

PAYSON CITY
SPECIAL CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 7, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet (5:06 p.m. online), 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 (online)
Jill Spencer, City Planner
Michael Bryant, Planner II
Tracy Zobell, Parks & Golf Director
Karl Teemant, Community Services Director

OTHERS Tyler Moore – Payson/Santaquin Chamber of Commerce, Loreen Moore,
Diane Jensen – Payson/Santaquin Chamber of Commerce, Scott Phillips,
Emily Wall

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:00 p.m. The meeting was properly noticed.

B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Taresa Hiatt.

C. CONSENT AGENDA

1. Approval of the July 17, 2024, City Council Meeting Minutes

MOTION: Councilmember Rowley – To approve the July 17, 2024, city council minutes. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

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50 D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

51 1. Yard of the Month

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53 (Recipients were not present at this time. Addressed at the end of the meeting.)

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55 2. Payson/Santaquin Chamber Business, Employee, or Community Service Award

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57 Tyler Moore announced the Community Service Award to Loreen Moore. Loreen Moore stated this
58 means the most to her. If we create good soil for businesses, families, children, friends, and schools to
59 grow in, great things will happen for all of us. She appreciates the chamber helping more businesses
60 grow.

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62 3. Payson/Santaquin Chamber of Commerce Quarterly Report (5:08 p.m.)

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64 Diane Jensen gave the Chamber Quarterly Report. The Chamber hired KD Apgood last month to
65 manage social media and serve as the executive assistant. The Chamber participated in the Scottish
66 festival and thanked all those who put it together. Five new members were added to the Chamber over
67 the last three months. The books were closed for 2023-2024 with a total revenue of \$82,272.50 and a
68 net revenue of negative \$166. Jim Rowland has done a good job in bringing the Chamber solvent. An
69 Advisory Board is being created in addition to the General Board. Upcoming events include the
70 Breakfast Club on August 13 at 7:30 a.m. in the Chamber offices with Camilla Pendalton presenting
71 resources to help entrepreneurs and small businesses grow. The Hometown Market is in Santaquin
72 with 65 vendors including 35 kid vendors. Two people are interested in starting a Payson Farmers
73 Market. The Passport to Summer is going on with kids going to local businesses. The pool party is on
74 Saturday for the passport event where over 200 prizes will be given away. The Small Business
75 Saturday is November 30 from noon to 5 p.m. and they hope to double the booths. The Gala is
76 February 6 in 2025, and they are looking for a dynamic speaker.

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78 4. Public Forum (5:15 p.m.)

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80 Scott Phillips asked if an official appraisal has been done on the Plunder building. He sat on the
81 council previously when the city purchased Forebay. At that time, an appraisal was done after the fact,
82 and the city couldn't sell it for the purchase price. Utah County says the Plunder Building is worth \$4.1
83 million, and they are asking for \$7 or \$8 million. The City wastes money on surveys, and this wasn't at
84 the top of the list.

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86 5. Staff and Council Reports (5:17 p.m.)

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88 Staff Reports

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90 POLICE – Chief Brad Bishop thanked the community for attending National Night Out and the
91 sponsors including Walmart, Street Tacos Tarricaso, Mountain America Credit Union, Communities
92 That Care, Payson/Santaquin Chamber of Commerce, Payson Fire and Ambulance.

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94 DEVELOPMENT SERVICES – Robert Mills stated he and Travis Jockumsen are on the selection
95 committee for the design team for the new interchange and the RFP was released this week. Several
96 firms are pursuing it, and there has been a lot of interest. As the process goes along, it will be

interesting to see how much can be done with the amount of money available. Also, the RFP for the Nebo Specific Area Plan was released on Monday, which was funded through a \$250,000 grant from Mountainland Association of Governments for planning, economic development, and utility planning.

PARKS & GOLF - Tracy Zobell stated the Parks Department removed eight dying trees along the Dry Creek Channel. He thanked Parks Department for helping with the Salmon Supper and all the celebrations. Almost all the sod has been finished at the cemetery. The cemetery are some trees that have died that will be removed this winter; another is always planted in its place. All the parts have been received for the Memorial Park playground equipment, which will be done for the celebration. The boat ramp kayak launching apparatus was received for Spring Lake. Five to six more trees will be planted this fall at Memorial Park.

RECREATION – Karl Teemant thanked those who supported the Salmon Supper including fire and parks. Planning for Onion Days is moving forward. Swim lessons finish this week, and open swim is open until school starts and then just open on the weekends. Fall sport programs for adults and coed are open.

Council Reports

Councilmember Hiatt reported people stated to her at the salmon supper that every city should do this. No other city does events like Payson does. People were amazed at the size of the salmon provided. It was a very positive event. The Parks Department works the entire week, and the firefighters cook. It's a lot of work by city staff, and there are a lot of volunteers. It's amazing.

Councilmember Moss stated this was her first salmon supper, and it was delicious. She and her husband helped serve. The portions were generous, and the salmon was delicious. She thanked all the volunteers and the football players and cheerleaders. She thanked all who were involved.

Mayor Wright thanked everyone for the Salmon Supper. He invited some dignitaries such as Congressman John Curtis, Jeff Acerson with UTA, and many mayors, who were all complimentary. It's a very popular event. Tickets this year were open to Payson residents three days prior and then to the public, which sold out in 22 minutes.

Councilmember Rowley agreed with the Salmon Supper comments and gave a shoutout to the firefighters for cooking. He thanked the Police Department for responding to a resident and a quick response time. He thanked the Streets Department for cleaning a storm drain retention pond that was a nuisance. He thanked Karl Teemant for assisting the Allion Group. He thanked the good residents in attendance tonight. He questioned getting soap in the park's bathrooms and better pressure at the water fountain because kids climb on it and put their mouths on the pipe. He asked about getting a real bear for the bear cage. Karl Teemant stated hand soap dispensers are put out because the wall units are vandalized.

Councilmember Christensen agreed with all the Salmon Supper comments; it was fun. Good salmon portions are given and 99% are appreciative. A shoutout to staff who are doing a great work. There is always a need for curb, gutter, and sidewalk and wishes for a big windfall to afford it.

E. ACTION ITEMS

1. Consideration of adoption of Resolution No. 08-07-2024-A: A RESOLUTION OF THE CITY COUNCIL OF PAYSON CITY, UTAH (THE "CITY"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$10,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2024 (THE "SERIES 2024 BONDS"); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2024 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2024 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2024 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2024 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE CITY THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2024 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE POSTING OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; AUTHORIZING AND APPROVING A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS. (5:34 p.m.)

Staff Presentation:

Dave Tuckett stated the council approved a real estate purchase contract (REPC) to potentially purchase the Plunder building, which is now in the due diligence period. Staff has talked with the council about a down payment. The City doesn't have the ability to pay cash for the full amount. The proposed resolution was prepared by the bond attorneys, and Brian Baker is here with Zions Bank to answer questions. The resolution would set a ceiling amount, which the city doesn't plan to go to that amount. Staff looked at three things in the REPC: hiring an architect to see what it takes to house the justice court and various departments, bonding, and an appraisal. The council has the ability to cancel the contract through several off ramps. If approved, a public hearing would be scheduled on August 21 to receive public comments. Then there is a 30-day contest period, and then working with Zions Public Finance for the best financing options. This is just one of the steps in the due diligence.

Council Discussion:

Mayor Wright noted that he doesn't vote. This was not planned but is an unexpected opportunity that came to the city, which the city should take a look. This current building has a long history dating back to the 1940's and has been remodeled many, many times along the way. It has serviced the citizens very well. The maintenance issues are substantial here, and this building doesn't have the technical items many police departments and city administrations need. The police, court, and city administration would all be brought to the new building. Currently, the Police Department is bursting at the seams as well as technology concerns. A new separate police building would cost \$10 to \$15 million. The city is looking to see if the Plunder building is feasible and looking toward the future to save money down the road.

Councilmember Rowley almost feels sick about it. When driving by the city center a few weeks ago, he looked at the beautiful lawn, the football team practicing, Tabatha's Way Mobile Pantry, and the donation food box. He doesn't believe the location of the Plunder building is conducive to a city center; it's too far away and has traffic congestion. He understands the need for more space and building, but the Plunder building is almost the same square footage. This building has been neglected too long; he would love to see funds put into this building to buy some time. If the city is patient, something better will come along. He would like to utilize the space at Wilson Elementary as well. He

would like to shuffle things around and give the Police Department upgrades and all the space they need. The idea of buying a warehouse and converting it to a municipal building; the costs would far outweigh the benefits. The debt incurring because of a mandated sewer treatment plant upgrade as well as power plant upgrades and taking care of employees, he doesn't want to overburden the residents. It's not wise or prudent to entertain this bond. With the survey that was just completed, it's dangerous to do the exact opposite.

Councilmember Christensen agreed with Councilmember Rowley. The only caveat he sees is the need for a new ambulance station and police station, which the Plunder building isn't right for that. He would be supportive of building a building for the same \$10 million. He regretted voting in favor of this at the last meeting. He does feel for the men in blue and the need to find them more room. He likes the idea of shuffling some things around and evaluating everything city wide.

Councilmember Hiatt feels the same way since the vote went 3 to 2 at the last meeting. As a business owner, there have been times when she has used bailing wire to fix something. The city does need more than it has now, but it's not the right time under the current economic situation. There are other places to shuffle people around. Some money can be used for the police department and justice court. There are other options such as using Wilson Elementary. Two or three years ago, she probably would have said yes. She is pulling back and can't purchase things in her own business.

Councilmember Moss asked the council if they are against this bond or just the Plunder building. She hears what is being said. The city had to ask for a ceiling amount for the sewer plant as well. She had a good talk with Chief Bishop, and this location allows the police better response times because there are two outlets. Other staff have commented on running out of space for records, which are downstairs, and the HVAC system problems. She feels all the funds would be spent anyway on upgrades and retrofitting to this building. This action item is just a step to see if it is possible; there are still outs after. The city center was fourth on the survey, but this feel in the city's lap. Parts of this building are from the 1930's. She is torn.

Councilmember Rowley noted Councilmember Moss stated it would take an astronomical amount to retrofit this building, no doubt. The nice thing is this building it bought and paid for so it's a debt free investment, which is a wonderful thing.

Councilmember Hiatt stated this is an old building, but things can be done to make it better. She wants the records to be safe. She would like to shift things around for the police. The economy was better two or three years ago. She doesn't want to take on more debt.

Councilmember Hulet noted this is just a step in a process; there is no obligation or money to continue looking to see if it fits the city's needs. The city could look at a cost-benefit analysis. It might be cheaper in the long to go to this building and pay the payments verses utilities and upgrades at this older building. The police need a place; maybe the city looks at the Plunder building for the police and rent the rest out. If the process is stopped now, there are no options to even look at this. The survey put a city center third out of four places; a recreation center and city center were very close. There were hundreds of comments under the city center stating the need for a new city center, upgrading, and putting our best foot forward. Many didn't have a problem spending city funds to do that. He doesn't particularly like the location but wants to look at a cost benefit analysis. This might be the best option because RDA funds can be used that can't be used anywhere else. Another options is looking at the innovation center to go in this new building to free up some money. He would like to keep the process

moving forward a couple more weeks in order to make a decision based on cost benefit and what it could really do or not do for the city. He wants to make a wise decision based on facts and not emotions.

Councilmember Moss is not ready to stop the process because there are still some unknowns. She doesn't have faith on prices going down as other council members do. The city is not going to get a loan for \$10 million; there are other funds available and other options to pay it off quicker. There are RDA funds that can't go anywhere else. The city needs to bring Payson up to current times. It's important to explore more on this path, and there are exits in the future. If it were a full \$8 or \$9 million, then no way.

Councilmember Rowley feels the city could reach that \$10 million in a big hurry. Spending \$3 million on this building would do great things. The cap is a probability of reaching it.

Dave Tuckett clarified that the 60 days is up September 15, which the city starts losing some of the interest money.

MOTION: Councilmember Moss – To approve the resolution as stated. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion failed.

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS (continued)

1. Yard of the Month

Anne Moss presented the Yard of the Month to Emily and Jacob Wall, 673 South 700 West, for the month of August. They receive a gift certificate to Olson's Garden Shop.

F. ADJOURNMENT

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

The meeting was adjourned at 5:57 p.m.

Kim E. Holindrake, City Recorder