

PAYSON CITY  
CITY COUNCIL MEETING, REDEVELOPMENT AGENCY, AND WORK SESSION  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, June 4, 2025

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Taresa Hiatt, Brian Hulet, Anne Moss, William R. Wright

EXCUSED Brett Christensen, Ryan Rowley

STAFF PRESENT David Tuckett, City Manager  
Cathy Jensen, Finance Director  
Kim E. Holindrake, City Recorder  
Brad Bishop, Police Chief  
Robert Mills, Assistant City Manager  
Travis Jockumsen, Public Works Director/City Engineer  
Scott Spencer, Fire Chief  
Michael Bryant, Planner II  
Tracy Zobell, Parks & Golf Director  
Karl Teemant, Community Services Director  
Shawn Black, Power Director

OTHERS Richard Broadbent, Amy Pitcher – Library Board, Ann Humpheries

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 Brian Hulet.

Pledge of Allegiance led by Taresa Hiatt.

C. CONSENT AGENDA

1. Approval of the May 21, 2025, City Council Meeting Minutes

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

Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Yard of the Month

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50 Mayor Wright noted the item was tabled to the next meeting.  
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52 2. Public Forum  
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54 Richard Broadbent noted he attended two council meeting ago and discussed items he sees in the city  
55 that are derogatory to women such as driving to the golf course on vehicles on the side of the rad and  
56 on a building facade on Main Street. He GRAMA requested records of the film companies filming at  
57 that time, and found the CAL King Film Company was filming at that time (2021) under a permit from  
58 the city. CAL King films mostly pornography related material, which concerned him. Today he wants  
59 to make this information open so people are aware of it, and asked the city if it was aiding and abetting  
60 on the filming of this material. The GRAMA Request information stated in the guidelines that filming  
61 material on personal property is to be kept to a minimum as possible. He asked if the permit was given  
62 to go on personal property, if there are any open permits for filming currently, and does the city ensure  
63 people are paid equitably.  
64

65 Mayor Wright stated staff will need to research and correct any issues if needed. There are no open  
66 filming permits at this time. Councilmember Hulet asked staff to look into the ordinance on the  
67 qualifications for filming and what can be filmed. Councilmember Moss noted the city needs to  
68 research what is being filmed and what a company has filmed in the past. Tracy Zobell noted that the  
69 property going to the golf course is private property. He is doing all he can to get it removed.  
70

71 3. Staff and Council Reports  
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73 Staff Reports  
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75 ADMINISTRATION – Dave Tuckett stated the city is supporting the Tabitha’s Way food drive  
76 throughout the south valley area during the month of June. They are trying to raise 15 thousand pounds  
77 of food because it’s their 15<sup>th</sup> year in existence. Boxes are available in the City Center, and posters on  
78 social media.  
79

80 RECREATION – Karl Teemant reminded everyone about Adventure Days this weekend. Memorial  
81 Park will be open from 10 a.m. to 2 p.m. There will be many activities and different adventures  
82 occurring for Adventure Days including a new activity (Bingo) and giveaways. Also, Gran-Fondo will  
83 start its race at 8 a.m. heading west around West Mountain with 30 and 60 mile races and a 96-mile  
84 race up over Nebo Loop.  
85

86 ADMINISTRATION – Robert Mills stated Dona Gay asked him to report that the library created a  
87 cool coloring book for the summer, and he has a copy for the council.  
88

89 LIBRARY – Dona Gay noted the coloring books are for those who complete the reading program. The  
90 reading program kicked off last week with over 700 participants. Another activity had nearly 300  
91 people attend. The library is very busy.  
92

93 Council Reports  
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95 Councilmember Moss thanked staff, the police, and firefighters in keeping the council in line and  
96 informed.

Councilmember Hiatt reported the cemetery looked awesome and green for Memorial Day.

Mayor Wright reinforced that the city makes mistakes, will admit to those mistakes, and will correct if if needed. He appreciate those who speak at the public forum.

Councilmember Hulet stated the Downtown will have a monthly activity called First Friday from 5:30 to 7:30 p.m. that involves younger kids who can bring their bicycles to decorate. The police and fire will be there to talk to them about safety.

#### E. ACTION ITEMS

1. Public Hearing/Resolution – Amendments to the Payson City Fee Schedule regarding Utility Rates and other fees (6:18 p.m.)

##### Staff Presentation:

Cathy Jensen reviewed the proposed amendments to the fee schedule. The proposed increased will cost the average home about \$11 per month. Enterprise fund costs are going up and needs to be covered.

- The utility live operator processing didn't work out.
- Utilities:
  - All utilities except power will increase 3%.
  - According to the Power Rate Study, electric power will increase 5.5% for four years, and this is the second year.
  - Solid Waste includes Class 4 C&D changing to Class 6 C&D. A photo ID is now required at the landfill. Halved tires is deleted and the fee for tires increased because the state is coming down on landfills for tires. Mattresses were charged by the ton but are now charged per mattress, which the transfer station charges per mattress.
- The Park Impact Fee went down and the Public Safety Impact Fee has been clarified according to the study.

##### Council Discussion:

Councilmember Hiatt explained that people are dumping mattresses in fields and along the roads quite a bit and not being taken to the landfill. She wants to know how to stop it.

Mayor Wright stated it's illegal dumping, but it's a challenge to really find out how did the dumping. It's the same problem with the bins at the City Center.

Dave Tuckett noted that the city has an employee who picks up along those roads.

Councilmember Hiatt expressed concern that costs are consistently increasing and will never go down. She asked how the city can get this information out to the public so they understand.

Councilmember Moss noted it isn't just emotional, it's real. People are having a hard time making ends meet. She would like to see the city do some serious decreases and do without some things over the next few years. A \$11 increase is a lot for some; she has been in that position before. It's not just seniors, but young families or someone who lost their job. It's the city's responsibility to take a hard look at items that may not really be needed. It hurts to see this increase even though it's needed.

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

Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss

Public Comment:  
No public comments.

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

Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss

**MOTION: Councilmember Hulet – To approve the (resolution) amendment to the Payson City Fee Schedule regarding utility rates and other fees.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss

2. **Resolution – Adoption of the Utah Commercial Property Assessed Clean Energy (CPACE) Program (6:30 p.m.)**

Staff Presentation:

Robert Mills stated he doesn't have much more to add since the last meeting. The purpose of the program is to allow additional financing options for the development team working on the hotel adjacent to Walmart. It provides reduced financing rates. Payson has no responsibility over the program, but it's an opportunity for business owners.

Mayor Wright has talked with the hotel owner who is very much in favor of the program. The program helps with the efficient use of water.

Council Discussion:

Councilmember Hulet asked if the city attorney read through this so there are no liabilities.

Robert Mills stated yes.

**MOTION: Councilmember Hulet – To adopt the (resolution) Utah Commercial Property Assessed Clean Energy Program.** Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Taresa Hiatt
Yes	-	Brian Hulet

Yes - Anne Moss

F. ADJOURN TO REDEVELOPMENT AGENCY

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

Yes - Taresa Hiatt  
Yes - Brian Hulet  
Yes - Anne Moss

1. Resolution – Lease Agreement with Mountainland Technical College (6:34 p.m.)

Staff Presentation:

Robert Mills stated the city has been working with MTECH to negotiate some space for an Innovation Center as a resource to the business community and create a place for business owners or starting business to conduct business. The Center is 3,000 square feet of finished space, which the city will lease for 11 years. MTECH is providing all maintenance, utilities, equipment, and furnishing for the space. The city can utilize the space as well. The Center will benefit Utah County and Juab County.

Council Discussion:

Mayor Wright noted there has been quite a bit of interest such as the Juab Economic Director.

Councilmember Hulet disclosed that he is a trustee on the MTECH Board. When the MTECH Board voted on this two weeks ago, he recused himself because he represented the city.

**MOTION: Director Moss – To approve the (resolution) lease agreement with Mountainland Technical College.** Motion seconded by Director Hiatt. A roll call vote was taken as follows and the motion carried.

Yes - Taresa Hiatt  
Yes - Brian Hulet  
Yes - Anne Moss

G. ADJOURN FROM REDEVELOPMENT AGENCY

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

Yes - Taresa Hiatt  
Yes - Brian Hulet  
Yes - Anne Moss

H. WORK SESSION (6:37 p.m.)

1. Library Policies

Staff Presentation:

Robert Mills presented the proposed library policies and the ordinance that governs the library. The Library Board spent a lot of time updating the existing policies, and then staff reviewed the policies. The guiding principle of the library is to provide a resource to all members of the community.

Dona Gay thanked staff and the Library Board who have spent a lot of time to fine tune these policies. This digitizes and clarifies current policies.

#### Council Discussion:

Councilmember Hulet liked everything written. He questioned when someone has a complaint, it goes to three librarians and then the entire Library Board. He would like the city attorney to be involved when it goes to the Library Board. He questioned if there needs to be one additional step past the Library Board.

Councilmember Moss likes that thought. This would have been helpful on the previous issues; having someone outside the scope.

Councilmember Hulet stated Payson has an agreement with Santaquin and those in the annexation boundary. He questioned how to handle the new city, Spring Lake City, which will be between Santaquin and Payson.

Dona Gay stated Salem has an agreement with Elk Ridge where Salem supplements a card by paying half. It's up to the city council. Currently, they would to pay the non-resident fee.

Amy Pitcher questioned if complaints are taken beyond the Library Board, then what is their purpose.

Mayor Wright noted for the first part, the Library Board runs the library, but the city has a voice because of financing the library. It's a liability for the city.

Robert Mills stated that most processes have an appeal process, and the Library Board is an integral part. The city attorney makes sure everything is followed correctly. The role of the Library Board is vital with day to day operations, purposes, and goals. When concerns arise, the fast majority will be handled by the Library Board.

Ann Humphries explained that Spring Lake is not part of the annexation area and should pay as a non-resident.

Councilmember Hulet clarified that Spring Lake is in the city's annexation boundary until incorporated, which is probably January 2026.

Dona Gay needs the computer internet agreement approved and signed by June 30, which is signed by the Library Board.

Dave Tuckett stated the agreement can be on the June 18 meeting. It's good that the Library Board has had policies all the time and have been trying to update those since 2017. There is nothing in council minutes that approved these policies. The council and Board need to be comfortable with the policies and then the policies are followed. The ordinance hadn't been updated for years so changes were made to comply with state code. He asked that any additional comments be given to staff. The city provides most of the financial backing for the library.

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288 Mayor Wright appreciates the Board and respects their opinions.  
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290 I. ADJOURNMENT  
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292 **MOTION: Councilmember Moss – To adjourn.** Motion seconded by Councilmember Hiatt. Those  
293 voting yes: Taresa Hiatt, Brian Hulet, Anne Moss. The motion carried.  
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295 The meeting was adjourned at 6:52 p.m.  
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300 Kim E. Holindrake, City Recorder