PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, July 1, 2026

CONDUCTING Mayor William Wright

ELECTED OFFICIALS Mayor William Wright, Brian Hulet, Anne Moss, Bob Provstgaard, Ryan Rowley, Lacee Smith, William R. Wright

EXCUSED Councilmember Bob Provstgaard

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Amalie Ottley, City Recorder
Brandon Dalley, City Attorney
Brad Bishop, Police Chief
Robert Mills, Assistant City Manager
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Anders Bake, Senior Planner
6:Tracy Zobell, Parks & Golf Director
Karl Teemant, Community Services Director
Shawn Black, Power Director
Shelby Bohling, Communities that Care Coordinator
Melanie Marsh, Human Resources
Jill Spencer, Development Services Director

A. CALL TO ORDER

Mayor William Wright called this meeting of the City Council of Payson City, Utah, to order at 6:01 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 Robert Mills.

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

1. Approval of the June 17, 2026 City Council Meeting Minutes
2. Resolution – Approving an Interlocal Agreement with Utah County for a Drug Prevention Grant and Program
3. Resolution – Approving a Contract with MAG for the FY 2027 Meals on Wheels Congregate Meal Program
4. Victim Services Report

Councilmember Hulet inquired about the Meals on Wheels program and who can qualify for the program within the community. Mayor Wright answered that seniors in Payson City who have needs and are unable to leave their home may qualify. Mayor Wright indicated that many individuals are served every year and there is a waiting list. Robert Mills mentioned that the Meals on Wheels program is always in need of volunteers to deliver meals.

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

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Yard of the Month, Most Improved Yard of the Month (6:05 p.m.)

Mayor Wright presented the Yard of the Month to Brady and Tiffany Theobald. Brady stated that working in his yard has provided an opportunity for he and his spouse and future generations to come together.

Mayor Wright presented the Most Improved Yard of the Month to Tyson and Breanne Sparrow. Tyson stated they moved into their home two years ago and worked to get rid of the weeds and make the yard nice.

2. Public Forum (6:10 p.m.)

Marilyn Mecham, a resident of Rosewood Estates located across from the hospital, expressed concerns regarding the condition of the streets in her neighborhood. She stated that the roads were cracked and that weeds were growing through the cracks along the roadway. She also expressed concerns about large trucks traveling through the neighborhood, stating that a neighboring property owner was allowing large vehicles to use the neighborhood streets instead of accessing the property through its designated ingress and egress. She noted concerns related to large trailer trucks, side dumps, and semi-trucks using the area.

April Jones, a member of the Payson Scottish Festival Committee, invited the Council and the public to attend the Payson Scottish Festival scheduled for Friday and Saturday, July 10 and 11. She highlighted several events, including pipe and drum solo competitions, musical performances, the parade, games, and ceremonies. Mayor Wright expressed appreciation for the Scottish Festival and the annual festivities it brings to the community.

3. Staff and Council Reports (6:16 p.m.)

Staff Reports
POLICE – Chief Brad Bishop reported that National Night Out will be on August 4th at Centennial Park from 6-8 p.m.

FIRE AND AMBULANCE – Chief Spencer reported that firefighters have been working on the Iron/Cherry fires near Eureka. He expressed gratitude for the rain and cooler temperatures. He stated that the police and fire departments will be patrolling during the firework season and throughout the week of the 4th of July, enforcing illegal fireworks and restricted areas. Working to get weeds cleaned up throughout the city – working with homeowners. Thanked the council for their support. Mayor Wright stated they have coordinated with Mayor Jinkins in Eureka to assist with Red Cross support in Eureka.

Council Reports
Councilmember Moss thanked the firefighters for their efforts in responding to fires and working to keep properties safe throughout the city. She also thanked Chief Bishop for meeting with her the previous week to assess needs within the Police Department portion of the building. She expressed appreciation to staff and shared excitement for the upcoming Scottish Festival.

Councilmember Rowley expressed appreciation to the firefighters and fire chief for their support during the nearby Iron and Cherry Fire. He stated that the council stood with those affected by the loss of three firefighters near the Colorado border and offered condolences to their families. He also expressed appreciation for the Payson City Planning Commission, specifically recognizing staff members Jill Spencer and Anders Bake, and thanked residents for attending and participating in public meetings. Councilmember Rowley shared remarks in recognition of Independence Day, reflecting on the principles of the Declaration of Independence and the sacrifices made to uphold the Constitution. He spoke of the original wording of the Declaration of Independence which included "We hold these truths to be sacred and undeniable." He referenced the historical significance of July 4, including the passing of John Adams and Thomas Jefferson on July 4, 1826. He also referenced remarks by Ronald Reagan regarding respectful disagreement and noted that councilmembers may hold differing perspectives while continuing to represent and serve the community. He wished everyone a happy Independence Day.

Councilmember Hulet invited members of the public to a Payson Downtown event this coming weekend. He wished everyone a Happy 4th of July.

Councilmember Smith echoed Councilmember Rowley's remarks and shared excitement for the upcoming 250th celebration. She thanked firefighters and first responders for their efforts in responding to fires throughout the state. She noted that family members in Eureka had recently been evacuated due to wildfire activity and encouraged residents to be prepared and mindful of fire safety. Councilmember Smith also expressed a desire to increase community engagement and improve communication with residents. She discussed the importance of promoting positive communication online and strengthening the city's presence on social media. Robert Mills stated that consistent outreach and community connection were important and expressed support for efforts to improve public communication, including the future Public Information Officer position. Robert also encouraged council members to help share city information through their own social media platforms.

E. ACTION ITEMS (6:30 p.m.)

1. <u>Resolution – Approving a Reimbursement Agreement for the Construction of Upsized Public Water and Pressurized Irrigation Improvements between Payson City and Patterson Homes, LLC (6:31 p.m.)</u>

Travis Jockumsen addressed the Council regarding the resolution reimbursing Patterson Homes for upsized public water and pressurized irrigation pipelines at the south end of the Patterson Phase near Main Street. He explained that the improvements were made to accommodate a potential future pump station and that reimbursement for the upsizing of the lines would be made through impact fees in accordance with state law. Councilmember Rowley expressed appreciation for the long-term planning associated with the project. Councilmember Hulet asked when reimbursement would occur. Travis stated that reimbursement was expected in October. He also noted that moving forward, the city would prioritize the use of impact fees based on project needs and priorities.

<u>MOTION: Councilmember Rowley– To approve the Resolution 07-01-2026-C Approving a Reimbursement Agreement for the Construction of Upsized Public Water and Pressurized Irrigation Improvements between Payson City and Patterson Homes, LLC.</u> Motion seconded by Councilmember Smith. A roll call vote was taken as follows and the motion carried.

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

2. <u>Resolution – Approving the Fifth Amendment to the Lease Agreement Between Payson City Municipal Corporation and JKLMN Investments, LC (6:34 p.m.)</u>

Dave Tuckett presented a resolution regarding the fifth amendment to the agreement between Payson City and JKLMN Investments LC. He explained that the agreement related to the gravel pit had been in place for many years. He noted that Kenny Seng Construction had been sold and merged with Granite Construction, but Kenny Seng Construction would continue operating the gravel pit and assume responsibilities under the existing agreement. Councilmember Rowley asked whether any terms of the agreement had changed as a result of the company merger. Dave stated that no terms had changed. Councilmember Hulet asked whether the city could review the contract related to the weigh station and ball fields. Dave stated that he would provide additional information to the Council. Councilmember Smith clarified that Kenny Seng Construction had merged with Granite Construction, which now owns Kenny Seng, and stated that the gravel pit would continue to be operated by Kenny Seng Construction under Granite Construction. Dave noted that no additional approvals would be required for continued work under Kenny Seng Construction.

<u>**MOTION: Councilmem**ber Hulet – **To approve the Resolution 07-01-2026-D Approving the Fifth Amendment to the Lease Agreement Between Payson City Municipal Corporation**</u>

and JKLMN Investments, LC Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

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

3. Resolution – Approving an Agreement Authorizing the Operation of a Nursing Care Facility Within Payson City Pursuant to Utah Code § 10-8-90 (6:39 p.m.)

Brandon Dalley presented a proposed resolution approving an agreement related to the operation of a skilled nursing care facility in Payson City. He provided background on the agreement, explaining that Rocky Mountain Care had operated the Maple Dell Healthcare Facility in Payson for many years. He stated that Beaver Valley Hospital would now serve as the licensed operator and was requesting access to upper-tier Medicaid funding. Brandon explained that under state law, participation in the program required an agreement with the city. He noted that Beaver Valley Hospital operates the Maple Dell Healthcare Facility under state regulations and that the agreement would allow the facility to access additional Medicaid funding. He also stated that the city could terminate the agreement at any time if needed. He further explained that the agreement would not require additional city funding or resources. Councilmember Rowley noted that the agreement would not negatively impact Mountain View Hospital. Mayor Wright stated that it would help provide additional services for members of the community.

MOTION: Councilmember Rowley – To approve the Resolution 07-01-2026-E Approving an Agreement Authorizing the Operation of a Nursing Care Facility Within Payson City Pursuant to Utah Code § 10-8-90. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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

4. Ordinance – Amending Title 6 of the Payson City Municipal Code by Enacting Section 6.04.190 Entitled "Trespass Enforcement and Exclusion Authority" (6:44 p.m.)

Brandon Dalley presented a proposed amendment to the city code to enact a new section titled "Trespass Enforcement and Exclusion Authority". He explained that several officers had requested a formal trespass process for Payson City properties due to concerns involving vandalism, harassment, and other disruptive behavior at locations such as the pool and skate park. Brandon explained that the proposed code section would allow the city to issue trespass exclusions for threatening, violent, or illegal conduct for a period of up to one year. He noted that the amendment included notice and appeal procedures and was intended to help maintain safe and welcoming public facilities while providing accountability for unlawful behavior. He explained that while trespass enforcement is already permitted under state law, the proposed code would establish a city-specific process and allow the city to set exclusion timeframes of up to one year, with the option to impose shorter periods when appropriate. The code also allows for appeals to the Chief of Police. Councilmember Smith thanked Chief Bishop for meeting with her to review and discuss the proposed code section.

MOTION: Councilmember Hulet – To approve the Ordinance 07-01-2026-A Amending Title 6 of the Payson City Municipal Code by Enacting Section 6.04.190 Entitled "Trespass Enforcement and Exclusion Authority" Motion seconded by Councilmember Smith. A roll call vote was taken as follows and the motion carried.

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

5. Ordinance – Adopting the Payson Downton Gateway Area an as Part of the City's General Plan (6:50 p.m.)

Anders Bake presented the proposed Payson Downtown Gateway Plan. He explained that the plan had been presented to the Payson City Planning Commission and revised based on comments received from the Planning Commission, City Council, and members of the public. Councilmember Rowley asked whether an area plan previously existed for the downtown gateway area. Anders stated that no prior area plan had been adopted for this area and that this proposal represented a new plan. He explained that area plans provide refined guidance for specific areas. The plan assessed existing conditions, economic projections, and property owner input, while identifying long-term needs and goals. He noted that land use entitlements remain governed by the city code and zoning map, and that area plans serve as guidance when development proposals are reviewed. Anders discussed the need for a downtown gateway plan, citing continued growth in the area and the opportunities and challenges that growth presents, particularly for the historic downtown area. He reviewed the goals of the planning process and key elements of the plan, including project districts, existing conditions, a conceptual land use plan, a conceptual gateway district site plan, building height recommendations, and architectural design precedents. He also reviewed the economic assessment and analysis completed as part of the plan, including evaluation of market support for proposed land uses, identification of key development sites, transportation considerations, and the proposed historic district overlay framework. Councilmember Rowley expressed support for the building height and architectural recommendations. Councilmember Moss thanked Anders and development staff for their work on the Downtown Gateway Plan and noted the importance of high-quality architectural design for future commercial development. Councilmember Rowley stated that well-prepared plans help protect the city and residents by providing guidance for future councils. Councilmember Hulet discussed the conceptual land use plan and suggested that restaurant uses be considered within mixed-use areas in addition to designated commercial areas. He also noted limitations under state law regarding sales tax incentives for retail development. Councilmember Hulet and Anders discussed that Appendix C related to historic district overlays and provided recommendations and design guidelines rather than enforceable code, noting that implementation would require future consideration. Councilmember Hulet also discussed the Flying J property and the importance of ensuring properties in the area are positioned for future development as transportation and frontage road planning progresses. Councilmember Smith thanked Mr. Bake for incorporating her feedback and making revisions to the plan.

MOTION: Councilmember Hulet – To approve the Ordinance 07-01-2026-B Adopting the Payson Downtown Gateway Area Plan as Part of the City's General Plan on the condition that wording is added to allow restaurants in the mixed use district and the deletion of sales tax incentives in the plan. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

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

6. Discussion on Indoor Rodeo Arena Feasibility Study (7:25 p.m.)

Anders Bake presented the executive summary of the Indoor Rodeo Arena Feasibility Study. He explained that the study included an analysis of comparable facilities, site considerations, estimated construction costs (excluding land acquisition), projected operating costs and revenues, and an overall economic and fiscal impact assessment. He noted that the study also identified an anticipated operating deficit and included a regional economic impact analysis. Councilmember Rowley discussed the challenges associated with identifying property that would meet the facility's size and operational requirements. Councilmember Smith expressed concern regarding the projected negative operating revenue and stated she was not in support of pursuing a facility that would not be financially sustainable, noting the presence of competing arenas in surrounding areas. Robert Mills clarified that the presentation was intended to share the results of the feasibility study and stated that, based on the analysis, an indoor rodeo arena was not feasible for the city at this time. Councilmember Hulet provided background on the study, noting that it originated from community interest and served as a framework for understanding potential costs and considerations associated with such a facility.

ADJOURNMENT

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

The meeting was adjourned at 7:40 p.m.

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