

**PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, September 3, 2025**

CONDUCTING	William R. Wright, Mayor
ELECTED OFFICIALS	Teresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley, William R. Wright
EXCUSED	Brett Christensen
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/City Engineer Jill Spencer, Development Services Director Michael Bryant, Planner II Janeen Dean, Community Events Coordinator Karl Teeman, Community Services Director Shelby Bohling, Communities That Care Coordinator
OTHERS	Dairis (Didi) Aguirre, Cambria Hyatt, Angela Navratil, Nate Navratil, Gage Larsen, Brittany Larsen

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 Lacee Smith.

C. CONSENT AGENDA

1. Approval of the August 20, 2025, City Council Meeting Minutes
2. Approval of the August 26, 2025, Special City Council Meeting Minutes
3. Resolution – Hiatt Creek Plats B1 and B2 Development Agreement
4. Questar Gas Company dba Enbridge Gas Utah Right-of-Way and Easement Grant regarding Payson View Estates

Brian Hulet questioned the pickleball courts noted in the Hiatt Creek Agreement and if those were just for the residents in Hiatt Creek.

Brandon Dalley stated that the amenities listed including the pool and clubhouse are for the development based on the number of units.

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

Yes	-	Teresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. CTC: Mayor's Youth Recognition

No recognitions to present.

2. Yard of the Month

Councilmember Moss presented the Yard of the Month to Mardene Barker, 555 East 300 South, for the month of September.

3. Presentation of Youth City Council members and oath of office (6:07 p.m.)

Councilmember Rowley noted two new additions to the Payson Youth City Council, i.e., Dairis (Didi) Aguirre and Cambrie Hyatt.

Didi Aguirre stated he likes the Onion Days parade floats because they are pretty.

Cambrie Hyatt likes that Onion Days brings people together and being with her friends.

Mayor Wright administered the oath of office to Dairis (Didi) Aguirre and Cambrie Hyatt.

4. Public Forum

No public comments.

5. Staff and Council Reports (6:11 p.m.)

Staff Reports

COMMUNITY EVENTS – Janeen Dean reported that Golden Onion Days went great and even bringing in the vendors went smoother. Booth vendors came in Thursday night, which saved a lot of time. She had more help this year. The next city event is the Festival Latino de Payson on September 20 and runs all day with great entertainment, merchandise, and food trucks.

The new event for Golden Onion Days this year was a treasure hunt with over 300 group entries with up to 7 in a group.

Angela Navratil introduced Nate Navratil, Gage Larsen, and Brittany Larsen, who all encompass the creative minds behind the Payson City Treasure Adventure. The four reported on the following:

Hunt Overview & Statistics:

- 2 Hunts – family friendly and main hunt
- 15 puzzles and 2 hikes over 3 days
- 274 total teams
- 1,107 total participants
- 594 puzzles completed by teams
- 945 Payson residents on teams
- 162 out of town residents on teams
- 25 historic or relevant sites visited
- 37 businesses involved
- 5,784 views on social media
- 6,190 interactions on social media
- 17,536 people reached on social media
- Countless memories made!

People were positive and asked if it would be done next year. Plans for next year include additional sponsors, bigger pot for more winners, more competitors, and extra volunteers. The grand prize was \$3,000 donated by Patterson Homes. Second, third, and fourth prizes were also given through donations. The hunt began at 10:15 a.m. Saturday and finished around 5 p.m. on Sunday evening. It was an exciting race over the two to three days. They would be honored to do it again next year and thanked all who helped organize the event.

Mayor Wright noted the city would love to do it again because it generates the hometown feel the city is after.

ADMINISTRATION – Robert Mills stated the Utah League of Cities and Towns (ULCT) annual convention is October 1 and 2 at the Salt Palace. Saturday, October 3, ULCT is offering a conflict resolution class. Please let him know if you are interested in attending. The City Golf Event is on October 2. He thanked Michael Bryant for completing the moderate income housing report, which the city is in compliance. The city also has the opportunity for priority funding through the Utah Department of Transportation because the city adopted additional strategies.

Council Reports

Mayor Wright stated that over the last week or two there has been misinformation out regarding the city's interest in the Plunder Building. About nine months ago, the city showed interest in the building for the police, justice court and city offices, but was discontinued. Currently, the owners approached the city again and was discussed for a police station and justice court, which is needed. The previous due diligence showed a cost to build a new police station at \$20 to \$30 million. The Plunder Building is being offered at \$8.5 million, and then there is the cost to retrofit. The city has been under contract since August 11 and is conducting its due diligence on the financial and logistic possibility until November 10. There are plenty of outs, and the city is not obligated to buy the building. There is nothing being hidden or of sleight of hand. It could save the city \$10 to \$20 million. He is honored to serve with the council.

Councilmember Hiatt reported Onion Days was a success and nice days. The parade had good entries and enjoyable. She asked that little whistles not be thrown out in the future.

Councilmember Moss stated she was thoroughly impressed with Onion Days, the fireworks were phenomenal, and the parade was amazing. It celebrates the city and has a reputation of being fun. She thanked Mayor Wright for the clarification on the Plunder Building and to put to rest the lies, rumors, and gossip on social media. Those comments are not okay and don't represent the majority of the city. Those critical of the city have turned down offers to speak to the mayor, council, and department heads. Assumptions have been made and lies have been said that have instigated attacks on the council and staff. The council and staff are people doing their best. On the council there are four fathers, two mothers, three grandparents, a teacher, banker, farmer/realtor, local business owner, retired police officer and librarian. None of these titles sound elite. Each of the council members chose to put themselves out there knowing they would be criticized for our decisions and falsely accused by whatever disgruntled people want to come up with. The city staff is the same, but we all want what is best for Payson and each love the city. Our firefighters and police officers have been thrown under the bus and minimized to being just poster children for our own power as a city council, which is extremely insulting. They deserve the best in upgrades of their equipment and facilities. This isn't a global, national, state, or county government; it's a Payson City government. We represent the city to other cities, businesses seeking to come to Payson, developers wanting to build here, and many local, state, and national organizations. If Payson is to improve, current and potential city council and staff must work with others and communicate in such a way that is honorable, professional, dignified, fully informed, personable, tactfully assertive, civil, and articulate. There is no room or place for vulgarity, tactlessness, arrogance, forcefulness, or manipulation. We cannot go backward. This council is consistently trying to move forward and improve in ways that have never been done before. This council is doing an excellent job and the staff works tirelessly. The momentum must continue in catching up in the areas that have been neglected in past administrations, which doesn't include everyone. It's frustrating and painful, but the council and staff are doing their very best to proceed responsibly and wisely. One thing is for sure, we can't do nothing. Let us proceed with class, propriety, and civility.

Councilmember Rowley thanked all the staff who helped with Onion Days and what has been previously said. He appreciates the police officers and fire and ambulance personnel. He thanked Weston Barney and the Parks Department for keeping the lawn so clean. It takes a lot of work. He thanked the City of Fun Carnival that has been a partner with the city for his life and even longer. It's so fun to see some things never change. He loves the city and residents. Onion Days is a second Christmas for him and sad it's over. He thanked all who helped.

Councilmember Hulet thanked Janeen Dean and the staff for Onion Days. The parade included the class of 1955, which was amazing. He's sorry Payson missed out on Buc ees, but it's close.

E. ACTION ITEMS

1. Resolution - Conversion Contract with Bureau of Reclamation (6:35 p.m.)

Staff Presentation:

Dave Tuckett noted this has been ongoing for nine months and was discussed two weeks ago. The Bureau of Reclamation has determined that water dedication agreements will no longer be allowed after September 18. The entities involved has been working on an agreement based on the 1920 Act of Congress to allow water conversion from agricultural use to municipal/industrial use. It doesn't change

anything except the way the water is transferred. Farmers and agricultural users don't need to do anything until they are ready to develop. The resolution allows the mayor to sign the agreement on September 18 at Bureau of Reclamation office in Provo. The Strawberry Valley Project is over 100 years old and has helped south Utah Valley immensely. The resolutions also allows the mayor to sign the third party agreement when someone decides to develop as long as it's in the same format. There have been about 900 water dedication agreements with Payson over the last 10 years. Staff recommends approval.

Council Discussion:

Councilmember Hulet questioned some of the pros and cons for the city and if the price of water will go up.

Dave Tuckett clarified that historically the water is attached to the land and has been a good thing by keeping the water here, but it has caused some challenges. The current water dedication agreement that has been used for years has allowed the city to use the water when farming was no longer done. It's been good to have this water source. This agreement allows water to not be attached to the ground, but it still can't be moved from the Strawberry Valley Project area. If there is extra water, it can be moved elsewhere, which makes it more flexible for the south Utah Valley. Payson contracted directly with the Bureau to bring water to Payson and use for lawns and gardens for over 100 years. The Bureau is now saying something different needs to be done. Growth and demand may bring up the price of water, which happens now.

Councilmember Rowley noted that water is the most valuable resource. This does not change those that have the water rights unless they change the nature of their ground and no longer farm. He doesn't have any concerns.

MOTION: Councilmember Rowley – To approve the resolution of the conversion contract with the Bureau of Reclamation concerning water. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes	-	Teresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

2. Resolution – Utah Department of Transportation Nebo Beltway Corridor Preservation Agreement (6:44 p.m.)

Staff Presentation:

Travis Jockumsen noted this is an agreement for the new belt route to determine the intersections based on the Utah Department of Transportation's requirement for spacing. Originally the spacing was at one-half mile but is now at one-third mile. Signalized intersections are located at I-15, Arrowhead Trail, and in between with the two in between as right-in right-out only. These will be the only accesses. Two additional signalized intersections are further south between Arrowhead Trail and SR-198 with three more right-in right-out intersections. These are hard set.

Council Discussion:

Mayor Wright thanked Eric Rasband with UDOT and Travis Jockumsen for their hard work.

MOTION: Councilmember Moss – To approve the (resolution) UDOT Nebo Beltway Corridor Preservation Agreement. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes	-	Teresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss
Yes	-	Ryan Rowley

F. ADJOURNMENT

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

The meeting was adjourned at 7:47 p.m.

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