

PAYSON CITY
CITY COUNCIL RETREAT
Moab City Offices, 217 East Center Street, Moab UT 84532
Friday, November 22 and Saturday, November 23, 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 (online)
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
Tracy Zobell, Parks & Golf Director
Karl Teemant, Community Services Director
Shawn Black, Power Director
Melanie Marsh, HR Director

Friday, November 22, 2024

William R. Wright, Mayor, called this Friday session of the City Council Retreat of Payson City, Utah, to order at 8:05 p.m. The meeting was properly noticed.

Central Utah Water (defer or not defer)

- In 2005, Payson City and many municipalities in south Utah County entered into an agreement with Central Utah Water Conservancy District and the Department of the Interior for use of water from the Central Utah Project (CUP). South Utah Valley Municipal Water Association contracted for 30,000 acre feet of water with Payson City's allocation for 5,124 acre feet.
- It's expensive water, but the City doesn't pay for it until it's used.
- The project will be completed and water available in two or three years.
- The agreement allows Payson to defer the payments and use of the water up to 10 years. Payson will need to make that decision with the next two years.
- Taxes paid for the project.
- The City currently uses 3,200 to 3,300 acre feet of water annually.
- Pressurized irrigation usage for 2024 totals 3,233 acre feet. In 2016, usage was 2,759 acre feet.
- The City needs to do an analysis to compare the cost to pump water or pay for CUP water. Also, check on leasing the CUP water.
- The cost of Strawberry Water Users Association (SWUA) was raised from \$25 to \$50 per acre foot. Staff discussed this with Strawberry Water, who agreed to lower it. Between

SWUA and the Strawberry Highline Canal Company (SHCC), costs keep going up. The CUP water is cleaner. SHCC is planning to pipe the canal in the next few years.

- The City needs to assess the current pressurized irrigation pipelines because of dirty water.
- The total payment is \$179.74 per acre foot for 5,124 acre feet. The cost to defer is \$198.85 per acre foot.
- The City has a lot of expenses with water and doesn't make a lot of money on water.
- A rate study on water is needed to pin down costs to determine future rates.
- Currently, the City is only using half the water it has rights to. There is a challenge with drought years.
- The Strawberry Reservoir has a guaranteed water right through the federal government.

Joette Langianese, Moab Mayor, and Michael Black, City Manager, presented information regarding flooding, housing, and uranium cleanup project. Moab's base population is around 5,000 people and 4,000 to 5,000 outside the city. Approximately 30,000 to 50,000 people come to Moab during the summer season. No additional Airbnb's are allowed in any zones as well as hotels. Hotels must provide workforce housing. There are issues keeping water in the creek channels, replacing bridges, and hazard mitigation funding. Moab is working with FEMA on \$50 million in improvements. Moab has 100 full-time employees and a lot of seasonal employees. the city pretty much shuts down after Thanksgiving. Residents work for the national parks, city, hospital, and some tourism. Moab received about \$2 million annually in tourism taxes. The county gets \$8 to \$10 million.

New Fire Station, Concept Plan & Funding Discussion (9:10 p.m.)

- Grants are available primarily for life safety items and very difficult for vehicles. Some funds are available for full-time firefighters. Once in a while a fire station is funded but very rare.
- History: For every 1,000 citizens, there is a police officer. With fire services, it's all about response times or level of service. Station 91 is the main station on 100 East 100 North. There are three bays to left and the main entrance; the three bays to the right were added in 1984. The bays on the right go through so it's considered to have nine bays. Station 92 was the old police station and currently houses medical. Staff is working on funding for a new station 92 because housing is needed.
- Currently, there are three full-time staff (Scott Spencer, Haley DeHart, Taylor Sutherland). There are 70 part-time employees and 10 true volunteers doing fire. Medical/EMS has three part-time employees on 24/7 with paramedic response most days, and they respond from home.
- Funding new fire stations.
 - Station 91, 45 East 100 South, was built in 1958 and is the oldest station in Utah County. Four bays were added in 1984. It's not functional moving forward unless remodeled or rebuilt. It is the perfect location for responses. The utilities are all under concrete slabs and not accessible.
 - Station 92 was built in 1974.
 - Proposed location for new station is SR-198 and 1900 South.
 - Total buildout - 5 to 6 stations.

- Insurance Services Office (ISO): ISO rates fire departments from 1 to 10 with 1 being best. Payson is rated a 3 (top 10%) with 50% coming from the fire department and 40% coming from water distribution. Fire insurance rates are gathered from this classification, which saves residents and business on fire insurance. ISO looks at station placement locations, response miles (engine within 1.5 miles, ladder within 2.5 miles), and response times (on scene 4 minutes). Response times make a big difference.
- Reviewed conceptual renderings of a new station 92 on SR-198 and 1900 South. The cost estimate is \$10.7 million just for the building (16,867 square feet). Furniture, fixtures, and equipment is separate. Site layouts and interior concepts reviewed. The timeline to construct is about a year.
- Payson Fire Department is covering 127 square miles.
- Reviewed conceptual renderings of Payson Fire Station 1 at 100 East and 100 South. There are access issues that need to be resolved to allow trucks to turn, but this location is away from congestion. Other locations are in the middle of residential neighborhoods. This site is a little tight, usually 2-3 acres are needed. Site layouts and interior concepts reviewed. This is a two-story station and designed to look historical. Building costs total about \$10.6 million.
- A concrete training building is needed at some point, preferably built to the north.
- Building additional fire stations are needed to meet ISO and NFPA requirements and provide better service to the citizens, will get the department (fire & EMS) in same buildings, and the current station 92 could be sold if something is done to station 91.
- Payson Fire and Rescue will eventually move to full-time to meet demands and response times. Response time matters in fire and medical calls. What type of response do you want for your family, community, and city. Response for fire/A92/A93 could take more time. It takes almost 10 minutes to drive normally from Walmart to the station.
- State fire academy is funded 100%. Free training. Funded through tax on fire insurance for residents.
- A future station along the Nebo Beltway is a priority as well because of growth.
- Discussion regarding a property tax increase for a fire station. Payment of \$975,780 increases the tax rate from 0.001193 to 0.001647. The average home would pay \$9 per month or \$100 per year. A GO bond could be used but isn't usually successful. Additional funding needs to be addressed to lower cost to residents. Impact fees are currently being used for a new fire engine.
- Discussion on a combined fire and police station. The city could acquire the Ace Hardware building for expansion.

Future Planning for Police Department and City Center (10:30 a.m.)

- Police Station and City Center
 - Test fit study/analysis when looking at the plunder building. Wilson Elementary has space available. The Senior Center could be moved to Wilson Elementary. The Police Department is in immediate need for additional space. Study looked at all space in the current buildings and then needed space as the city grows. The square footage needed is 85,662. The city can ask for Wilson Elementary at any time.
 - The analysis did not determine if the city building was remodeled if it would meet current code and earthquake standards. Moving walls would be difficult.

- A five-year plan is needed including all the city buildings.
- The Parks Department needs a place. The cemetery can expand to the east, but the property owner is not willing to sell at this time.
- City Center. Park View Elementary may be sold by the school district in the next, which is next to Memorial Park. It would be a great location for the city center; a new building which is about 15 years out.
- Th needed police space triggers moving the seniors that triggers acquiring Wilson Elementary. The city could possibly trade the Wilson Elementary site for the Park View Elementary site.
- Discussion moving the Daughter's of the Utah Pioneers (DUP) out of the city center, which can be done at any time according to the agreement. The city could write a letter to the LDS Church asking them to give the other building at 600 South and Main Street to the DUP. The city doesn't want the building given to the city.

Good Landlord Program (11:00 p.m.)

- This program is costly if the city decided to do it. When the city experiences a disproportionate cost to provide municipal services to rental units compared to owner-occupied homes, then the city may implement the Good Landlord Program.
- The program allows an offset of the higher cost of providing services to rental properties by offering a discounted fee once the landlord completes the required class and adherence to all other city required obligations.
- The program enables the city to partner with landlords to reduce calls for service while at the same time making our community safer.
- Before implementation, the city conducts a Municipal Services Study to determine if the city has a disproportionate cost of services. West Jordan City conducted this study in 2018 at a cost of \$11,000, which was conducted by Zions Public Finance.
- Upon completion of the study, the program is set up by ordinance with fees being established. A full-time employee would need to be hired to register the landlords and manage other employees. It costs a lot to run these programs. Employees would fall under Development Services in business licensing.
- An appeal procedure must be provided.
- Landlord Obligations:
 - Screening requirements for all tenants prior to moving in including an application, driver's license or state identification, credit check, income/employment verification, and rental references.
 - Refuse to rent to any tenant if false information is provided or appears on the Utah sex offender registry.
 - Evict tenants that do not meet the requirements or are or become involved in illegal activities.
 - Execute a valid, written lease agreement with each tenant.
- Survey of Sandy City, West Valley City, Herriman City, South Salt Lake, Draper City, Kerns City/White City/Magna/Copperton/Unincorporated, and Murray City. Several do not participate in this program because it is too expensive and labor intensive. Others do not require licensing of rentals. No Utah County city participates in this program.
- This program is just a way to get better renters. It doesn't help with utilities. Discussion regarding making landlords responsible for utilities.

- There are additional police issues with rentals. The Police Department sends a notice to property owner. Historically, landlords have been really good at dealing with nuisance abatement.
- High density causes problems. Zoning is controlled through the general plan and annexation. Could the city look into renters' insurance/higher deposit. A higher deposit can be charged if bankruptcy is claimed and the renter stays in the home/unit. Delinquent utilities needs to be put on the renter's credit report immediately.

General Plan discussion regarding industrial uses (11:30 p.m.)

- Purpose is to clarify the intensity of uses in planned industrial areas and understand the difference between heavy and light industrial uses.
- Problem: The general plan doesn't give guidance on the intensity of industrial use or distinguish heavy or light industrial.
- The Spring Creek Area Plan includes a large industrial area, which currently ends at the creek with the council wanting lighter industrial uses. The concrete batch plan then showed up in the county. The city code defines heavy and light industrial, but the general plan doesn't show that distinction.
- The uses need to be based on impacts and the benefit to the community based on intensity of scale, hours of operation, cumulative effects, and lighting and light pollution. Dust needs to be included. What is being done inside verses outside?
- Concrete or pavement are needed instead of dirt pads as well as with driving surfaces.
- Determine the industrial uses the city wants to see in the community and those that could possibly be allowed on a case by case basis. Mitigation criteria is needed.
- Discussion using the railroad system, which is conducive to heavy industrial. Can a company increase to heavy industrial if impacts are mitigated? Criteria needs to be created for heavy industrial uses. Light industrial could move to heavy industrial but heavy can't move into light industrial. The city can benefit from some heavy industrial.
- General Plan: The general plan drives uses including apartments, rentals, and density. A higher density node is planned to the east (South Haven Farms). The Nebo Beltway will connect in this area just east of the hospital. The Transit Oriented Development (TOD) area is to the upper north with another TOD at Red Bridge (12400 S), which is serviced by other modes of transportation such as busses. These areas include commercial and higher density. There are areas of the city that do not have a lot of density. The city needs to discuss the intensity of the density. Density needs to go where it makes sense and save the areas where it doesn't make sense.
- The Barney property is under contract with Ivory Homes for a high density development. Staff said it doesn't make sense there.
- The State continues to require cities to accommodate certain housing. The city has planned for density for a city of 60,000 people over the next 25 years. The more density put in the identified high-density areas, means less density gets put in the other areas.
- The general plan is pretty good but needs some refinement. The city has grown much faster than it considered. It is time to review the general plan again, which won't be as expensive or intensive. It is addressed every 5 years. Staff working on grant for \$150,000 to update general plan.
- The city needs to stick to the general plan and not allow higher density requests.

- Discussion regarding density and housing. The state of Utah currently has 190,000 entitled units in some form or another, which are ready to build. Payson has 3,300. A study says the state needs 33,000 units yearly. So much could be done if the state would give funds for infrastructure development.
- Discussion regarding core preservation and width of roads.
- Additional zones need to be addressed to define density.

Discussion and review on fund audit by the state noting \$53,000,000 funds. Staff will continue to review the funds and contact the state.

Friday session adjourned at 12:40 p.m.

Saturday, November 23, 2024

William R. Wright, Mayor, called this Saturday session of the City Council Retreat of Payson City, Utah, to order at 8:00 p.m. The meeting was properly noticed.

Golf Course Discussion, Par 3 course, additional 9 holes, reception center

- Map reviewed regarding a trail along 930 West. The path will be redone all the way north and crosses at the double culvert. The proposal is to take the path towards the stream in order to irrigate and plant grass. Many old trees will be cleaned out. A spur into the development for a midblock crossing with a lighted crossing will be created. The trail cost is about \$63,000, which needs to be budgeted. Question to just move the trail onto the city property instead of through the development. It is a benefit for the residents in the homes to access the trails. This was part of the development agreement. There is probably enough funds in the grant to go to the end of the old asphalt and redo it.
- Golf Carts: The new electric carts were purchased about four years ago. The GPS system is needed and is managed by a geo fence so carts can't go beyond the boundary and slows the carts down at a canyon or green. It's a huge benefit to staff because it keeps track of cart hours, if something is wrong with the cart, and gives communication with all the carts. It also traces where the cart has gone. Golfers can see where the team is in front of them so they know it's safe to hit their ball. Advertising can be sold on the cart screen and configured to appear at designated points and include city sponsored information and information about the city. GPS is a great communication device. The system could be retrofitted into the old carts, but it makes more sense to just get new carts. It's about a \$550,000 cost over five years with the trade in of the old carts. The GPS cost is \$38,000 yearly. The bid is for 90 carts with larger screens. There is 60,000+ people playing yearly with 90% using a cart. Raising the cart fee by \$2 is \$60,000. The course is running 90% or more with 380 to 400 players per day in June, July, and August. These funds come from golf course revenues and not from taxpayers or taxes. The golf fund has \$3.7 million in the budget. Electric carts have better control than the gas carts. Suggestion to promote the city and golf course specials but not inundate golfers with ads. Individual tournaments could include ads.
- Par 3 Course/Short Course/Reception Center:
 - Review of proposed property for short course and reception center. Each venue feeds off the other.

- Par 3 Course/Short Course: This is needed. The fee is \$20 to walk and takes 40 to 60 minutes. It's a lighted course. At 48 players an hour from 6 a.m. to midnight (18 hours), the return is great. These golfers play top golf as well. Music can be played and the area includes benches, fire pits, and a playground for kids to play while parents golf.
- Reception Center: A reception center has been proposed for 20+ years. A Menti survey was conducted at the meeting and questions answered. Tell us your favorite vacation destination? What are some words that you hope people will use to describe a future reception center at Gladstan? What is a "wow factor" element a reception would need? What is something you would be upset about if the reception center didn't have? What type of events do you see using the reception center? What's something you instantly dislike when going to a reception center? What's something that we could add that would drive up revenues? What are some exterior design elements you would like to see? Illustrations of reception centers shown. What are some interior design elements you want to see?
- The point of today is to move forward with design and renderings of a reception center. The cost for a reception center and par 3 course is \$30 million. Revenue will be made the day it opens. The reception center needs to be designed to accommodate different events at the same time. The course needs to be rebranded and each venue could be named something like Elk Horn at Gladstan Golf Course. The budget needs to be amendment to have renderings done.

Main Street Project, finances (9:25 a.m.)

- The original budget to complete Main Street was \$8.3 million. After design and bidding, the cost was over \$17 million so the project was then phased.
- Phase 2 is proposed to include the library parking lot and Main Street from 300 South to 700 South with an estimated cost of \$5.8 million. There is no firm bid on the parking lot. Available funds include \$3 million from MAG from a lobbying effort and \$300,000 from the city budget. The project is short \$2.5 million, which could come from fund balance. Some parking stalls will be lost. The library parking lot is a public lot and not specific to any business. Question to just go to 500 South. If done, it will need to be rebid, which could go up or down.
- Discussion regarding parking lots that the city needs to retain and possibly sell the library building and move the library to Wilson Elementary. Businesses don't have their own parking or ADA parking. There are too many years of nonconforming issues in the downtown area to accommodate specific business parking. Permit parking is needed for the apartments on Main Street.
- Phase 3 is proposed to include a parking lot near Mi Rancherito. Over the last several years, the city has budgeted \$300,000 for parking.
- Discussion regarding snow removal on Main Street such as liquids used to spray that just goes down the drain. Vehicle snow removal is still needed.

Council Priorities and Goals (9:50 p.m.)

- Councilmember Christensen: Open water ways such as Peteetneet Creek need to stay open and flowing even though water may not be there in the future. As a landowner, he deals with this because these waterways don't stay clear. Wingwalls for creek crossings

on 300 North and 400 North need to be prioritized in the budget because approved subdivisions are going in. The responsibility falls on the city. The Barnett Elementary trail needs to be punched through; the property was given to the city. There is a 12-foot trail section that doesn't exist. He wants to keep staff coming in where needed and pay competitive rates. He wants to continue working to install curb, gutter, and sidewalks.

- Councilmember Hulet: Roads are his priority. The last survey showed 74% wanted roads fixed including curb, gutter, and sidewalks. 88% said it would benefit the city, 71% said it would be okay using city revenues, and 46% said it would be okay looking at a tax increase. It costs more money delaying fixing roads and doing crack fixing, slurry, etc. The city needs a plan to work on, catch up, and maintain roads. Some general funds could be used. The city could look at a transportation fee with a plan and priorities specifically just for roads, which is charged to all businesses and residents. Discussion if streets and landfill need to be separated with each having a superintendent. There needs to be a new set of eyes. The issue is funding an additional employee, and some roads need curb, gutter, sidewalks, and utility infrastructure prior to resurfacing. That becomes millions and millions of dollars. There needs to be a transportation plan that is agreed upon that shows priorities and costs. Currently, the streets superintendent has a road plan that shows the age of roads, etc. It all goes back to budgeting and available funds.
- Councilmember Rowley:
 - One priority is the Forebay Conservation Easement, which the Forebay Committee is working on. A few acres could be left out if needed for the golf course and include a road to tie into Payson Canyon and expanded parking and bathroom facility. He doesn't want the temptation for previous councils to allow development.
 - Discussion regarding some development on city property (not Forebay) to allow for revenues. There are private properties that have the right to develop, which may want to annex into Payson. Forebay needs to be annexed into Payson with a specific zoning. The previous study was squashed that would have given pros and cons of the area. Utilities will be needed to the area. Shulers want to annex to Payson because Elk Ridge is restrictive. Palfreyman and Clark have given easements with the intent that they could develop in the future. Road maintenance, plowing, utilities, etc. need to be considered for any development. Property swaps could be done to get a road through. The golf course and Forebay surround properties that can accommodate executive housing. The conservation easement could include access roads and utility infrastructure. Question should development be allowed on a portion of Forebay (north end). The study could help with road access, utility locations, etc. Dan Shaw may pay for half of the study. Who else can/will participate? This is a values decision and discussion. There are a lot of thoughts without good data. Forebay needs to be accessible to all residents to enjoy no matter their abilities.
 - The library parents said if they don't get some action on taking the book out of the kit, they will boycott the library and make it a big deal. He asked that the book just be removed from the kit. The city council chambers need a light refresh including new carpet, paint, door to exist to hallway, chairs, and audio/visual. The podium needs to be moved to the middle. The estimated cost is \$110,000 to \$150,000. Building security on the building needs to be improved for access such

as a key card, fob, or phone app at a cost of about \$25,000. A similar system is already in place in the police area. He wants to be mindful of the intensity of the density. The LDS Church property is already high. If they want more density, then there needs to be a significant community benefit if given. The city needs to stick to the plan.

- Councilmember Moss: She wants to continue to improve the aesthetics in the visible areas of the city because it gives credibility. The library supports removing the book from the kit. The parents just wanted transparency. Dona and Molly did a great job.
- Councilmember Hiatt wants to know where the Red Bridge project is headed. She questioned if Red Bridge is still looking for investors. It's stopping other properties from developing. Discussion that as long as the bond payments are being made, it continues. The city can only hold them to their timelines. The city did receive some bond money, not much, for infrastructure. It's just a slow process. The PID's annual report is due early next year. Additional time could be scheduled for questions and answers. The 1950 West road needs to be wider because it's a north/south main corridor, which a portion through Red Bridge is not built to that standard. Red Bridge has a zero lot setback there. Trucks will use 800 South once punched through.

Mayor Wright stated this has been a great conversation and echoed what has been said. This is a great venue to have aside from council meetings. He agreed with the golf course being careful with Forebay but conscious of those properties around it, and the library book.

Dave Tuckett stated staff will take this information to prepare the new budget. Budget work sessions will be scheduled beginning in 2025. These conversations really helps staff prepare the budget.

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

Saturday session adjourned at 11:05 a.m.

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