PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, June 3, 2026

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| CONDUCTING | Mayor William Wright |
| ELECTED OFFICIALS | Mayor William Wright, Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, Lacee Smith, William R. Wright |
| EXCUSED | David Tuckett, City Manager |
| STAFF PRESENT | Cathy Jensen, Finance Director<br>Amalie Ottley, City Recorder<br>Brandon Dalley, City Attorney<br>Brad Bishop, Police Chief<br>Robert Mills, Assistant City Manager<br>Travis Jockumsen, Public Works Director/City Engineer<br>Scott Spencer, Fire Chief<br>Anders Bake, Senior Planner<br>Michael Bryant, Planner II<br>Janeen Dean, Community Events Coordinator<br>Tracy Zobell, Parks & Golf Director<br>Karl Teemant, Community Services Director<br>Shawn Black, Power Director<br>Shelby Bohling, Communities that Care Coordinator<br>Melanie Marsh, Human Resources<br>Jill Spencer, Development Services |

A. CALL TO ORDER

Mayor William Wright 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

A prayer was offered by Mayor Wright

The Pledge of Allegiance was led by Anne Moss

C. CONSENT AGENDA (6:02 p.m.)

1. Approval of May 20, 2026, City Council Meeting Minutes
2. Approval of Community Beautification Initiative Letter

**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 - Brian Hulet
Yes - Anne Moss

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| Yes | - | Bob Provstgaard |
| Yes | - | Ryan Rowley |
| Yes | - | Lacee Smith |

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Community Action Services & Food Bank Presentation (6:04 p.m.)
Jessica Miller, the Chief Impact Officer from Community Action Services attended the meeting to report on the organization's food bank operations and community assistance programs. Ms. Miller explained that Community Action Services has served Utah, Wasatch, and Summit Counties since 1967 and works to foster self-reliance among individuals, families, and communities. Ms. Miller reviewed the organization's needs assessment findings, which identified three priority areas: housing insecurity, income disparity, and food insecurity. Data from the 2025 Utah County homeless count showed a 34% increase in individuals experiencing homelessness, with individuals citing mental illness, domestic violence, and substance abuse as contributing factors. Ms. Miller also noted that while the average wage in 2025 was approximately $32.50 per hour, the estimated living wage was $49.00 per hour, highlighting a significant income gap. Regarding food insecurity, Ms. Miller reported that 87,320 individuals, or 12.8% of Utah County residents, experienced food insecurity last year. Additional data showed an 8% increase in participation in free and reduced-price lunch programs and identified Utah as having the highest malnutrition death rate among seniors. The food bank served 22,607 unduplicated individuals in 2025, including 619 unduplicated residents from Payson. Ms. Miller described the organization's "Food + More" model, which focuses on stabilizing basic needs while building long-term self-reliance through programs centered on food, housing, and education. The presenter encouraged support for policies that increase affordable housing, promote financial literacy programs, expand education and employment partnerships, and improve access to food pantry services.

Mayor Wright pointed out that other programs in the area are available such as Tabitha's Way and Mountainland Association of Government (MAG). Ms. Miller indicated that each program serves different areas geographically and partner with local grocery stores. Councilmember Hulet asked where funding comes from for the organization. Ms. Miller reported that most of the funds are from federal sources while some funds are supported locally. Councilmember Hulet also asked how to start a community garden. Ms. Miller stated that funding and a location would have to be provided by the city in order for their support of a community garden. She added that community gardens are quite popular and serve the community in a variety of ways. Slade Buhler, an attendee from the audience stated that Spanish Fork City's community garden was supported by Lowe's who donated lumber and blocks to put it together. Slade stated that many local companies like Lowe's are willing to donate supplies and contribute help to community gardens. Councilmember Hulet asked if Community Action Services has outreach programs for job training. He suggested connections to places like MTech, UVU, etc. Robert Mills endorsed the many programs that Community Action Services provide to the community outside of the food bank. Council members and Mayor Wright expressed their interest in creating a team to support an auction put on by Community Action Services.

2. Yard of the Month, Most Improved Yard of the Month (6:25 p.m.)
Councilmember Provstgaard introduced the "Take Pride in Payson" Initiative. He expressed his excitement to promote beautiful well-kept yards in the city this summer. He presented July's Yard of the Month to Karma Whitelock. Karma thanked her son and his family for their support since her husband passed away.

Councilmember Provstgaard presented the Most Improved Yard of the Month to Slade and Sally Buhler and their family. They thanked the council for their support.

3. Public Forum (6:30 p.m.)
A resident named Ross attended the meeting to thank the city's first responders for their response to his home after an alarm went off. Ross stated that he has always considered himself a proud resident of Payson City. He expressed his pride in how the city has grown and for all the work put into Main Street, City Parks, and at the golf course. He let Tracy Zobell know how much his work is appreciated and joked about lowering rates for seniors at the golf course.

4. Staff and Council Reports (6:33 p.m.)
Staff Reports
PARKS & GOLF - Tracy Zobell introduced two new parks employees, Alicia Jimenez & AJ Beal. Alicia came from part-time summer help program and is now full-time. Tracy stated that Alicia enjoys all outdoor activities. AJ came from Eagle Mountain City and now works with irrigation. Tracy stated that he enjoys hunting and working on cars and trucks. Tracy expressed his gratitude to have Alicia and BJ on his team. Mayor Wright thanked Tracy on behalf of a resident who wrote a letter commending the parks staff for the work done at the cemetery for Memorial Day. Tracy reported that watering windows have changed this season at the parks and may be noticeable to residents.

RECREATION – Karl Teemant reported that volunteers participated in a workday with a local mountain bike team to do trail maintenance in the Forebay Area. Karl also reported that five high school teams will come to ride the Forebay trails at an upcoming mountain biking event. He added that youth tennis has started and in the coming weeks youth basketball and a soccer camp will take place. Karl invited members of the council and the public to Payson's Adventure Day on June 13$^{th}$. Adventure Day will include a scavenger hunt, cardboard boat regatta, an all-inclusive extreme obstacle course, bounce houses, triathlon, Grand Fondo cycling race, and many more activities.

ADMINISTRATION – Robert Mills reported that asbestos is being removed from the slaughterhouse in the course of demolition.

LIBRARY – Dona Gay reported that the Library's summer reading program has started. Over 400 people attending kickoff event for the summer reading program. The program's theme is "Unearth a Story" which focuses on dinosaurs. Sponsors for the program include Thanksgiving Point and the local Fossil Shack. Dona reported that over 700 people have signed up for the summer reading program.

Council Reports
Councilmember Provstgaard stated that as he has been out and about with Beautification Committee, he has seen staff on every corner taking care of weeds and other needs. He thanked streets and water departments for their work. Councilmember Provstgaard wanted to let Department Heads know that their work is not unnoticed.

Councilmember Moss reported that ballots are being mailed by the State for the Primary Election. She encouraged residents to mail ballots back early as they must arrive in time to be counted. Councilmember Moss asked the public to confirm voter registration or party affiliation at vote.utah.gov.  Councilmember Moss spoke of her concerns regarding endorsements from the mayor for a congressional candidate. Councilmember Moss disagreed with the mayor's endorsement. She stated that as all council members represent Payson, she wanted to make a statement that the mayor does not represent all council members. Councilmember Moss expressed her gratitude to express her opinion and endorsements on her own behalf.

Mayor Wright discussed the beautification of Main Street and City Parks. He asked Tracy on behalf of residents when flowers will be installed. Tracy Zobell indicated that flowers will be installed throughout the city in the coming week.

Councilmember Rowley thanked council members, residents, staff for their hard work. He thanked Anne for her statements and voicing her opinion about endorsements and elections. Councilmember Rowley expressed gratitude to Janean Dean for her work holding events and parties to a high standard every year. Councilmember Rowley reported that he saw motorcycles patrolling the trails and thanked them for their work. Councilmember Rowley mentioned an upcoming Conservation Easement Party. Lastly, Councilmember Rowley discussed the location of the Labor Day parade. He hoped to advertise the starting and ending locations of the parade so that residents don't miss out.

Councilmember Rowley briefly left the meeting at 6:47 p.m.

Councilmember Hulet discussed the beautification committee. He asked if pictures could be provided in the meeting so people can see what homes are being awarded. Councilmember Hulet asked if dump passes could be coordinated with the Yard of the Month and the Most Improved Yard during the summer. Councilmember Provstgaard stated that the beautification initiative will continue throughout the year and that dumpsters will be provided for large projects. Councilmember Hulet reported that the city received a grant from the Utah Tourism Office for which a feasibility study was conducted for an indoor rodeo arena. He stated the study will be presented in the near future. Councilmember Hulet reported on his attendance at the Innovating Commerce Serving Communities (ICSC) Conference and talked to many retailers interested in coming to Payson.

Councilmember Smith expressed her gratitude and delight at having the flags up along Main Street on Memorial Day. She stated she is always glad to come home to Payson after vacations. Councilmember Smith asked about previous concerns she expressed regarding residents using the cemetery for their dog waste.

E. ACTION ITEMS (6:54 p.m.)

1. <u>Public Hearing to receive input from the public with respect to (i) the issuance of the Series 2026 Bonds and (ii) any potential economic impact that the project to be financed with the proceeds of the Series 2026 Bonds may have on the private sector.</u>

Brian Baker from Zions Bank attended the meeting to answer any questions from the City Council. He reported the rate for the bond transaction will be 4.6%. He added that no action was necessary other than the public hearing. Councilmember Provstgaard wished to be transparent about the full cost of the bonds. Brian Baker indicated that the sewer bond is for $5M to complete the water treatment facility. Robert Mills clarified that the money was previously approved by the city council to finish the project.

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

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |
| Absent | - | Ryan Rowley |
| Yes | - | Lacee Smith |

The Public Hearing began at 7:00 p.m.

Public Comment: No members of the public wished to address the council in the public hearing.

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

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |
| Absent | - | Ryan Rowley |
| Yes | - | Lacee Smith |

The Public Hearing closed at 7:01 p.m.

2. Resolution – Authorizing the City Treasurer to Write Off Certain Uncollectible Debt Owed to Payson City

City Treasurer Audrey Camp presented the debt write-off for fiscal year 2025-2026. She indicated the bad debt is debt sent to collections for utility account customers. The total amount of debt for fiscal year 2025-2026 was $69,484,56. Audrey compared 2024 and 2025 years in customer type, amounts, and percentages. Audrey indicated that renters are 81% of bad debt write-offs due to the significantly higher amount of people that come and then move out in a short period of time.

Council members discussed with Ms. Camp the dollar amounts in accounts that were sent to debt collection along with the increase of multi-generational homes in the city. Audrey indicated that utility account debt covers electric, water and sewer. Council members thanked Audrey Camp, Cheryl Hobbs, and the utility clerks' team for their efforts and hard work. Councilmember Provstgaard asked about increasing the deposit amount for renters. Legal Counsel Brandon Dalley discussed the importance of equal protection and discrimination based on financial or home ownership status. The council encouraged staff to look at good renter programs used by other cities.

**MOTION: Councilmember Provstgaard To approve Resolution 06-03-2026-A Authorizing the City Treasurer to Write Off Uncollectible Debts Owed to Payson City in the amount of $69,484,56.** The motion was seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |

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| Absent | - | Ryan Rowley |
| Yes | - | Lacee Smith |

3. Library Board Appointments

Dona Gay thanked all those who have served on the Library Board committee. Dona introduced two new Library Board Members Brittany Johnson and Ann Humphreys. Both members were delivered the Oath of Office.

**MOTION: Councilmember Moss – To approve Resolution 06-03-2026-B Appointing Library Board Members on the Payson Library Board.** Motion seconded by Councilmember Smith. A roll call vote was taken as follows and the motion carried.

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |
| Absent | - | Ryan Rowley |
| Yes | - | Lacee Smith |

4. Library Feasibility Study

Kevin Blalock presented the Library Feasibility Study and discussed the vision of creating a 21st-century library in Payson City. He reviewed the study process, which included the scope of work, community input, program needs, and recommendations. As part of the study, the consultant team evaluated the City's vision for the future as outlined in the 2020 General Plan to determine whether the goals of the community and the library aligned. Mr. Blalock highlighted the strong public support for the library and its programs and explained that the study sought to identify an appropriately sized facility based on population projections and community needs. Potential library sites were evaluated, including options to expand or rebuild on existing City-owned properties. The Library Board identified the area adjacent to the Peteetneet Museum as the preferred location, which would involve constructing a new building near the museum and removing the current addition.

Mr. Blalock reviewed demographic data showing that Payson had experienced rapid growth and had outpaced other areas of the state in younger age groups. Additional research included median income comparisons, household size trends, and library circulation data. He reported that community engagement efforts included an open house and surveys related to the feasibility study. Although organizers anticipated attendance of 250 to 300 residents at the open house, more than 720 community members participated. Survey participants were also asked whether they would support funding a new library. Robert Mills reported that 340 individuals completed the survey, with 297 indicating a willingness to spend public funds on a new library, suggesting an understanding that a new facility would require financial support from residents.

Councilmember Rowley returned to the meeting at 7:36 p.m.

Council discussion followed regarding potential library locations and design considerations. Councilmember Provstgaard asked whether the proposed Peteetneet Museum site contemplated a one- or two-story building. Mr. Blalock indicated that the current footprint reflected a single-story design, although a two-story option could be considered. Councilmember Moss noted that the

Wilson School site was ranked lowest in public preference but should be considered more closely. Councilmember Hulet asked if the Library Square concept was feasible. Travis Jockumsen noted that underground stormwater storage and other factors would create additional challenges at the Library Square.

Councilmember Moss raised questions regarding parking and compatibility with the historic character of the Peteetneet area. Councilmember Hulet asked about parking accommodations at the Peteetneet location. Dona Gay noted that the site could complement the museum by incorporating features such as an amphitheater and green space while enhancing the relevance and use of the existing historic asset. Councilmember Moss asked whether the library could be housed within the Peteetneet building itself, and discussion followed regarding limitations related to stairs, available space, and accessibility. Councilmember Provstgaard also noted that a change in the building's use could trigger seismic upgrades and additional code requirements.

Mayor Wright stated that Payson City had never constructed a library from the ground up. Councilmember Smith expressed concern that a modern library design could conflict with the historic atmosphere surrounding the Peteetneet Museum and agreed with Councilmember Moss the importance of preserving the community's character. She also stated that she did not want library functions to detract from the Innovation Center. Councilmember Provstgaard encouraged council members to visit libraries in neighboring communities, including Provo and Spanish Fork, to evaluate different design approaches. Councilmembers Moss and Smith both commented that they did not like the appearance of the Spanish Fork Library and preferred that any future library reflect the architectural character of the Peteetneet building. Karl Teemant suggested that parking options on the northwest corner of the site could be improved by modifying elevations. Dona Gay noted that communities such as Draper had successfully designed new civic buildings that maintained their local identity.

Councilmember Rowley stated that he valued the library's current downtown location and supported maximizing its use for as long as practical. He expressed concern about investing in temporary improvements only to relocate the library later. He added that the City should wait until it could construct the type of library the community deserved. Councilmembers Moss and Rowley both emphasized the importance of preserving the City's pioneer architectural character, while recognizing that a 21st-century library primarily requires flexibility and functionality within its interior spaces. Mr. Blalock noted that the anticipated timeline for the project would include approximately 12 to 14 months for design followed by 12 to 14 months for construction.

There was no action to be taken for the Library Feasibility Study.

5. Resolution – Approving the Second Amendment to the Development Agreement for the Hiatt Creek Phase B-1 and B-2 Project; authorizing execution; and related matters

Brandon Dalley presented the proposed amendment to the development agreement for Hiatt Creek Phase B-1 and B-2 Project. The amendment would be the second to the original agreement. Brandon introduced the attorney for developer Daniel Dansie who spoke on behalf of Whitehorse Development.

Mr. Dansie indicated the developers wish for amenities in separate phases of the project to be combined into one larger amenity available to all homes in the subdivision. Brandon Dalley made sure in the negotiation process and the amendment to the agreement that there was no ambiguity for either party. Mr. Dansie presented the expansion area for which both plats have been recorded. The amendment detailed phasing and construction of the aforementioned amenities.

Brandon recommended approval of the agreement as it fits in with the city's ordinances, long-term planning goals, and still required the developer to follow the original agreement regarding units per general space. Mr. Dansie indicated that the same number of units will be in the subdivision, but space will be shifted to allow for all phases to use the club house amenities. The agreement included an increase to the size of clubhouse by 500 square feet. Councilmember Rowley asked what the reasoning was behind the change. Mr. Dansie indicated that the amendment promotes cohesiveness and upgraded amenities for homeowners. Councilmember Smith how many units will use the amenities in total. Mr. Dansie indicated approximately 250 units are included in the subdivision.

**MOTION: Councilmember Provstgaard – To approve Resolution 06-03-2026-C Approving the Second Amendment to the Development Agreement for the Hiatt Creek Phase B-1 and B-2 Project; Authorizing Execution; and Related Matters.** The motion was seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |
| Yes | - | Ryan Rowley |
| Yes | - | Lacee Smith |

6. Ordinance – Amending Payson City Code Title 5 (Stormwater) to Comply with Utah Code 19-5-108.3; providing for definitions, limitations on regulatory authority, electronic site inspections, best management practices, enforcement procedures, and adoption of a fee schedule; and providing an effective date

Brandon Dalley discussed new legislation that requires cities to come into compliance with the Federal Clean Water Act. Brandon presented the proposed ordinance that allows Dale Carter to do inspections and issue citations for non-compliance with city and state law. Council members agreed that the ordinance and accompanying code changes were straightforward.

**MOTION: Councilmember Hulet – To approve the Ordinance 06-03-2026-A Amending Payson City Code Title 5 (Stormwater) to Comply with Utah Code 19-5-108.3; providing for definitions, limitations on regulatory authority, electronic site inspections, best management practices, enforcement procedures, and adoption of a fee schedule; and providing an effective date.** Motion seconded by Councilmember Smith. A roll call vote was taken as follows and the motion carried.

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |
| Yes | - | Ryan Rowley |
| Yes | - | Lacee Smith |

WORK SESSION

1. <u>FY 2026-2027 Tentative Budget (Development Services Conference Room) (8:25 p.m.)</u>

**<u>As the mayor was not in the room, Councilmember Provstgaard made a motion to appoint Councilmember Rowley Mayor pro tem until Mayor Wright entered. Councilmember Smith seconded the motion.</u>**

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| Yes | - | Brian Hulet |
| Yes | - | Anne Moss |
| Yes | - | Bob Provstgaard |
| Yes | - | Ryan Rowley |
| Yes | - | Lacee Smith |

Mayor Pro Tem Rowley asked staff to start the discussion regarding the FY 2026-2027 Tentative Budget.

Mayor Wright entered the room at 8:35 p.m.

Finance Director Cathy Jensen presented the updated tentative budget for fiscal year 2026-2027. She indicated that the Certified Tax Rate has not been received from the State yet. The city is not doing a tax increase through the Truth in Taxation process for the upcoming year.

Cathy went over changes to line items in the tentative budget. Councilmember Hulet inquired about the updates to the Sewer Master Plan. Travis Jockumsen indicated that the impact fees were last updated in 2020 and need updating in the coming fiscal year. Travis also discussed a 3-month long sidewalk data project which will document and prioritize sidewalk needs. A temporary employee is proposed to be hired for the sidewalk project. The updated tentative budget was a total of $126,573,786. Tracy Zobell discussed the installation of playground equipment, which as carryover funds from last year's budget that was added to the updated budget. Fire Chief Scott Spencer discussed at length with the council the timeline and cost of ordering a new ladder truck. He indicated that the timeline to order and receive a new ladder truck is 4 years and the payment is due upon delivery. Council members agreed that staff could look into how to report the ladder truck when it is ordered to remain transparent. Councilmember Rowley expressed concerns about the perception of residents when the city is funding a new fire station and ladder truck.

Councilmembers all encouraged staff to find more savings in the upcoming budget years. Councilmember Smith indicated that she would rather not give increases to employees' cost-of-living and pay rather than go through a tax increase in future budget years. Cathy indicated that Republic Services is raising rates for recycling costs. The proposed rate is an additional $0.31. Councilmembers agreed to the rate increase because a 3rd party company is raising the rate for user fees that residents can opt out of. Robert Mills stated that the city has worked very hard to make sure there were no rate increases for the coming year but in order to continue to provide services for the community, rate increases will have to take place. He added that the city does annual examinations of all fees and costs of services.

Councilmember Hulet mentioned that future tax rates will also have an effect on commercial businesses. Councilmember Moss encouraged departments to look at non-essential items to cut to minimize future tax increases and fee increases. Mayor Wright offered the example of a proposed power rate increase that has not been raised as previously planned. Councilmember Smith asked when the city will conduct a utility rate study for both residents and non-residents who use Payson's systems. She stated that residents do not understand why utility rates are what they are, especially power rates. Councilmember Smith asked the city to educate residents in lay men terms and to provide resources to residents, so they understand their utility rates. Robert Mills reiterated the mayor's thoughts and stated that a recent study for power rated indicated that increases needed to happen every year but have now been paused. Mayor Wright discussed the needs for years down the road to stabilize the city's systems such as sewer, water, etc. Councilmember Provstgaard agreed with Councilmember Smith that a public information officer should publish information and help educate residents. Councilmember Provstgaard expressed gratitude for systems owned and operated by the city. Councilmember Moss reiterated that raising costs are all passed along to consumers and the public. Councilmember Hulet cautioned what state legislators are voted for as and to make sure the city is cutting funds in the right places.

ADJOURNMENT

**MOTION: Councilmember Provstgaard– To adjourn.** Motion seconded by Councilmember Rowley. Those voting yes: Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, and Lacee Smith. The motion carried.

The meeting was adjourned at 9:00 p.m.

/s/ Amalie R. Ottley
Amalie R. Ottley, City Recorder