

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, June 5, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley,
William R. Wright

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Jason Sant, City Attorney
Brad Bishop, Police Chief
Robert Mills, Development Services Director
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Jill Spencer, City Planner
Michael Bryant, Planner II
Janeen Dean, Community Events Coordinator
Shawn Black, Power Director

OTHERS Jakenzie Jones, Roslyn Nielsen, Amberly Peacock, Amber Woodland,
Chelise Walker, Diana Peterson, Luke Peterson – Utah Lake Authority,
Julianna Westberg, Aaron Westberg, Mikol Rosenbalm, Teancum Clark,
Steve Styler

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Jakenzie Jones.

Pledge of Allegiance led by Amberly Peacock.

C. CONSENT AGENDA

1. Approval of the May 15, 2024, City Council Meeting Minutes
2. State Auditor Fraud Questionnaire
3. Payson Victim Services Report
4. Resolution - Settlement Agreement with the Department of Environmental Quality
5. Resolution – Surplus Old Computers

Councilmember Hulet asked for corrections to the minutes regarding his report in that EDC Utah visited a site to look at two of the office warehouse buildings in Payson and the grants are \$104,000 for trails and \$125,000 for Forebay.

MOTION: Councilmember Rowley – To approve the consent agenda contingent on the May 15, 2024, minute corrections. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Introduction of Miss Payson Royalty

Amber Woodland stated she and Chelise Walker are the co-chairs of the pageant. She introduced the Miss Payson Royalty; Jakenzie Jones, Miss Payson; Roslyn Nielsen, First Attendant; and Amberly Peacock, Second Attendant.

Jakenzie Jones stated her community service initiative this year is called Unleash Your Inner Spark, which focuses on the community to find what they truly love to be self-confident and feel loved. Her talent was dance.

Roslyn Nielsen stated her talent was HER story, which is new to the program, where she talked about how fashion and clothing have inspired her.

Amberly Peacock's talent was an ASL interpretation to the song Good Company.

Mayor Wright noted these ladies are the best of the best. He is excited to work with them and have them represent the city.

Councilmember Rowley stated he attended the pageant and was very impressed with all the women who participated. All of them tried hard and showed off their talents. He's grateful that they are willing to put themselves out there and show this confidence. They will be the face and brand of the city.

2. Yard of the Month (6:07 p.m.)

Councilmember Moss announced the Yard of the Month to Max and Diana Peterson, 569 South 400 West, for the month of June. She presented her with a \$100 gift card to Olson's Green House.

3. Discussion regarding the Utah Lake Authority (6:10 p.m.)

Luke Peterson stated he is the executive director of the Utah Lake Authority (ULA) and wanted to provide the council with an update Utah Lake. The ULA was established by the State Legislature a couple of years ago to focus on the well-being of Utah Lake as a recreational destination, ecological treasure, and vital resource for local communities. He emphasized the importance of recognizing Utah

Lake as an asset rather than a deficit. It is a shallow ancient remainder of Lake Bonneville; it is not a reservoir. It is the third largest freshwater lake in the western United States. He highlighted the challenges of managing Utah Lake, including addressing the invasive carp population and the spread of the invasive phragmites grass. Despite these challenges, there have been significant improvements, such as a decrease in carp numbers and restoration efforts to replant native species in place of phragmites grass. The ULA is also working on various initiatives to enhance recreational access, conduct research on lake usage patterns, and develop a Utah Lake Nature Center to promote education and research opportunities. He expressed gratitude for the support of legislators and the involvement of mayors from cities near the lake. Overall, the ULA is dedicated to leveraging its resources to ensure the continued health and vitality of Utah Lake for both current and future generations.

Mayor Wright noted Utah Lake has been around for centuries. He questioned if there are any plans to dredge Utah Lake to cure some of the problems.

Luke Peterson stated the Utah Legislature just funded a study through the Utah Department of Natural Resources to look at strategic dredging and other things. The proposal a couple of years ago to dredge the entire lake and create islands is not likely to happen any time soon and would be extremely costly. Strategic dredging in certain places is an ongoing discussion.

Councilmember Christensen noted that some entities may be interested in the dredging materials for gold and silver. He questioned if a core sample has been done to see if these minerals are available.

Luke Peterson stated he doesn't know the answer to that question. Scientists have done core sampling of the lake over the years for various reasons. He is happy to look into it. All the jurisdictions involved with the lake makes it very messy to coordinate the dredging.

Councilmember Rowley stated there is no greater resource in the state than water. Family boats once a week on Utah Lake. He questioned if the dredging and creating an island died because of funding.

Luke Peterson stated that plan died for a number of reasons. He read the 800-page proposal, and the biggest challenge was that the estimates were way to low. They overestimated their ability to make a profit and underestimated the cost of dredging. Currently, the Utah Lake water level is very high around 102% to 104%.

Mayor Wright noted Payson City has tributaries that go into Utah Lake so the City would love to have more influence and a presence on what goes on with Utah Lake.

Luke Peterson stated the Utah Lake Authority is regulated by the Utah Legislature, which can be amended but requires work at the hill. His door is always open, and he is happy to work with Payson. American Fork, Spanish Fork, and Springville have property up to Utah Lake but don't have a seat on ULA. He tries to communicate and work with every entity as best he can.

4. Public Forum (6:30 p.m.)

Julianna Westberg was concerned about the lack of transparency with the massive, proposed gun range, which is such a huge project and will bring huge changes to West Mountain. She lives in West Mountain and her property butts up against BLM land. Her neighborhood is interested in working with

Payson on this proposed gun range, getting their concerns addressed, and creating a buffer so homes aren't 30 feet from range.

Mikol Rosenbalm is here visiting her father, Mel Blaney, who lives at 410 S Main St. There is an ongoing issue with the way the code ordinance is written. She presented photos regarding the issue. Her father's home is at the crest of the hill on Main Street. When he leaves his home, there is no visibility around the neighbor's hedge to see people on the sidewalk. It's a very busy sidewalk with the elementary, high school, and pool nearby. She suggested changing the code to a 25-foot site from intersecting streets and driveways. The Code Enforcement Officer said the bushes are 42 inches from the sidewalk. The problem with the live hedge is you can't see through it or anyone walking on the sidewalk. Her father proactively backs into the driveway, so he has visibility leaving. She has discussed the issue with the neighbor, but they like their privacy and don't want to change anything. Her second concern is that there needs to be some confidentiality because the Code Enforcement Officer told the neighbor that Mel's daughter called and complained. She doesn't want to see her father hit someone, and the code needs to ensure safety for those on the sidewalk.

Mayor Wright stated the city will work on the issue.

Teancum Clark asked if he could patch the hole in his driveway that has been there for two years from when the city moved his water meter from the driveway to the lawn. He called the city a month ago and was told that small amount of concrete couldn't be ordered. He proposed allowing him to fix it himself.

Dave Tuckett stated the city will get someone out to fix it.

5. Staff and Council Reports (6:43 p.m.)

Staff Reports

COMMUNITY EVENTS – Janeen Dean thanked everyone for supporting Adventure Days, which was a great opportunity for the council to see people from Payson have fun and their appreciation. She thanked a number of staff members for all their help because she had a family event that same day. The next city event is the Rock Festival on June 28 from 2 p.m. to 10 p.m. and June 29 from 10 a.m. to 10 p.m. The Salmon Supper has a total of 4,500 tickets. Ticket sales were opened to Payson residents the Tuesday, Wednesday, and Thursday before sales opened to the public, which then sold out in 22 minutes. Half the tickets were sold to Payson residents, which is a Payson City event.

ENGINEERING – Jonathan Knight – Main Street is paved from south of 100 South up to 300 South. The contractor is now working on sidewalk on the east side of street, which is 10-feet wide to match the theme from Main Street with a two-foot colored band with gray concrete in the middle. Main Street has had ups and downs but is getting done and going well. The library corner at the park is being repaired and landscaped. The water lines up the canyon and off 1700 West for the Christian Life Church are finished. The 500 South water line will be done soon. At the last council meeting, a resident spoke about the traffic on 930 West, so he hung traffic counters for the last two weeks at 1550 South and then 1400 South. He will process the data and discuss the results with Chief Bishop and Travis Jockumsen to determine a solution to prevent speeding.

ADMINISTRATION – Dave Tuckett reported Jesse Smith passed away unexpectedly and laid to rest today. Our hearts and prayers go out to the Smith family.

Council Reports

Councilmember Christensen noted in discussing the Transit Oriented Development (TOD), Red Bridge is coming together as well as the property owned by the Church of Jesus Christ of Latter-Day Saints. He is concerned with people wanting higher density than what the city needs to provide. With discussions of the housing crisis and how to solve it, it seems the State is going about it backwards by inundating the communities with inexpensive housing that has caused other housing to skyrocket. It needs to be balanced by putting single-family homes back in abundance. Then prices may level back down in our community and retain a small-town feel. The city will do the TOD with a low density of 20-units per acre and a high density of 50-units to acre, which will meet the criteria for the city and put a hold on everything else. Anything that is approved and anticipated needs to be counted toward the numbers in order to keep a balance. The city needs to change the zoning to make it work.

Councilmember Hulet stated the economic development video for city is finished and be out shortly to the council and staff. The video was done because EDC Utah is highlighting the city a week from Friday. People from the National Main Street Program are coming next week to visit the downtown. The Main Street Conference will be held here next Thursday. The Historic Downtown Main Street received funds from the Main Street Program to help keep businesses open. The city did a great job letting people know what was going on. The Historic Downtown was able to purchase string lights to go across the streets, heaters for events, and fireplaces for the downtown through a grant. He thanked Janeen Dean, April Jones, and Karl Teemant for their work with Adventure Day, which went very well. The Scavenger Hunt goes through August 28 and is accessible on a cell phone through the eventzee app with the code adventure2024. He gave a participation award to the city council for putting the puzzle together.

Councilmember Rowley thanked everyone for Adventure Day. He thanked Weston Barney for his help with some youth in painting some park picnic tables today. He questioned staff if Forebay was still on the surplus property to be sold. Staff confirmed it is. He asked that it be on the next agenda to be rescinded so there is no open window. He had some good discussion with the Forebay Committee and wants to continue to move forward and preserve the area. He thanked staff for all they do.

Mayor Wright stated he attended the Memorial Day celebration at the cemetery. Staff worked hard getting the cemetery ready and compliment them for their efforts.

Councilmember Moss thanked Janeen Dean for Adventure Day; she loved being involved. With regards to high density housing, she met with Tyler Hurran this week about the property around Red Bridge and to the south. She expressed that the city needs more single-family homes. As a developer, he doesn't think there is a market for single-family homes, and she disagreed. There needs to be something between the townhomes and the big single-family homes. She hopes our wishes aren't falling deaf ears. Staff is amazing.

Robert Mills noted today, staff had a conversation with a development team, and he said something very similar. The city has done a good job planning for different types of development, and the city wants to see the fruition of this type of development. Middle housing is not missing in Payson. What is missing is detached, single-family housing. The city needs to make sure the development community is

aware of that and that there is space for it. By putting higher density housing in appropriate places, the city has saved space for lower-density, single-family residential space.

Councilmember Hiatt discussed the concept of smaller lots with nice homes and a huge park, which isn't seen in Utah. This is done in Arizona on about 100 acres. People can have homes with small yards and access to a huge park with a walkable area. People can afford a house. People need to think differently. She asked that the food bank be turned to the north, so the sun doesn't shine and heat the food. When driving down I-15, other cities have great big U.S. flags and asked if Payson can get a big U.S. flag. There is an issue on 800 South with people running the three-way stop. Travis Jockumsen noted the Red Bridge development will be putting in a traffic light when traffic warrants it.

E. ACTION ITEMS

1. Public Hearing/Ordinance – Amendments to the Fiscal Year 2023-2024 Budget (7:13 p.m.)

Staff Presentation:

Cathy Jensen reviewed the two proposed budget adjustments. First a \$2 million transfer from the general fund to the capital improvement fund to maintain the fund balance if it exceeds 35% of revenue in the general fund. Second, to cover cemetery overtime salaries due to work at the cemetery.

MOTION: Councilmember Hulet – To open the public hearing. Motion seconded by Councilmember Rowley. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

Public Comment:

No public comments.

MOTION: Councilmember Rowley – To close the public hearing for the amendments to the Fiscal Year 2023-2024 budget. Motion seconded by Councilmember Hiatt. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

Council Discussion:

Councilmember Christensen appreciates the city is fiscally responsible. He would rather see improvements completed rather than stockpiling the funds.

MOTION: Councilmember Hulet – To approve the (ordinance) amendments to Fiscal Year Budget 2023-2024. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

2. Public Hearing/Resolution – Amendments to the Payson City Fee Schedule regarding Power and Recycling rates and other fees (7:16 p.m.)

Staff Presentation:

Cathy Jensen explained the smaller proposed amendments include an increase in the residential deposit to encourage automatic withdrawals for utility payments. The recycling includes a 4% increase to match the new contract increase, which also includes a fuel charge. The balance of the adjustments are for recreation programs.

Dave Tuckett noted the contract with Republic Services will be addressed later in the meeting.

Shawn Black stated the power rate increases are to support the power plant improvements and short comings in the current power system. This will help with reliability and more stable power pricing.

Mark Beauchamp stated several months ago the city began a rate study with long-term financial projections looking out over a five-year period adding in capital improvements and looking at financial needs. A cost-of-service study identified the costs to provide service to each customer for each rate class. Once these two studies were completed, they were reviewed with the city council for direction. It was decided to increase rates 5.5% to fund the planned capital improvement to maintain reliability of the system as well as maintain debt coverage ratios. This will build cash reserves up to the minimum cash reserves level. The cost-of-service results were also discussed and showed some residential classes were close, but others needed a larger increase. Some industrial customers needed less of an increase. A band width was established around the 5.5% where no customer class could get less than 4.5% and not increase over 6.5%. The proposed rates meet these objectives. Of the residential increase, a \$1.53 was in the fixed monthly customer charge and the rest in the energy rate. The average monthly residential increase is about \$5.50. The small commercial class will see about a 6.5% increase. The industrial and commercial increases are at 5.3% and 5.5%. These are relatively modest adjustments designed to be consistent with the objectives discussed with the council.

Councilmember Hulet noted he is still on SESD power, and his base rate was \$20.75 on the last bill. The city's base rate is \$13 including the adjustment. He notes this because the city is paying those with solar panels more than it costs the city to purchase cheap power. To be fair to the rest of the residents, the base rate should go up quicker in order to lower the energy costs for everyone. This is something to think about moving forward.

MOTION: Councilmember Hulet – To open the public hearing. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

Public Comment:
No public comments.

MOTION: Councilmember Hiatt – To close the public hearing. Motion seconded by Councilmember Rowley. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

Council Discussion:

Councilmember Rowley stated this is difficult. He has reviewed the numbers and realizes the importance of having reliable power for the city as well as being self-reliant. We are all trying to tighten our belts, and inflation hurts. The costs for materials, labor, and vehicles are also going up for the city. Citizens deserve reliable power. These rate increases need to happen. With the upcoming summer months, we all need to be cognizant of our use.

Councilmember Hulet noted there are assistance programs for those on fixed incomes. He asked that these programs be posted on the city's website.

MOTION: Councilmember Rowley – To approve the (resolution) amendments to the Payson City fee schedule regarding power rates, recycling rates, and other fees. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

3. Resolution – Authorizing the City Treasurer to write off certain uncollectible debt (7:32 p.m.)

Staff Presentation:

Audrey Camp reviewed the uncollectible/bad debt, which include those sent to collections, bankruptcy, deceased. The proposed write-off is \$47,348.09, which is larger than the prior year of \$30,305.83. Staff feels it's due to the higher utility rates from last year. Staff tried to incentivize residents to use direct pay by not collecting a deposit. This process will change on July 1 so that residents can't pull themselves off direct pay, which cause some issues. Payment arrangements were made to collect \$19,960.13 instead of being sent to collections. Collection agencies collected \$22,706.30. She reviewed the customer types being written off including the amount and percentage.

Council Discussion:

Councilmember Hulet noted the city is doing a great job if only \$47,000 is written off compared to the amount of funds collected. It's a business. In the long run, it's excellent.

Councilmember Rowley stated the big problem is renters. He questioned what is being done to mitigate this in the future.

Audrey Camp explained the deposit is being increased to \$200. The city can't require just renters to pay a deposit; it has to be the same across the board. There is still no deposit with direct pay. Homeowners are refunded the deposit after six months if payments are on time. Renter's deposits are kept on file the entire rental period.

Discussion regarding the process of noticing residents of past due bills including tags, mail, and then shutoff with a fee. It's about 60 days before an account is sent to collections. The \$200 deposit doesn't cover a utility bill.

Councilmember Christensen asked for clarification on why power is turned back on if the bill isn't paid. It's the landlord's problem. This comes back to the good landlord program. He questioned why the landlord isn't the customer and not the renter. If the landlord is responsible for the bill, this won't continue to occur.

Jason Sant clarified the good landlord program is for dilapidated or derelict properties. It includes a heavy police presence educating landlords to be cognizant of those coming into the apartment. It can

help, but the effect to get rent payments is not a direct correlation. On the flip side, these renters come in for six months and then leave. The city just increased the deposit. If no one is living in the apartment, the landlord is responsible for the utilities. The landlord is not responsible for back fees. It has been proposed in the past to make landlords take full responsibility. The city contacted landlords and received quite a bit of pushback. The city can take this route if the council want to do so.

Councilmember Moss noted this issue will come up more with the high-density housing. Something needs to be done.

Councilmember Hulet questioned what other power entities do with renters.

Jason Sant stated they sent a notice to the landlord that the renter is behind on payment.

MOTION: Councilmember Hulet – To authorize (resolution) the city treasurer to write-off certain uncollectible debt. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

4. **Public Hearing/Resolution – Amendments to the Payson City Annexation Policy Plan** (7:50 p.m.)

Staff Presentation:

Michael Bryant stated the Annexation Policy Plan follows a regimented state process to be adopted or amended including multiple meetings with the planning commission, identifying affected entities, and public hearings with the planning commission and city council. The Annexation Policy Plan was adopted in 2002 and amended significantly in 2018. Two areas including three parcels are proposed to be added to Plan, which are west near the landfill (about 400 acres) and to the north near the Villages at Arrowhead Park (over 100 acres). Following the adoption of the Plan, allows owners to apply for annexation. Identified in future land use map similar to arrowhead. Following the adoption, the Plan is filed with Utah County. Staff recommends adoption of the proposed changes.

MOTION: Councilmember Rowley – To open the public hearing for amendments to the Payson City Annexation Policy Plan. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

Public Comment:

Steve Styler is representing the landowners and Fieldstone Homes on the northeast property. History included concerns with utility infrastructure, so the property was removed from Plan. They found a way to address utility concerns that will benefit the city such as regional lift stations and controlling wastewater. They have worked with PRI and other developers on the issues. Fieldstone Homes' vision for this property aligns with what the city has discussed. The building product is very much single-family, detached homes as much as possible. The General Plan densities fall in line with their plans.

Aaron Westberg questioned if the property by the landfill is proposed for single family or future expansion of the landfill. He and others met with the BLM today. They have concerns with the potential shooting range and want to be involved in the discussions.

Jill Spencer stated the property by the landfill is proposed for several recreational opportunities such as a motocross track.

Mayor Wright noted this process just puts the properties back in the Annexation Policy Plan. The city will work with the residents in the area when that time comes.

Councilmember Christensen understands the concerns in the area, so the city is looking at options for the betterment of the area.

MOTION: Councilmember Christensen – To close the public hearing. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

Council Discussion:

Dave Tuckett noted that the northeast property is not in the Salem Annexation Policy Plan.

Councilmember Rowley wants to ensure that there is adequate green space for the homes.

MOTION: Councilmember Moss – To approve the (resolution) amendments to the Payson City Annexation Policy Plan. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

5. Resolution – Second Amendment to the Recycling Agreement with Republic Services (8:08 p.m.)

Staff Presentation:

Dave Tuckett stated the contract with Republic Services ends June 30, and the extension is for three years. Currently, the city has 2,300 recycling customers, which is about 35% to 40%. The city is able to cover its expenses. Those who like to recycle may have an opinion if recycling is discontinued. The city didn't want any part of the revenues for recycling, but recycling has failed.

Council Discussion:

Councilmember Rowley doesn't want to get to a point where recycling is not financially advantageous for city.

Councilmember Hiatt noted there are people who totally believe in recycling. She is all for recycling until it financially affects the city.

Councilmember Moss likes the idea of getting bins at the landfill, which could be more advantageous.

Councilmember Christensen originally proposed charging \$3 per ton for recycling at the landfill. Bins at the land fill provides for recycling and stops the recycling from being put in the landfill. If it's costly to remove the recycling bins, then that's a concern.

Mayor Wright is in favor of recycling as long as it is a benefit to citizens. If recycling is brought to the landfill, then the city has to find a way to get rid of it. He supports continuing this agreement.

Dave Tuckett stated there isn't a great market for recycling, but many people like to do it. The city used to have newspaper recycling bins around the city, and they are all gone. He will look into bins at the landfill. The contract is a three-year commitment if passed.

Cathy Jensen noted the revenue is a passthrough. The city charges a little more for administrative costs.

MOTION: Councilmember Hulet – To approve the (resolution) second amendments to the recycling agreement with Republic Services. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

No	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

6. **Resolution – Construction Reimbursement Agreement and Easement with Nebo School District**
(8:17 p.m.)

Staff Presentation:

Jason Sant stated this is a Nebo School District reimbursement agreement allowing the city to put a storm drain facility underneath the new parking lot at Barnett Elementary. The District will construct the storm drain facility, and the city will reimburse the District. The District will give the city an easement for access and maintenance of storm drain facility.

Jonathan Knight noted Kent Fowden worked out the agreement to upsize the facility and pipe the four corners into it.

Council Discussion:

Councilmember Hulet noted the resolution or the contract has the wrong address.

MOTION: Councilmember Christensen – To approve the (resolution) Construction Reimbursement Agreement and Easement with Nebo School District regarding the parking lot expansion at Barnett Elementary School and with the correct address. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

7. Resolution – Utah Associated Municipal Power Systems Capacity Purchase Agreement (8:20 p.m.)

Staff Presentation:

Shawn Black stated this agreement is for the substation, generators, gas line, and expanding the power plant. The market prices for the 19.4 megawatts only during the summer for the high load hours comes to about \$186 million compared to purchasing the plant using natural gas comes to about \$86 million. Since March there has been negative power pricing because solar is generating and temperatures are moderate. A large contract (7 megawatts) comes off in the Spring of 2026 so the city can pull in cheaper power. The city will stabilize its power supply going forward. The rate is over 5% but can be refinanced and can be paid down. The generators are available but there are issues getting the transformers and circuit breakers.

MOTION: Councilmember Christensen – To (resolution) enter into the Utah Associated Municipal Power Systems Capacity Purchase Agreement. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

F. ADJOURNMENT

MOTION: Councilmember Rowley – To adjourn. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

The meeting was adjourned at 8:30 p.m.

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder