

December 17, 2014 Payson City Council Minutes

Minutes of the regularly scheduled City Council Meeting held at the Payson City Center, 439 West Utah Avenue, Payson, Utah on Wednesday, December 17, 2014 at 5:00 p.m.

ROLL CALL: Mayor Rick Moore (entered the meeting at approximately 5:10 p.m.); Councilmembers: JoLynn Ford, Kim Hancock, Scott Phillips, and Larry Skinner; City Manager Dave Tuckett, City Attorney Mark Sorensen, and City Recorder Jeanette Wineteer. Councilmember Mike Hardy excused.

MOTION by Councilmember Phillips to appoint Councilmember Ford as Mayor pro-tem. Motion seconded by Councilmember Skinner. Motion carries.

Mayor pro-tem JoLynn Ford presiding.

ADJOURN TO CLOSED SESSION

MOTION by Councilmember Phillips to adjourn to closed session to discuss the character and competence of an individual. Motion seconded by Councilmember Hancock. Motion carries.

Council adjourned to Closed Session at 5:05 p.m.

RECONVENE

Mayor Moore entered the meeting during Closed Session and Council reconvened at 5:30 p.m.

Mayor Moore presiding.

WORKSESSION - UDOT DISCUSSION REGARDING THE ENVIRONMENTAL IMPACT STATEMENT

Planner Spencer introduced Loretta Markham and Carlye Sommers from Lochner, who was hired as the consultant team help UDOT and Payson City on the Environmental Impact Statement (EIS) to evaluate the interchange at Main Street (SR-115) and I-15. The EIS team began work in October 2014, and is currently in the early stages of data collection. It will take the team approximately two years to evaluate existing conditions, analyze alternatives, and prepare an environmental document. During that time, the team will work closely with the community to gather information and solicit feedback.

She introduced the team, explained the study area, and gave an overview of the project for the timeframe from Winter 2015 through Fall 2016. There will be public outreach through public meetings, open houses, and public hearings. The next step is the formation of the working groups.

Councilmember Hancock asked how much population would impact the study. Ms. Markham explained that population will feed some of the decisions and obviously population and growth is a major factor. A firm is on the team that will take the transportation model from MAG and forecast population out based on those assumptions.

Councilmember Ford asked about groups of citizens being involved. Ms. Markham said that they are forming some citizen and business working groups to get them involved.

Councilmember Skinner wondered if there is a feel for when the first public meeting would be held and Ms. Markham said that would occur in February.

Councilmember Hancock said he has seen many projects look to the MAG projections, and as near as he can tell those projections have not taken into account the availability of water. So he is not sure how much he trusts those projections. She said that is a curious topic and would take that comment into consideration. The team has met with city staff to make sure that the UDOT and MAG information is verified.

Manager Tuckett read a letter Councilmember Hardy wanted read into the minutes regarding this issue:

“To: Utah Department of Transportation
Payson Main Street Interchange Study

Regarding: Options for the Main Street Interchange

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Meeting for City Council Dated December 17, 2014

Dear Council and UDOT Representatives

I cannot be to the meeting tonight regarding the Main Street Interchange due to a medical procedure which was done for my wife so I am home tending to her needs. However, I feel very strongly regarding the study you are conducting and feel that you need to hear my concerns regarding the study since I cannot be there to address the council and the public as a member of the City Council

I am requesting that my comments will be read aloud to the council and to the public.

First, may I say that I am excited that UDOT is studying traffic congestion both on the Freeway, the exits to Payson as well as the surface streets in Payson. Payson is a growing city and with the Dedication of the LDS Temple in Payson on June 7 we are bound to see even more traffic in our city. As they say, this is an opportunity to do it and to do it right.

Second, the decision to be made by UDOT could and will have profound effects on the future of Payson both regarding traffic, as well as economic viability, survival of current businesses and the development in Payson in the future. Anyone who was around when the freeways were first built, like myself, knows that the changes in traffic patterns based on the location of exits off of the freeway can and will have profound effects on the economic health of individual businesses as well as the businesses in the city as a whole.

Payson traditionally had a thriving Main Street running north and south through the city. After the building of the I-15 freeway, some businesses developed on the north end of Main Street at the Main Street interchange. Businesses there have included Rite Aid, Flying J, a Comfort Inn, a Subway franchise, State Farm Insurance, a Chevron C Store, Payson Market, and let's not forget McDonalds. The historic Main Street plus associated business at the intersection of Main Street and SR 198 have been there even longer than the businesses on the Main Street interchange. This district has been known as the heart of Payson and has been part of the historic Community Celebrations that we have, including our Scottish Festival, the Salmon Supper, and also our major celebration over the Labor Day weekend known as Onion Days. This area was a thriving group of businesses, but with the building of the freeway businesses there have struggled and languished.

In 2007-2009 original hearings were held regarding the moving of the Main street exit approximately 100 yards north of where it is currently located. I was sitting next to the Manager of Flying J and when the proposal was presented the Flying J Manager sitting next to me said, we are out of here. Not much later, Flying J closed their Payson facility and personally I believe this was in response to the chance the Main Street exit would be moved. With the proposal to move the exit a mile or so the north, more businesses are concerned and may move from Payson if they are threatened. These businesses provide services to the citizens of Payson and just as importantly provide Sales tax revenue to the city. The argument is that businesses can move out to a new interchange or be connected to the new interchange by a road running from the current exit to the new one. My response is that the businesses at the current interchange will be at a significant disadvantage since they won't be on the power corner created by a new interchange. Secondly, development at a new interchange will be slow to take place at the new interchange because of the wet lands issues associated with a new development and they will take time to develop.

My belief is that by moving the current interchange and not having an exit at Main Street we will create a blighted area where we currently have a relatively thriving group of businesses. One only has to look at the old Flying J location which is now where drug deals happens to know that we have a problem here and very well will have blight where there is now business. Secondly we will assuredly have a significant delay in the development of a new interchange and the city will suffer sales tax reversals by such a situation.

Your study is very significant and important to us as a city. Please consider not only traffic patterns and failure patterns but also consider the economic impact that what you do will impact Payson City, the current businesses at the north interchange, our historic Downtown, and its residents.

Second, I believe that there are alternatives that would be acceptable to UDOT and the city. I would hope that UDOT will also consider building an exit 1 mile north on the interstate, but leaving the present Main Street interchange open. By building a second interchange to the north, it will give Payson a new exit, a new source of potential revenue, and will take the traffic pressure off of the current Main Street interchange thus keeping it from going to failure. It will give current businesses a chance to compete on an even playing field. Don't make this study an either or study. Make this study about "an additional

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exit” study. In the long run, three exits will be better than two for Payson. Eliminating a current exit will harm Payson. One only has to look at the Benjamin exit to see how little development has happened there. I have lived in Payson for 12 years and heard “lots of rumors” about something going in there, and yet nothing has happened economically there.

What you recommend will have great impact on my city. Please take an approach that considers the economic consequences to the city, not only what costs UDOT will have to incur or how traffic patterns will work out. Don’t harm my city.

Yours,

Mike Hardy
Payson City Council Member”

Ms. Lockham said that economic impact is something UDOT was aware of prior to the consultant team being selected. That will be part of the effort we will put into the analysis.

PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Councilmember Skinner and Pledge of Allegiance led by Councilmember Phillips.

CONSENT AGENDA

MOTION by Councilmember Hancock to approve the Consent Agenda consisting of approval of December 3, 2014 Payson City Council Minutes. Motion seconded by Councilmember Phillips. Motion carries.

PUBLIC FORUM

Rhett Huff said he lives at 646 S 500 E and noticed that in the last couple of Council Meetings there has been some discussion about speed limits changing, which the Council voted against. He doesn’t want to push for speed limit changes, but doesn’t want the whole MAG study to be tossed. He understands the need for collector roads and movement of traffic towards those and the need for stop signs.

COUNCIL AND STAFF REPORTS

Public Works Director Travis Jockumsen said he put the reservoir study out to bid and will have those back next month. We will open well bids tomorrow.

He also reported that we are at 54% of precipitation and 74% snow/water equivalent. Councilmember Skinner said that even “normal” this year won’t get us where we need to be on water, so he wondered what it would take. Mr. Jockumsen said that conservation, and maybe metering the irrigation water would help.

Human Resources Coordinator Dora Edvalson and Mayor Moore presented service awards to:

Mickey Lane, Facilities -	10 years
Dale Shaw, Information Technology Director -	5 years
Mark Bell, Police Officers -	5 years

Manager Tuckett wanted everyone to mark their calendar for Tuesday, January 6th at 6p.m. to unveil the sculpture of Troy Lerwill at Peteetneet.

Recreation Director Karl Teemant said that Peteetneet wanted to thank the Council for all their support for the building and announced that the train show is going up there on right now.

He said registration for the Little Miss Payson Pageant for 7-15 year olds is going on now, the proceeds will help support the Miss Payson Scholarship Pageant.

Chief Spencer explained a problem with ambulance calls to the VA Home. When a patient is transported for treatment at the hospital, some of them are not reimbursable because the insurance doesn’t feel there is a medical reason for a transport; they feel the patient could be transported in a vehicle or van. We are working through these issues.

He said that another issue the State Fire Chiefs have been working on is with and Medicaid and Medicare. We only get about 16%-34% of what we bill from Medicaid and Medicare, so we hope to get that increased.

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Councilmember Ford wished everyone Merry Christmas.

Councilmember Hancock said UIA/UTOPIA met Monday and he reported:

- The audit was reported and they were given a clean opinion. The Financial Report on those are essentially the same, revenues continue to grow but at a modest rate.
- There has still been no response from Macquarie.
- The RUS suit has been settled and \$10M will be coming back to UTOPIA.

Councilmember Hancock received a call regarding the local Stakes organizing to get ready for the opening of the temple, and the Chairman of that committee is Jim Hartzell. This committee would like some kind of liaison to the committees we are forming for exchanging information. Manager Tuckett said Larry Duffin has been appointed by the LDS Church and he will probably be doing that or involved with them.

Councilmember Hancock said that one of the concerns the local Stakes have is at 930 West and 1400 S where the road narrows and they wondered if it would be widened. Manager Tuckett said that we have tried to get the church to help widen that also. Councilmember Ford said this has been discussed and there are issues so it wouldn't be widened.

Councilmember Phillips thanked Mark Hyland's crews for all the work on Main Street to clean it up. He also noted that the Streets Department has been busy.

Mayor Moore said that the Interfaith Council will be holding a Helping Hands Banquet on Feb 22nd where all the proceeds will go toward helping homeless or other needy people in town. He reiterated that we all need to make sure we check on the elderly this winter to see if they need help. He said that he attended the Ambulance and Fire Christmas Parties last week.

He also stated that there are a lot of exciting water things going on, and he attended a meeting regarding the Colorado River and thanked Strawberry Highline, Marcus Foust, SESD for paying for his attending that.

SCOUT ATTENDANCE CERTIFICATES

Councilmember Ford presented attendance certificates to scouts in attendance: Micah Flores, and Joe Flores.

PRESENTATION OF THE FINANCIAL AUDIT FOR THE 2013-2014 FISCAL YEAR

Ben Probst, CPA with Gilbert and Stewart presented a rough draft of the FY 2013-2014 Audit and said it will be in finished form on Monday and Recorder Wineteer will send that final to you at that time. He said he could explain some things now or come back at a later meeting to do so. The audit will also be sent into the State one time before the end of the month.

ORDINANCE AMENDING TITLE 10 PAYSON CITY WATER ORDINANCE

Manager Tuckett presented the proposed amendments to the water ordinances. We are authorizing Payson City to take irrigation water to satisfy drinking water requirements if needed. We also added Strawberry Water to be used to satisfy the water requirement. We have allowed Strawberry Water but it has not been in the ordinance.

He said that he met with Jim Riley, a water consultant and he was comfortable with Payson accepting any water that can be transferred to Payson City in the valley and that ends up in Utah Lake (i.e. East Jordan, South Jordan, etc.)

Discussion was held regarding how to get water from the water rights (paper water). Manager Tuckett said that he could try to get the experts down to explain how this is done, but were confident that we could get the water from anything that ends up in Utah Lake.

Public Works Director Jockumsen explained that you are just transferring the take out point from one place to another, as long as you can get it from that point, it works.

MOTION by Councilmember Hancock to adopt Ordinance #12-17-14, An Ordinance Amending Section 10.6 of Title 10 of the Payson City Ordinances Regarding Conveyance of Water Rights, finding it does clarify our use of water. Motion seconded by Councilmember Phillips. Voting aye: Councilmembers: Ford, Hancock, Phillips, and Skinner. Mayor Moore said he has a problem with how they say we can take the water out. Motion carries.

UPDATE ON PLANNING PROJECTS

Planner Spencer updated the City Council regarding:

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- Costa Vida is coming to 800 S Turf Farm Road.
- Ridgestone Condominiums last phase of their project.
- South Meadows Planning Area – Interviews have been held and a team selected.
- Hollow Park – We have received a grant for the Master Plan.
- Multi-Family Projects – ideas
 - Adopted ordinances
 - RMO Overlay Zones – infill development
 - Incorporated into large projects
 - Variety of housing product and lot sizes
 - Balance of land uses and intensities
 - Opportunities for people of all ages
 - Attainable and work force housing
 - Economic development
 - Housing study
 - Determine current inventory
 - Market analysis
 - Potential ordinance amendments
- Springside Meadows
 - Mower Specific Plan
 - Density 327-448 Units, 413 vested units
 - Housing Product
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Project Details
 - Density – 323 (less than base density)
 - Compromises
 - Larger Lots
 - Front facing homes (along Main Street and 2000 South)
 - Parks and trails
 - Substation site
 - Public safety site
 - Completion of entire width of arterial roads
 - Roundabout

WORK SESSION – DISCUSSION WITH STATE LEGISLATURES

Manager Tuckett stated that our State Legislators are in attendance to address whatever questions you may have and he introduced Deidre Henderson and Mark Roberts. Some of the issues that we asked them to address include:

Eminent Domain of trails
Scenic Byway money
Air Quality issues
Transportation Funding

Senator Deidre Henderson explained that the upcoming legislation include some of those topics on this list. She and Representative Roberts are working on some Officer Involved Shooting legislation and she will leave this topic to him to address. She said that there are issues with Medicare and Medicaid and they are looking for alternatives to help fund those that really need help.

Manager Tuckett asked about road funding, and new proposals. She said that part of the solution is to encourage federal funding and specific excise tax.

Councilmember Skinner wondered about the State's rainy day funds. Ms. Henderson explained that we don't want to use "one-time money" for projects that will not be enough to continue the projects to be funded.

Planner Spencer said that she wanted to mention a couple of things:

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- We are starting to have discussions about the I-15 interchange, and once the study is done we need to make sure it is funded and the improvements completed.
- Also said that there isn't money allocated to the scenic byway program, and we have one of those in our community. We are hoping to get some of that money back, so the scenic byway will not be competing with the highway projects.

Senator Henderson encouraged her to get to know Senator Jackson the new chair of that committee.

Representative Mark Roberts said that he likes that we all feel the same about the rainy day fund.

He commented on legislation they are working on and said they are meeting with the Chiefs of Police regarding some Officer Involved Shooting Legislation.

Other legislation he is working on include some regarding honey bees, and herd sharing and he explained a little bit about those topics.

Council said they appreciate them coming to Council Meeting and asked that they come back in April or May if possible. Both of them said they could, however if anyone has questions during the session to email or text them to get their attention.

Manager Tuckett noted a pet peeve of his was with public safety and the State mandatory changing radios or radio frequency. We can't upgrade the radios so we are paying 30 – 50K every year because we have to go to a different bandwidth. This is frustrating and hard on the budget.

ADJOURNMENT

MOTION by Councilmember Skinner to adjourn. Motion seconded by Councilmember Phillips. Motion carries.

Council adjourned at 750 p.m.