

PAYSON CITY
CITY COUNCIL MEETING, REDEVELOPMENT AGENCY, AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, December 4, 2024

CONDUCTING William R. Wright, Mayor

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

EXCUSED: Taresa Hiatt

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, Assistant City Manager, 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
Tracy Zobell, Parks & Golf Director
Karl Teemant, Community Services Director
Shawn Black, Power Director
Shelby Bohling, Communities That Care Coordinator

OTHERS Senator Mike McKell, Representative Doug Welton, Paul Monson, Haley Packard, Jared Bradshaw, Sam Weisler, Jake Wendt, Brian Hanson – Consor Engineers, Libby Bakke – Consor Engineers

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 Brett Christensen.

Pledge of Allegiance led by Anne Moss.

C. CONSENT AGENDA

1. Approval of the November 20, 2024, City Council Meeting Minutes
2. Resolution – City Council 2025 Annual Meeting Dates and Times
3. Resolution – Interlocal Agreement regarding Utah Major Crimes Task Force
4. Resolution - Amendments to the Payson City Fee Schedule

5. Resolution – Utah Department of Transportation Statewide Utility License Agreement

MOTION: Councilmember Hulet – To approve the consent agenda. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Presentation of Youth City Council and oath of office

Councilmember Rowley stated there are three Youth City Council (YCC) members. He thanked Shelby Bohling for her help getting the YCC reorganized. The YCC will have opportunities to experience new things, meet new people, improve engagement, help the entire city, and make decisions. He asked the YCC members to get others involved. He is so excited for this youth program.

Mayor Wright administered the oath of office to Ava White, Ella Jewell, and Sarah Ogren.

2. CTC: Mayor's Youth Recognition (6:07 p.m.)

Mayor Wright and Shelby Bohling presented the Mayor's Youth Recognition Awards to Agnes Rawson, Mt. Nebo Middle School, and Timothy Gull, Payson Junior High.

3. Reports from House Representative Doug Welton and Senator Mike McKell (6:11 p.m.)

Senator McKell thanked the council and mayor for their service. He noted for the YCC that Legislative Day on the hill is sponsored by the Utah League of Cities and Towns where YCC members attend along with their mayor and council member. He is grateful for living in the state of Utah and the best nation. Community and services is really important. He recently picked up his mother from the airport who was returning from a mission, and they went out to dinner. His daughter didn't eat her entire sandwich and took the rest to go. Outside walking down the road, his daughter quietly handed her sandwich to someone in distress that needed that sandwich. This has stuck with him all week. As he thinks about communities and service, he thinks about the people he sees doing good in the community. He sees Mayor Wright and the city council out doing good, and he appreciates that. The nation went through a contentious election cycle, and the world didn't end. It's an exciting time in the state of Utah because the big issue in the next legislative session is federalism. The state of Utah has the opportunity to take back some of its rights. His committee assignments relative to Payson include serving as a member of the Executive Appropriations Committee, serving on a committee over budget recommendations. He feels he has the opportunity to do a lot of good down here in south Utah County as we deal with the big issue of growth and managing growth appropriately.

Representative Welton noted it feels like home when he comes here after serving in the city council. He loves the city and the community engagement. He attended the Christmas tree lighting on Main Street last weekend with the community and elementary students caroling together. When there is a strong community that takes care of one another, little government is needed. It's great to reflect on this at Christmas time. It was a contentious election cycle, but it doesn't matter who is elected as long

as we take care of one another. A great experience for the YCC is coming up to the capital to learn about the government process and the people, who are just regular people. He is able to do his job when he hears from his constituents. He asks people to reach out to him any time; his phone number is on social media. He chairs the Transportation Committee, which is really big for south Utah County. He will look out for the state as a whole, but south Utah County has been overpassed on funding for years and years. He also serves on the Education Committee and Government Operations.

Discussion:

2034 Olympics - Senator McKell explained he cochairs the Olympic Legislative Committee and will do everything he can to get FrontRunner to Payson before the Olympics. The Olympics bring a new energy that is unique. Utah is actively coordinating with the Olympic Delegation. Currently, there is no venue planned in Payson. Project 29 is a listening tour that includes the 29 counties in an effort to have activities and involvement across the entire state. Utah killed it last time and marketed the Olympics in a cool way. Something needs to be done in the red rock area of the state, maybe a ceremony. There are strict rules with snow and ice. Mayor Wright noted he has been in meetings where maybe Payson doesn't get a venue but the ability to put on some events to entertain those attending the Olympics. Senator McKell said there will be venues in Utah County and noted that Utah doesn't have to build any new venues, which is what made Utah attractive. Hotel contracts are already being put in place all across Utah County. He toured the Paris Olympics and will be touring upcoming Olympics because Utah wants to provide families of the Olympic athletes the opportunity to attend and be together. This will be done by sprucing up areas in Utah that have been under distress. This is because Utah values families. Representative Welton noted that Utah built Olympic venues and continues to use those Olympic venues.

Transportation – Councilmember Christensen stated there are a lot of electric cars on the road so it may be time to get rid of the state sales tax on gas and go to a mileage rate. Electric vehicle owners should pay a mile rate like gas vehicles. Representative Welton noted there are programs where electric car owners pay a rate up front for the road sales tax or the other is by mileage. Councilmember Rowley explained tax breaks and subsidies are offered for electric car buyers and then the rest of us subsidize that through power bills.

Legislative Session – Councilmember Rowley noted the last legislative session had plenty of bills; he hopes the focus will be on quality and not quantity. With federalism and federal control, cities feel the state control at the local levels on zoning and housing. No one knows what is best for Payson City than those in this room representing the local residents. He asked them to help maintain local municipal control on zoning, housing, and subdivisions. He likes the idea of getting control of Utah's federal lands, but it is a blessing to have BLM control lands because doesn't get turned into commercial and townhomes. Public lands should stay public. Representative Welton stated having come from the city council, he saw this and tries to be mindful of it. A statewide overlay was proposed but died in committee.

Mayor Wright thanked both on behalf of the council and citizens on how they represent us and are accessible and listen.

4. Utah Valley University Class Presentation (6:30 p.m.)

Paul Monson introduced the Payson, Utah: A Community Vision project. This class is The Art of Building Cities. The semester was started with the question, What makes a place? Many people

remember a great place they have been before. Through the generations, these places have been mass produced that aren't memorable and look the same wherever you go. Many Payson residents don't want this same mass production, and it continues to be built in Utah. Then people leave to go to that memorable place on vacation. Payson isn't fake. It's a great place; a memorable place featured in movies. If Payson is what the residents love, is it possible to preserve it as it grows? "The shape of our towns is a matter of choice and not of fate," Leon Krier. Not long ago, cities were built differently. Sprawl development is an experiment of the 20th century that overengineers cities and separates everything by use and nothing within walking distance. It's a failed and outdated experiment that is deeply entrenched in how things are built today. Payson, like other places, has two models of growth to choose from: one give community and the other commodity. The proposal tonight is based on principles of walkable urbanism. Principles of walkable urbanism includes human-scale (compact and pedestrian friendly), range of housing types, housing within a 10-minute walk of neighborhood centers (+/- ¼ mile), mixed-use (civic, institutional, and commercial imbedded in neighborhoods), public transportation viable alternative, place-making, and prioritized public space. "In the present moment we decide what aspects of the past shall have a future by choosing what to take with us and what to leave behind. That act of selection – whether conscious or unconscious – is tradition," Steven Semes. When talking to people in Payson, the most important aspect they don't want to lose is the small town feeling. Historic small towns choose traditional architecture; new buildings that are authentically Payson including public spaces, safe streets with wide sidewalks, parks and plazas for families to gather, and always maintaining access to nature. Two key actions to steer growth in the right direction include 1) write laws to allow memorable, walkable areas City and 2) have a vision that guides growth. We all love Utah because of its natural setting, but it's unrealistic for Utah to remain an untouchable wilderness. "When we build, let us think that we build forever," John Ruskin.

Haley Packard and Jake Wendt, discussed their research into new design proposals and plans for the future for Payson including creating architectural character, preserving the small-town feel, preserving the character of Payson, developing community spaces, and analyzing traffic and infrastructure.

Jared Bradshaw discussed Main Street's architectural characteristics and design guidelines, building uses and health, building to street relationship, parking analysis, and the need for anchor buildings. He also explored a walkable community in the Main Street area.

Sam Weisler explored neighborhood growth, considering both overdevelopment and incremental growth. He proposed three new street types for a safer more walkable community and a new architectural pattern for Payson, focusing on Richardson Romanesque style, and applied it to the two blocks between SR-198 to 100 South and 400 East and 500 East.

Jake Wendt discussed the challenges of a proposed FrontRunner station and proposed a transit-based zoning system to preserve natural spaces and allow for a variety of building types. The plan includes a train station, a plaza center, and the UVU campus, aiming to create a vibrant, walkable, multifunctional environment.

5. Public Forum (7:00 p.m.)

No public comments.

6. Staff and Council Reports (7:01 p.m.)

Staff Reports

COMMUNITY EVENTS – Janeen Dean thanked Councilmember Christensen, Mayor Wright, and Dave Tuckett for their support with the Santa Dash last weekend. About 100 runners participated with many dressing like Santa Clause. Donuts and hot chocolate were served following the event. And the Christmas lights were turned on at Peteetneet. Afterwards, the tree lighting occurred on Main Street. The Christmas Boutique is Friday from 4 to 9 p.m. and Saturday from 10 a.m. to 5 p.m. with 25 vendors, entertainment, and Santa. Last year, there was approximately 1,000 attending each day.

DEVELOPMENT SERVICES – Robert Mills stated staff met today with UDOT and Horrocks Engineering regarding the design of the new interchange. They want the council to be very involved and will come once a month to give a report on the project. Next Tuesday, December 10, is an open house from 5:30 to 7 p.m. in the council chambers regarding the continued construction on Main Street and the library parking lot.

Council Reports

Councilmember Hulet thanked Weston Barney and the parks crew for the downtown Christmas tree; it's a beautiful tree. The lighting was a great event. He thanked the Chamber and Diane Jensen for the downtown Small Business Saturday, which was also a great event. He thanked the management staff for the council retreat, which had a lot of discussion on Payson's future. It's difficult because every department needs funding. On December 19 at 12:30 p.m., there is a tour of the MTECH building.

Councilmember Rowley thanked the UVU professor and students for their excellent presentation. He would like to have a conversation with UTA regarding a train station rather than just a platform. He liked all the trees and streetscapes. He thanked the parks staff for all the lights around the city; the historic downtown really shines. He thanked Dona Gay for her assistance in resolving the issue at the library. He's grateful for this time of year.

Mayor Wright mentioned two different events by the city and Payson Community Creche with indoor displays at 608 West 1400 South on December 6 from 5 to 9 p.m. and December 7 from 2 to 8 p.m. and outdoor displays at Memorial Park from 5:30 to 8:30 p.m. This also include the Hope Baptist Church community fair program with hot chocolate that is donated by Dutch Brothers. He encouraged everyone to attend and enjoy.

Councilmember Moss echoed the comments on the retreat and great discussions. She thanked the council for supporting the resolution on the library issue. The right decision was made for our community. She hopes feelings and comradery will continue and improve going forward. She thanked UVU for the presentation; she loved the design ideas.

Councilmember Christensen thanked UVU for the presentation. The Santa Dash is always a lot of fun, and the lights are beautiful. Main Street is really eye-catching. He asked Shawn Black to check the light switch at Peteetneet. He would like to revisit the parking on the streets during this time of year to keep the streets clear and maybe post some signs.

E. ACTION ITEMS

1. Resolution – Interlocal Agreement with Utah County regarding Homelessness (7:16 p.m.)

Staff Presentation:

Dave Tuckett explained this interlocal agreement is with Utah County who asked cities to help the homeless situation in Utah County. Years ago, the state of Utah passed legislation taking part of sales tax funds to help with homelessness. There are three or four homeless shelters in Utah. Utah County funded around \$200,000 and asked cities to contribute \$100 for every 1,000 resident. Payson's portion is \$2,300 to help with this situation.

Council Discussion:

Mayor Wright stated in talking with Commissioner Gordon, he raised the question about the sales tax being taken out to assist the homeless generally in the Salt Lake Valley area. Commissioner Gordon noted a number of needs that needed to be addressed in Utah County, which the County received everything asked for from the state. Utah County was mandated to have a plan for the homeless. Mountainland Association of Governments produced a system for warming centers at night and those at the centers receive a breakfast voucher in the morning. It's an important need that is being filled. Volunteers are needed at the warming centers.

MOTION: Councilmember Rowley – To approve the (resolution) Interlocal Agreement with Utah County regarding homelessness. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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

2. Ordinance – CW and CW Limited Partnership disconnection located at approximately 2853 West 790 South including Parcels 29:009:0023, 29:009:0003, and 29:009:0010 and consisting of 107.98 acres (7:20 p.m.)

Staff Presentation:

Michael Bryant noted the same presentation from a previous meeting and reviewed the location of the property at 790 South and 2900 West. Staff met with Mr. Wall as well as other potential property owners to bring utilities to the area. Mr. Wall wants to still vacate. Staff recommends the disconnection.

Chris Wall stated he looked at it in all directions, but it's still too expensive to get water and power there.

Council Discussion:

Councilmember Christensen questioned why Mr. Wall couldn't just develop just like the county allows but in the city.

Michael Bryant explained the property is in the A-5-H Zone, which allows for a single division of the property but not a subdivision or septic systems.

Robert Mills clarified that a variance can't be given for this; the city code would need to be changed. The development pattern that Mr. Wall wants is more consistent with county zoning. The 18 or 19 5.25 acre lots with one home can request annexation in the future if they want to subdivide. The city will

then require infrastructure in order to allow further development consistent with the plan for the area. The current request is to just disconnect.

Councilmember Rowley would rather see these 5.25 acre lots than a developer forcing high density. It fits in with the surrounding area.

Councilmember Hulet thanked Mr. Wall for his patience.

MOTION: Councilmember Moss – To approve the ordinance for the CW and CW Limited Partnership Disconnection located at approximately 2853 West 790 South. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

F. ADJOURN TO REDEVELOPMENT AGENCY (7:28 p.m.)

MOTION: Councilmember Christensen – To adjourn to Redevelopment Agency. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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

1. Resolution – RDA 2025 Annual Meeting Dates and Times

MOTION: Director Christensen – To approve the RDA (resolution) 2025 annual meeting dates and times. Motion seconded by Director Moss. A roll call vote was taken as follows and the motion carried.

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

G. ADJOURN FROM REDEVELOPMENT AGENCY

MOTION: Director Hulet – To adjourn from Redevelopment Agency. Motion seconded by Director Christensen. A roll call vote was taken as follows and the motion carried.

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

H. WORK SESSION (7:30 p.m.)

1. Discussion regarding WIFIA Sewer and Water Funding

Staff Presentation:

Travis Jockumsen stated with the new interchange, infrastructure will need to be installed that will not be funded by UDOT. WIFIA is one funding mechanism to accomplish this.

Brian Hansen questioned how Payson plans to handle the betterment and growth in Payson's future. Bonding becomes the easiest mechanism for most cities. The Water Infrastructure Finance and Innovation Act (WIFIA) is another mechanism for funding, which Consor Engineers can help with the federal requirements of WIFIA funding.

Libby Bakke presented the funding mechanism called WIFIA, created by the EPA in 2018, which has loaned a total of \$21 billion across the United States, putting in almost \$46 billion of infrastructure. The loans range from \$15 million to \$7.73 billion, with a 35-year repayment period and a 5-year deferment period after construction. The program has saved communities \$7.2 billion in financing. WIFIA is particularly beneficial for small communities, allowing them to borrow up to 80% of their project costs. She also mentioned that the EPA has \$5.5 billion in credit assistance and that the process of applying for a loan is relatively quick, with most loans being completed in less than a year. The city should address multiple funding options.

Discussion regarding the potential of securing a loan for infrastructure projects, including water tank installations and utility line extensions. Consideration was given to the flexibility of the loan, which allows for a longer repayment period and the ability to adjust the project scope if needed. Unused funds can be returned with no penalty. Pioneering Agreement can be put in place for reimbursement of infrastructure. The council also discussed the possibility of using the loan to purchase water rights from the Central Utah Water project. However, concerns were expressed regarding the city's cash flow and the need for a payment schedule to repay the loan. The council agreed to further explore the loan options and consider the potential of WIFIA for future growth projects.

I. ADJOURNMENT

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

The meeting was adjourned at 8:00 p.m.

/s/ Kim E. Holindrake

Kim E. Holindrake, City Recorder