

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 20, 2025

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Ryan Rowley, William R. Wright

EXCUSED Brian Hulet, Anne Moss

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

OTHERS Diane Jensen – Payson Santaquin Chamber of Commerce, Ingrid Bolz, Ryan Richins – Horrocks, Zach Scott – Horrocks, Roger Zimmerman – UTOPIA, Bill Elrick – Scottish Festival Board

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 Kirk Beecher.

Pledge of Allegiance led by Dave Tuckett.

C. CONSENT AGENDA

1. Approval of the August 6, 2025, Special City Council Meeting Minutes
2. Approval of the August 6, 2025, Regular City Council Meeting Minutes
3. Confirmation of Monthly Financial Information
4. Resolution – Utah County Interlocal Agreement regarding Communities That Care and Substance Misuse Prevention
5. Resolution – Amended Consulting Agreement with Legislative Executive Consulting LLC

Dave Tuckett clarified that the consulting agreement amends the pay because the company got the city an additional \$3 million for the downtown.

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

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

Councilmember Christensen stated the consulting agreement was a very good investment for the city. Half a billion was pushed down this way because the right people were in the right places. It's good the city took advantage of it. It's helped with Main Street, the Nebo beltway, and the downtown.

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

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

Diane Jensen announced the Chamber Community Service Award to Ingrid Bolz, founder of South Canyons Choir and Orchestra.

Ingrid Bolz stated the South Canyons Choir and Orchestra was named after Payson and Santaquin canyons. She thanked the community and all who participated. She appreciates everyone and will continue the tradition.

3. Report from UTOPIA (6:10 p.m.)

Roger Timmerman stated UTOPIA was created in 2002 and began in 2004, which Payson is a founding member. It was a little rough from 2004 to 2009, but a lot of changes were made for success. UIA created to finance growth. Payson made a commitment to be at the top of the list and finish the city. Since then, a lot of partnerships were added.

Accomplishments:

- Largest open-access network in United States with 240k+ available locations and 23 city-wide projects.
- Fastest speeds in United States with 10Gbps residential and 100 Gbps business.
- Most competitive open-access network in United States with 19 providers.
- Awardee from 2021-2025 Utah Education Network with 350+ new school circuits.
- Provider of air quality sensors in Utah with 100+ active monitoring stations.
- Provider of Smart City Solutions in Utah for wildfire protection, public Wi-Fi, and air quality.
- Net Promoter Score of +63 and a Google rating score 4.6 stars.
- Smart 50 Award from Smart Cities Connect Foundation and US Ignite.
- Ongoing Broadband Communities top 100 FTTH Award.

There are many options are available on the system with most being Utah based companies. The network architecture is better technology with a 10Gbps available residentially and 100 Gbps for businesses. The economic benefits to Payson compared to Xfinity include saving the average subscribing household \$20 per month (\$348 per year), residential savings of \$992,844 per year over the 2,853 subscribers, businesses savings of \$103,800 per year, and an estimated 10-year economic

benefit of \$168 million based on size relative to the EPB economic study. Overall, there is about 770,000 subscribers. Payson has over 3,000 total subscribers as of March 2025 and has grown by average of 13 subscribers per month over six months. New and future technology plans include a 2.5Gbps service tier, lower pricing on 10 Gbps, and development including customer payment app, Smart City applications/deployments, and ongoing capacity upgrades. He reviewed Smart City application pictures using thermal cameras that run 24/7, which is experimental. A camera is available for Payson, but a location is needed. He appreciates the city's support.

2. Update on I-15 Interchange (6:31 p.m.)

Ryan Richins stated the project name changed to Nebo Beltway Interchange. Geometry design is 30% completed including alignments, profiles, footprint, and project scope. Design is progressing toward plan-in-hand at 60% design including coordination with stakeholders, environmental re-evaluation, and design details. The environmental re-evaluation is progressing and should be signed and approved in the next couple months. The original environmental document didn't include multi-use trails, but shared-use paths are now shown on both sides at buildout. The buildout section now includes shared-use paths, park strips, shoulders, travel lanes (2 each side), and a raised median. Medians are needed for traffic control and safety; there are pros and cons to a median or no median. Traffic projections put the project at two lanes each way, which is Mountainland Association of Government's projections to 2050. The full right-of-way has been preserved and earthwork will be done for the full width. There is no timeline for items not funded. Key milestones include a public meeting in the fall of 2025, project early grading construction anticipated in 2026, and full project construction anticipated in 2027. If all goes well, the road will open in 2028.

4. Report from the Scottish Festival Board (6:45 p.m.)

Bill Elrick reported that he is no longer the president of the Scottish Festival board, but Magie Monroe as vice president stepped up. He and his wife Carol will stay on as advisors. The Scottish Festival was very successful with crowds as usual. The vendors were extremely happy. Entertainment included two out-of-state groups; Men of Worth and Three Gents. There were 13 pipe bands and 80 soloists competing, which was a record number. Welsh cakes are a tradition, but it's been difficult getting volunteers to man the booth. The Festival seems to be growing, there is enough room to expand, and it will stay in Payson.

5. Public Forum (6:53 p.m.)

No public comments.

6. Staff and Council Reports

Staff Reports

COMMUNITY EVENTS – Janeen Dean thanked everyone for their hard work on the Salmon Supper. Onion Days is next week. She asked the council to be in the city, especially Saturday. There are many standard events with an added a treasure hunt beginning Friday. The winner will receive \$3,000.

PUBLIC WORKS – Travis Jockumsen stated he received an email from UDOT that is planning to overlay and restripe Main Street in n 2027 from SR-198 north toward I-15. It includes restriping for a

center turn lane so all the street parking will go away, and all the residential homes will be impacted. He feels it will be much safer and a better option. UDOT says streetlights at 400 and 300 North are not warranted. Yesterday, dam inspections went well with a few punch list items.

FIRE AND AMBULANCE – Chief Spencer noted the Forest Service moved to a stage 1 fire restriction last Friday and the rest of the state is a stage 2, which means no fire at all. Payson follows suit with the Forest Service so notices were put out Friday and signs posted in the parks. A few calls have continued up the canyon with people having open campfires. The Fire Department continues educating people. There are no fires up the canyon except the Payson Lakes campground in approved fire pits. Every wildfire in the county, state, or federally are billed if a person starts it; even if accidental.

LIBRARY – Dona Gay reported the summer reading program went well with over 1,000 participants and 400 completing the entire program. The Mini Art Show went with the theme of the program. Attendance at the library has been really good. She loves the new Main Street because it feels really safe. The new book drop out front of the library is great.

Council Reports

Councilmember Rowley noted the library is a wonderful asset for the city and appreciates the hard work by Dona Gay. His family is frequent visitors to the library. He expressed his support and condolences to Tremonton City, the police officers, and the families. He hopes Payson never has to experience this.

Mayor Wright agreed with Councilmember Rowley for Tremonton City and extended his condolences and support.

Councilmember Christensen agreed 100% for Tremonton City. His heart goes out to all those affected. Main Street is wonderful; people are walking. He looks forward to the completion of the parking lot and wants to see time regulations for parking. He believes people are parking long term. He was impressed with the number of people who voted at the primary. He didn't campaign strongly and wanted to go on his merits. He's excited for the four candidates moving forward because it's a rewarding position. He thanked those for the support he received.

E. ACTION ITEMS

1. Ordinance – Request for the NC, Neighborhood Commercial Overlay on Utah County Parcel # 08:139:0001 located at 590 South Main Street for use as office space (7:10 p.m.)

Staff Presentation:

Michael Bryant reviewed the proposed overlay for use as office space. This is the old family history building. The applicants want to enhance the building and replace the white panels with windows. Staff felt it was a good use of the neighborhood commercial overlay, which allows for various uses. The biggest concern was parking, which is traditionally on 600 South along with the crosscut drainage. The most intense business use would be a recreation center, but some business uses may not work because of parking issues. The uses are conducive with residential. The Planning Commission gave a positive recommendation.

Council Discussion:

Councilmember Christensen noted that this is a historic building and the owners were encouraged to preserve it.

Councilmember Rowley is good with the proposal as long as drainage is installed and the road isn't blocked. It fits well with surrounding businesses and creates a natural phasing of the area. It's a good way to preserve the building.

MOTION: Councilmember Rowley – To approve the (ordinance) request for the Neighborhood Commercial Overlay on Utah County Parcel No. 08:139:0001 located at 590 South Main Street for use as office space. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

2. Ordinance – Amendments to the Payson City Code, Title 10.16.210, Reimbursement for Public Improvements (7:16 p.m.)

Staff Presentation:

Travis Jockumsen stated this is a code amendment regarding reimbursement agreements for offsite utilities. The time period changes from 10 years to 20 years and gives the ability to extend 10 years if certain requirements are met. Extensions shouldn't be too often. The agreement is recorded on the properties. A good example is Arrowhead Ranch and Villages at Arrowhead Park where both have agreements.

Council Discussion:

Councilmember Christensen questioned if the state could allow a non-collectible lien be put on the property by the developer that is triggered by development. This way the title companies will find it.

Brandon Dalley stated the city is not required to change the code, but developers complained saying it should be indefinitely, which he doesn't agree. This is a compromise; most cities do 10 to 20 years. After 20 years, the developer should prove that it should be extended and has to pass certain criteria.

MOTION: Councilmember Rowley – To approve the (ordinance) amendments to the Payson City Code, Title 10.16.210, Reimbursement for Public Improvements. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

3. Resolution – Agreement with Payson Hospitality Group (7:22 p.m.)

Staff Presentation:

Dave Tuckett stated this is a draft agreement with the company building the Marriot Hotel by Walmart to pay impact fees over a three years. He indicated to the owner that impact fees can't be waived but

could be paid overtime. This was done with Tempkin International to upgrade power, which was over \$400,000. Staff is hoping to put together guidelines for future requests.

Council Discussion:

Councilmember Rowley voiced that he struggled with this because the city relies on impact fees. He doesn't want to get into picking business winners and losers. It would never be done for residential. He's not comfortable with the entire amount but maybe a portion. He wants to help them out, but it's a big investment to the city.

Mayor Wright agreed but asked the council to remember what the hotel will bring to the city as well as other businesses by the hotel. Residential would become a drain, but this is commercial. It's a unique situation.

Councilmember Christensen noted the city has worked with five or six different hotel companies to come to Payson and couldn't get past this stage. This is an economic incentive similar to working with Paris RV, which was an exceptional experience. He has stayed in a lot of hotels where there is a city tax of \$3 to \$8, which can add up pretty quick. The current Payson hotel has done great. He hopes this hotel encourages people to come to Payson.

Dave Tuckett noted the applicant owns a lot of hotels around the state. He reminded the council that it takes three votes to pass any motion.

Councilmember Rowley asked to table the agreement, if possible, and see if the applicant can pay some of the impact fees up front.

MOTION: Councilmember Rowley – To table the agreement with Payson Hospitality Group so staff can meet with the applicant and come up with hard numbers and look at the impact fees.

Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

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

F. WORK SESSION

1. Conversion Contract with Bureau of Reclamation (7:33 p.m.)

Staff Presentation:

Dave Tuckett reviewed some history of the Strawberry Valley Project Water.

The Mormon settlers arrived in Utah in July 1847. In March 1860, south Utah Valley settlers began diverting water from the Spanish Fork River. By 1900, additional water was needed to bring more land into agriculture production. In August 1902, local officials filed the necessary paperwork to petition the U.S. Government to fund and construct a reservoir and power plant. In December 1905, the Strawberry Valley Project (SVP) was established. In April 1922, the Strawberry Water Users Association (SWUA) was established. Pictures of the West Portal Tunnel, intake box at East Portal of tunnel, Strawberry Dam (October 1912), West Portal structure, power canal culvert of wasteway of the Forebay, diversion at the end of the power canal, completed Spanish Fork diversion structure, and

powerplant site. The SVP was completed June 1922. In 1926, SWUA contracted with Federal Bureau of Reclamation to deliver water to nine canal companies, operate and maintain the system, and repay the \$3.5 million debt. With the added population coming, less and less commercial and agricultural is occurring in the valley. The 1920 Act stated that incidental water could be used on small lots, lawns, and gardens. In 1917 and 1919, Payson entered into contracts for 1,400 acre feet of water and was one of the original contracts to bring water to this valley. The Bureau of Reclamation considered this incidental use for the cities because most of the water was for agriculture/irrigation uses. As growth comes, there is more and more water being used, which the Bureau feels is hard to justify as incidental use. When development occurred over the past 15 years, property owners signed water dedication agreements because the water is attached to the property. This water was then dedicated to the city for the subdivision use. Recently, the Bureau decided this way of dedicating water to cities was illegal and after September 18, 2025, no more water dedication agreements will be approved. There are ten entities pursuing conversion of SVP water. Payson has approximately 3,328 acre feet of SVP water that is delivered to pressurized irrigation ponds through the Strawberry High Line Canal (SHCC). Central Utah Water Conservancy District (CUWCD) operates the Strawberry Reservoir and the structures/pipes that bring the water to south Utah County. SHCC is working with CUWCD to pipe the canal. A small group of representatives from Payson City, Spanish Fork City, Springville/Mapleton Irrigation Company, SWUA, SHCC, and the Bureau have been meeting for almost nine months reviewing these conversion agreements to create a smooth transition. The proposed conversion agreement has been vetted and can be placed on the next agenda for further discussion. The agreement allows water not to be tied to the land and stay within the Strawberry Valley area. If signed, it doesn't mean farmers stop receiving water. A proposed resolution would authorize the mayor to sign the agreement on September 18 and sets up the process to keep things whole if certain conditions are met and land is sold for development. Once the agreement is signed, the mayor is authorized to sign future agreements for water dedication, which has been the same process in the past.

Council Discussion:

Councilmember Christensen noted water rights currently stay with the property and transferring is a difficult task. He questioned if water can still be transferred from property to property. His concern is long term if a large water user causes water to become inflated and pulls the water from this valley. He would like to see lease options.

Dave Tuckett clarified that SVP water is currently attached to the land. If land is sold for development, the water stays with the land. The owner would enter into a water dedication agreement to transfer the water to the city. The city then pays for the water assessments and has the right to vote the shares because the land turns into a subdivision. This conversion allows water to be moved to other SVP lands if there is more water available that is not needed for the subdivision. SVP is a defined area so this water can't leave the SVP area. Only a federal process can change the SVP area. The proposed process does make the water more marketable. Here is some leasing of water under certain circumstances. It would be difficult to build a subdivision under leased water and then have that water taken back. A city would never accept leased water. The Federal Government owns all the SVP water rights, but entities are the beneficial users. Overall, this needs to happen.

2. Nebo Beltway Interchange Update (7:53 p.m.)

Staff Presentation:

Robert Mills noted that UDOT and Horrocks are looking for direction from the council on design elements that are most impactful and manageable and approximate up-to costs to create a design for

the Nebo Beltway betterments. Currently, there are two signalized intersections at Arrowhead Trail and SR-198 intersections and six lighted intersections along the beltway.

- Bridge Girder - All options are baseline, no additional cost, and color is subject to corridor standards and UDOT aesthetics approval. Consensus for dark green.
- Bridge Parapet – All options are baseline, no additional cost, and texture is subject to corridor standards and UDOT aesthetics approval. Options include heavy sandblast, bushhammer, or chiseled limestone. Choose a durable product that is long lasting and consider issue of matching the color to remove graffiti.
- Fencing - Baseline treatment is galvanized chain link fence.
 - Vinyl/powder coated chain link fence is \$30,000 per bridge structure, which is staff's recommendation. There are two bridge structures = \$60,000. The consensus is black vinyl powder coated.
 - Decorative fencing is subject to UDOT structures and aesthetics approval and must be traffic and safety compliant. \$210,000 per structure; two bridge structures = \$420,000.
- Sign Poles – Baseline treatment is galvanized finish. Black powder coated poles are \$200 per pole or \$10,000 per intersection. There are six intersections so \$60,000. The city standard has been to use powder coating for street signals.
- Parapet Lettering – Baseline treatment is texture only; no letters and subject to UDOT structures and aesthetics approval. Official road name only; no city names. Street name cast into parapet is \$40,000 for both sides.
- City Logo Panel – No applicable baseline treatment and subject to UDOT structures and aesthetics approval. There is a limited number of log panels per city per state road/highway. The exact panel design is to be determined by the city and designer. Cost is \$30,000 per panel. Consensus to use this money in a better way.
- Freestanding City Logo Monument – No applicable baseline treatment, subject to sight visibility and crash zones, and typically located in gore area (with approval) or outside of UDOT right-of-way. The exact design to be determined by the city and designer. Cost is \$60,000 (conservative estimate) per monument sign. Consensus to create gateways to the city by replicating a design throughout the city limits. Consensus to use these off I-15 at Nebo Beltway and 800 South when entering the city.
- Interchange Landscape - Baseline treatment is roadside seed mix only.
 - Option 1 – Baseline treatment is roadside seed mix only. Add ornamental plants to baseline roadside seed mix. Adds supplemental irrigation for ornamental plants that also improves condition of native seed. Exact plant types and quantities to be determined by the city and designer. Cost is \$100,000.
 - Option 2 – Substitutes areas of baseline native seed for decorative landscape rock with no ornamental plants or irrigation. Exact rock types and layout to be determined by the city and designer. Cost is \$75,000. The city is in charge of maintenance.
 - Option 3 – Substitutes areas of baseline native seed for decorative landscape rock and adds ornamental plants and irrigation. Exact plants and quantities and rock types and layout to be determined by the city and designer. Cost is \$250,000.
 - A strategic placement is needed with all options and focus on coming into the city. Maintenance needs to be addressed. There needs to be some beautification but maintenance is important to address.

Council Discussion:

Councilmember Rowley noted with regards to parapet lettering, he would rather have a nice welcome to Payson sign instead of the street name on the parapet. With regards to interchange landscaping, he would like to see a mix of rock, hydroseed, and zero scape with a few shrubs.

Councilmember Hiatt noted Payson is a small city and the budget needs to be watched.

Robert Mills stated the total estimate is \$476,000 less the street name cost (\$40,000). He asked the council about \$450,000, \$300,000, and \$280,000. The consensus is to shoot for \$280,000, which gives the design team a realistic number.

G. ADJOURNMENT

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

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

/s/ Kim E. Holindrake

Kim E. Holindrake, City Recorder