 money spent for chiefs instead of Indians. The school teachers don't benefit from the tax increases.
221 He doesn't understand it. When is enough, enough.

222
223 Councilmember Welton stated the city is high on electric but very low on water. When you put it all
224 together, Payson City isn't taxing any more than any other community. The city is high in some
225 areas and low in others. He clarified that one school bond is ending, which will drop taxes
226 significantly. But the new bond may raise taxes up again but not as high.

227
228 Adam Cowie said he has lived here for 11 years and loves Payson. He enjoys the amenities. He has
229 two boys working at the pool as lifeguards. His family enjoys the programs and activities. This is a
230 moderate increase, and he's happy to pay it. He works in Utah County as a city manager. He
231 understands the situation and the courage to bring up the issue. The noticing requirements have
232 been excellent.

233
234 Rhett Huff stated he has attended many council meetings regarding budgets. Money is tight when
235 you're on a fixed income. The city has tried to control and keep taxes down, and this has hurt the

236 city. Just look at the infrastructure and roads. You can't cut any more from the budget. He is fine
237 paying the increase. He would like to see it higher to see an investment in the city. The public
238 hearing for the District needs to be attended. The District is killing us.

239
240 Councilmember Carter stated the increase seems high, but we went for many years with no increase
241 in taxes. She has lived here for 40+ years. She can't remember taxes being raised. The city can't
242 function as a city without a little extra. Payson is lower on the charts than most cities.

243
244 Lee Johnson questioned looking at taxes and percentages. The city needs to look at everything
245 comparing apples to apples. The city needs to compare utility fees, power, water, storm drain, sewer
246 rate, and garbage with the other cities for an educated discussion.

247
248 Councilmember Welton stated the electric study is being done on the electric plant on September
249 17th.

250
251 Mayor Moore stated the city has tried to be very transparent on taxes and utilities rates. The budget
252 in on the front page of the web site including charts and graphs.

253
254 Sara Hubbs stated the comparison numbers came from Provo City because she didn't want anyone
255 to feel she manipulated the numbers in the city's favor. Payson is close to average or below.
256 Employees took a hit this year having to pay more for health insurance and received no raises. The
257 city has tried to cut and has been very cautious. The city is trying to be fiscally responsible. The tax
258 rate is the same; the increase is because of the increase in home values.

259
260 **MOTION: Councilmember Carter – To close the public hearing.** Motion seconded by
261 Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
262 Doug Welton. The motion carried.

263
264 Council Discussion:
265 Councilmember Hulet stated the Council will be discussing the refinancing of three bonds to save
266 \$80,000 per year. The Council is trying to be very wise stewards of the funds. There are many
267 projects needing to be done that have been put off. The city is behind and needs to catch up. He
268 thanked those here tonight expressing their opinions.

269
270 Councilmember Hardy stated the problem is that for 40 years there has been no property tax
271 increase until last year and funding sources get out of balance. He considers this tax increase
272 because the city is out of balance. The day may come when Payson City residents says we want to
273 reduce our utilities and it is put to a public vote. We talk about roads that need attention. The
274 infrastructure under Main Street is over 100 years old. The infrastructure has to be repaired before
275 the roads can be repaired. The swimming pool was financed in the last decade out of sale tax
276 revenue. The cost is \$700,000 per year. It should have gone to the voters asking if they wanted a
277 pool. It's an amenity. Because it wasn't done right 10 years ago, the city has a \$700,000 bill every
278 year. Those funds can't be used for roads and other projects. He would like to see the truth in
279 taxation process every year to balance things out. He thinks residents are paying too much in utility
280 rates. Currently the economy and housing is great. When the recession came, 30% of the city
281 income went down. Staff was laid off. There have been no staff raises for four years. The city is
282 losing good staff because our wages are low. This increase is very minor compared to the Nebo

283 School District. He doesn't want to see services go away. The city will be in big trouble if things
284 aren't balanced out. He doesn't want to see services go away. If the city doesn't start making a
285 change and balancing things out, the next recession will be very difficult.

286
287 Councilmember Phillips stated the biggest problem is the Nebo School District. The city council
288 made a mistake when it voted for a pool. It should have been put before the residents. The
289 infrastructure under roads need to be fixed before the roads can be repaired. We have to solve the
290 big picture.

291
292 Councilmember Welton stated he wished a decision had been made on where the funds would be
293 used before this meeting. Sewer rates have been brought up. Twenty years ago the city did sewer
294 upgrades. Upgrades need to be done about every 20 years so the city needs to save for the future. He
295 would like to put the truth in taxation funds in reserve for future. Funds haven't been set aside over
296 the last 50 years. The city needs to set aside funds, plan for the future, and not work from a crisis
297 point. He urged residents to email him with suggestions and concerns.

298
299 Mayor Moore stated this Council needs to work things out and move forward.

300
301 **MOTION: Councilmember Hardy – To approve and accept the budget as presented and the**
302 **certified tax rate.** Motion seconded by Councilmember Phillips. A roll call vote was taken as
303 follows and the motion carried.

304
305 Yes - Linda Carter
306 Yes - Mike Hardy
307 Yes - Brian Hulet
308 Yes - Scott Phillips
309 Yes - Doug Welton

310
311 E. RESOLUTIONS, ORDINANCES, AGREEMENTS

312
313 1. Agreement – Temporary Uses on Utah County Parcel 30-027-0066 (Flying J)

314
315 Staff Presentation:
316 Dave Tuckett stated this item is an extension from the last council meeting where the uses were
317 approved. The agreement has been completed. He spoke to the developer who didn't have a
318 problem with the agreement, and they are ready to go.

319
320 Council Discussion:
321 Councilmember Hardy expressed that he doesn't want this to turn into an eyesore. It's good to work
322 with the applicant and to clean up the area.

323
324 Dave Tuckett stated he added language in the agreement that they will have to follow the
325 beautification ordinance. Also that the building would need to be torn down before the business can
326 start.

327

328 **MOTION: Councilmember Phillips – To approve the agreement for the temporary use of the**
329 **Flying J properties.** Motion seconded by Councilmember Hardy. Those voting yes: Linda Carter,
330 Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

331

332 2. Resolution – Approving Water Transfer & Banking Agreement Between Payson City &
333 Winterton Family Living Trust

334

335 Staff Presentation:

336 Dave Tuckett reported that the Winterton family approached the city years ago. The well water can
337 be used for culinary uses. The family is asking if the water can be transferred to the city and then
338 they would get a credit when developing their property. If they choose not to develop, they could
339 sell the water to another developer. The city has done this in the past. The city doesn't get involved
340 if they sell to another developer. The best water for secondary irrigation use is the strawberry
341 surface water. Drinking water is also required for development and can sometimes be hard to find.
342 This will give the city more water than can be pumped in the wells and is beneficial long term.
343 Once the water is transferred to the city, it can't be given back.

344

345 **MOTION: Councilmember Hulet – To approve the resolution approving the water transfer**
346 **agreement between Payson City Corporation and Winterton Family Living Trust.** Motion
347 seconded by Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet,
348 Scott Phillips, Doug Welton. The motion carried.

349

350 3. Resolution - Adopting the Opinion Question language and authorizing the submittal of the
351 Opinion Question for the November ballot to the election official (7:22 p.m.)

352

353 Council Discussion:

354 Councilmember Hulet stated the park tax or RAP tax goes to the citizens for a vote. If approved the
355 funds come to the city. It is a one-cent sales tax of every \$10 purchased of non-grocery items that
356 will go into the park tax fund. The funds can only can be used for parks, arts, and recreation.

357

358 **MOTION: Councilmember Hulet – To approve the resolution for the opinion question for the**
359 **ballot for November and send to the election official at the County.** Motion seconded by
360 Councilmember Phillips. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
361 Doug Welton. The motion carried.

362

363 4. Resolution – Interlocal Agreement with Utah County Regarding the Implementation of the
364 Strengthening Families Program

365

366 Staff Presentation:

367 Kim Lefler reported that this grant was written last November and approved in December. The first
368 session has already been completed. A new grant will be written in November. The city will receive
369 \$15,000 that will be spent in the city on families and is a benefit to the community.

370

371 **MOTION: Councilmember Hardy – To approve the resolution for an interlocal cooperative**
372 **agreement between Utah County and Payson City for the Community Prevention Services.**
373 Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Mike Hardy, Brian
374 Hulet, Scott Phillips, Doug Welton. The motion carried.

375
376 5. Resolution – A Resolution of the City Council of Payson City, Utah (the “Issuer”),
377 Authorizing the Issuance and Sale of Not More Than \$8,100,000 Aggregate Principal
378 Amount of Sales Tax Revenue Refunding Bonds, Series 2016

379
380 Staff Presentation:

381 Dave Tuckett stated he met with Brian Baker with Zions Bank Public Finance. Bond rates are at
382 historic levels. The city is looking to refinance three bonds to get a lower interest rate. Less the cost
383 of refinancing, the city will save annually \$23,000 on the sewer bond, \$42,793 on the sales tax
384 revenue bond, and \$11,000 on the water revenue bond. If rates jump up, the city doesn't have to
385 follow through on the refinancing.

386
387 Brian Baker stated the notice was published in the paper indicting the city's interest to refinance. No
388 public hearing is required for refinancing bonds. There have been discussions over the last seven
389 years on low interest rates, which have continued to get lower. The sales tax revenue bonds were
390 issued two years ago and sold through direct purchase. The sewer and water bonds were also sold
391 through direct purchase. This means the bonds can be paid off at any time. If there is a savings of
392 more than 3%, it's good to review. Together it makes sense to refinance the three bonds. The sewer
393 bond was issued in 2010, the water bond in 2012, and the sales tax bond in 2014. The same
394 footprint is kept for each debt, meaning if it is a 17-year bond the time frame begins at 17 again.
395 Each resolution has parameters such as the sales tax bond has parameters of 8.1 million with a
396 maximum of 10 years. These are not the final numbers but the outer parameters of what it might be.

397
398 Council Discussion:

399 Councilmember Hulet stated it is great that these can be refinanced.

400
401 **MOTION: Councilmember Phillips – To approve the resolution authorizing the issuance and**
402 **sale of not more than \$8,100,000 aggregate principal amount of sales tax revenue refunding**
403 **bonds, series 2016, and authorize the Mayor to sign.** Motion seconded by Councilmember
404 Hardy. A roll call vote was taken as follows and the motion carried.

405
406 Yes - Linda Carter
407 Yes - Mike Hardy
408 Yes - Brian Hulet
409 Yes - Scott Phillips
410 Yes - Doug Welton

411
412 6. Resolution – A Resolution of the City Council of Payson City, Utah (the “Issuer”),
413 Authorizing the Issuance and Sale of Not More Than \$3,100,000 Aggregate Principal
414 Amount of Sewer Revenue Refunding Bonds, Series 2016

415
416 **MOTION: Councilmember Phillips – To approve the resolution authorizing the issuance and**
417 **sale of not more than \$3,100,000 aggregate principal amount of sewer revenue refunding**
418 **bonds, series 2016 and authorize the Mayor to sign.** Motion seconded by Councilmember Hardy.
419 A roll call vote was taken as follows and the motion carried.

420
421 Yes - Linda Carter

422 Yes - Mike Hardy
423 Yes - Brian Hulet
424 Yes - Scott Phillips
425 Yes - Doug Welton

- 426
427 7. Resolution – A Resolution of the City Council of Payson City, Utah (the “Issuer”),
428 Authorizing the Issuance and Sale of Not More Than \$3,100,000 Aggregate Principal
429 Amount of Water Revenue Refunding Bonds, Series 2016

430
431 **MOTION: Councilmember Phillips – To approve the resolution authorizing the issuance and**
432 **sale of not more than \$3,100,000 aggregate principal amount of water revenue refunding**
433 **bonds, series 2016 and authorize the Mayor to sign.** Motion seconded by Councilmember Hardy.
434 A roll call vote was taken as follows and the motion carried.

435
436 Yes - Linda Carter
437 Yes - Mike Hardy
438 Yes - Brian Hulet
439 Yes - Scott Phillips
440 Yes - Doug Welton

441
442 F. ADJOURN TO REDEVELOPMENT AGENCY

443
444 **MOTION: Councilmember Hardy – To adjourn to the Redevelopment Agency.** Motion
445 seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet,
446 Scott Phillips, Doug Welton. The motion carried.

- 447
448 1. Public Hearing – 2016-2017 Fiscal Year Budget Adoption

449
450 **MOTION: Councilmember Carter – To open the public hearing.** Motion seconded by
451 Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
452 Doug Welton. The motion carried.

453
454 Public Hearing

455
456 Sara Hubbs presented the fiscal year 2017 Redevelopment Agency tentative budget. The budget is
457 to pay Walgreens a portion of their sales tax back.

458
459 No public comments were made.

460
461 **MOTION: Councilmember Phillips – To close the public hearing on the RDA.** Motion
462 seconded by Councilmember Hulet. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott
463 Phillips, Doug Welton. The motion carried.

464
465 **MOTION: Councilmember Phillips – To approve the budget for the RDA for FY2017.** Motion
466 seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

467
468 Yes - Linda Carter

469 Yes - Mike Hardy
470 Yes - Brian Hulet
471 Yes - Scott Phillips
472 Yes - Doug Welton

473

474 G. ADJOURNMENT OF REDEVELOPMENT AGENCY

475

476 **MOTION: Councilmember Hardy – To adjourn from the Redevelopment Agency and**
477 **reconvene to the City Council meeting.** Motion seconded by Councilmember Welton. Those
478 voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion
479 carried.

480

481 H. OTHER

482 1. Discussion Regarding East Side Plan

483

484 Staff Presentation:

485 Dave Tuckett stated this item was discussed at the last council meeting with Mr. Haskel. There was
486 discussion about setting up a joint meeting with Elk Ridge following further review of the plans and
487 discussion. This document has the 300-acre rule for annexation. The 300-acre rule wasn't just the
488 Allred Family. There is a group of property owners stating they wanted 300 acres in the plan. There
489 are some who want to develop and others who don't want to develop. Everyone can be invited to
490 attend a meeting.

491

492 Council Discussion:

493 Councilmember Welton stated the 300-acre rule meant there couldn't be development because the
494 Allreds owned the property and wouldn't give it up. There needs to be a lower acreage requirement.
495 He loves the orchards and wants to protect that space. He feels Payson is being held hostage as a
496 buffer zone, which may not be on purpose. He would do the same, but it's not the city's job to be
497 the buffer zone at the cost of development. Private owners want to develop and are being held
498 hostage.

499

500 Councilmember Hardy agreed with lowering the acreage requirement but felt all the participants
501 need to be brought to the table. He has spoken to the Allreds since the last meeting who are
502 passionate about what they have now. The Allreds were surprised that the city is having discussions.
503 There needs to be a public hearing with the Planning Commission or with the city Council prior to a
504 meeting with Elk Ridge. A work session would work as well.

505

506 Councilmember Hulet stated he doesn't want people to be hostages so some areas can't be annexed.
507 There is no agreement with Elk Ridge City or any people.

508

509 Mayor Moore stated they need a work session with everyone interested in the area attending before
510 any decisions are made. Then there can be a discussion with Elk Ridge City. The majority will rule.
511 He noted people buy in the county to be in the county.

512

513 Councilmember Phillips stated it needs to be landowner driven.

514

515 Dave Tuckett stated it is important for staff to know the direction of the Council and whether the
516 focus is on the west or south sides of the city. On the next 5th Wednesday, the open house can be
517 held from 6-7 p.m. with a work session from 7-8:30 p.m. for discussion on the east side.

518

519 I. ADJOURNMENT TO CLOSE SESSION (7:50 p.m.)

520

521 **MOTION: Councilmember Welton – To go into closed session.** Motion seconded by
522 Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

523

524 Yes - Linda Carter
525 Yes - Mike Hardy
526 Yes - Brian Hulet
527 Yes - Scott Phillips
528 Yes - Doug Welton

529

530 (five-minute recess)

531

532 **MOTION: Councilmember Phillips – To adjourn the closed session.** Motion seconded by
533 Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

534

535 Yes - Linda Carter
536 Yes - Mike Hardy
537 Yes - Brian Hulet
538 Yes - Scott Phillips
539 Yes - Doug Welton

540

541 **MOTION: Councilmember Phillips – To reconvene to the City Council meeting.** Motion
542 seconded by Councilmember Hulet. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott
543 Phillips, Doug Welton. The motion carried. (8:40 p.m.)

544

545 J. ADJOURNMENT

546

547 **MOTION: Councilmember Phillips – To adjourn the meeting.** Motion seconded by
548 Councilmember Hulet. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips,
549 Doug Welton. The motion carried.

550

551 The meeting adjourned at 8:43 p.m.

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Kim E. Holindrake, Deputy City Recorder