PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 5, 2017

CONDUCTING	Mayor Richard Moore
ELECTED OFFICIALS	Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton
STAFF PRESENT	Sara Hubbs, Finance Director/City Recorder Mark Sorenson, City Attorney Kim Holindrake, Deputy Recorder Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director Karl Teemant, Recreation Director
OTHERS	Jeremy Sorenson – Strawberry Water Users Association, Larry Skinner, Ross Huff

This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to order at 6:02 p.m.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Councilmember Hardy

Pledge of Allegiance led by Councilmember Phillips

B. CONSENT AGENDA
1. Approval of March 15, 2017 Payson City Work Session and Council Meeting Minutes

MOTION: Councilmember Phillips – To accept the consent agenda, which includes the March 15, 2017 Payson City Work Sessions and Council Meeting minutes. Motion seconded by Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS
1. Public Forum

Jeremy Sorenson complimented employees Travis Jockumsen, Brent Arns, Debbie Bushnell, and Dave Tuckett for their concerns for the residents of Payson, and their diligence in making sure everything is correct and keeping costs low. Payson has great employees.

Larry Skinner stated he attended the work session on March 15th where the city council discussed the possibility of a closed session. He sees that is on the agenda and can only assume it will carry on the discussion. He wanted to go on record saying in having the opportunity to work with Dave Tuckett for eight years in his position as city councilman, he voiced his support for him. Any effort to get rid of

Dave Tuckett would be a set backward for the city. Problems faced by Payson either perceived or real are not the fault of Dave Tuckett. He has the city's best interest at heart and works hard.

Ross Huff stated the golf course is a gold mine as an RV park. In business school they always taught if there is a customer base and location, take advantage of it. He has traveled the country, and there is a great demand for RV parks. There is no competition in this valley. Payson would be wise to invest and clean up the RV park. The city would make a lot of money.

2. Council and Staff Reports

Staff Reports

RECREATION – Director Karl Teemant reported two weekends ago the JV invitational for the high school began with 22 teams. Last weekend Payson hosted the high school varsity with 18 teams participating who traveled in and stayed in the town. Evaluations for baseball and softball are this week with drafts for the older leagues. Summer registrations have begun for programs such as youth track and field and tennis. Swimming lesson and team registrations have begun. The pool covers were removed this week in preparation for summer.

PUBLIC WORKS – Director Travis Jockumsen stated the snow level is currently 24 inches. There has been a lot of runoff, and Dry Creek has been running full. There haven't been any flooding issues. Water Department has been replacing water meters. The parts came in for the water tank so it will be fixed next week.

Council Reports

Councilmember Phillips stated the street sweeper is doing a better job after being adjusted.

3. Scout Attendance Certificates

No scouts present.

4. Proclamation – Arbor Day

Mark Sorenson read the proclamation for Arbor Day.

MOTION: Councilmember Hardy - To approve the proclamation celebrating Arbor Day and authorize the mayor to sign. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

D. PUBLIC HEARINGS/ACTION ITEMS

1. Public Hearing – Request for use of the I-O, Infill Overlay Zone for Lot 2 of the proposed Schramm Estates Subdivision located at 530 West 400 South (6:15 p.m.)

MOTION: Councilmember Hardy – To go into the public hearing. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

Jill Spencer stated this project is on the northwest corner of 500 West and 400 South, which includes two single-family homes on a single parcel. The request is to apply the Infill-Overlay Zone to reduce the lot area of lot 2. The project is in the R-2-75 Zone that requires 7,500 square feet of lot area. Lot 2 is just over 6,700 square feet. The applicant is also requesting approval of the preliminary plan and final plat for Schramm Estates Subdivision. The lot division will follow an existing fence line. The corner home faces, east and the other home faces 400 south. The planning commission held a public hearing and recommended approval of the I-O Zone and the preliminary plan. The city council needs to address the I-O Zone change and then the preliminary plan and final plat for approval. There were some minor changes such as changing the name of the subdivision.

Public Comment:

No public comments.

MOTION: Councilmember Welton – To close the public hearing. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

MOTION: Councilmember Phillips – To approve the I-O, Infill Overlay Zone for lot 2 and approve the preliminary plan and final plat for the Schramm Estates Subdivision. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

2. Public Hearing - Preliminary Plan and Final Plat for Schramm Estates Subdivision located at 530 West 400 South

This item was addressed with item 1.

3. Public Hearing/Ordinance – Amendments to Title 19, Zoning Ordinance

MOTION: Councilmember Phillips – To open the public hearing. Motion seconded by Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

Jill Spencer stated most of the amendments are staff proposals with one request by an applicant for development approval in the special needs housing. The planning commission did give a favorable recommendation. The city council approved amendments to the RMF Zone a couple months ago. The regulations were applied to two projects where staff found a few tweaks were needed to the ordinance. Staff is proposing changed to the minimum setback requirements in the zone and project amenities. The city council can make additional adjustments for parcels with unique conditions when the literal enforcement of the ordinance is burdensome. An additional request is to allow additional materials for

perimeter fencing. The Apartments at the Depot would like to install a composite fence, which is comparable to a masonry fence. Language can be added and brought to the city council at the next me meeting under the consent agenda. Amendments to Chapter 19.12, annexation ordinance, clarify the responsibility of annexation petitioners connecting existing dwellings to city services. The current ordinance requires all petitioners to approve amendments to the annexation agreement. The amendment clarifies the city council is the final authority when amending an annexation agreement. Amendments to Chapter 19.23, special needs housing, changes the term "retirement center" to "long-term care facility." The last change is to increase the number of beds per acre for long-term care facilities. The applicant for Heritage Village Assisted Living Facility by Walmart is requesting this change. The original requested was for 65 beds. They later found there is a need to have duel beds for rooms with couples. They are requesting 30 beds per acre. Other communities are allowing 30 to 35 beds per acre.

Councilmember Hardy and Councilmember Hulet stated they have done work with this applicant so the council and public are aware.

Public Comment:

No public comments.

MOTION: Councilmember Welton – To close the public hearing. Motion seconded by Councilmember Phillips. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

MOTION: Councilmember Hulet – To approve the ordinance amending the various sections of Title 19 and adding another material for fencing as composite material for multi-family housing. Motion seconded by Councilmember Phillips. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

4. Public Hearing - Conditional Use Permit to construct a single-family dwelling in the flood plain located at approximately 700 South 300 East (6:29 p.m.)

MOTION: Councilmember Phillips – To go into the public hearing. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

Jill Spencer stated any new construction located within the flood plain requires a conditional use permit. She is not sure how this requirement compares to other communities. The city has to have an ordinance in place for the flood insurance rate program addressing construction or activities within the flood plain.

Councilmember Hulet stated if FEMA changes their map, the city council will be addressing these frequently. The council needs to adopt an ordinance so these can be addressed at the staff level. It is a waste of time for the council.

Jill Spencer stated she can provide information on what other cities are doing. The property is next to 700 South and 300 East, which is not improved. The flood plain is important and needs additional consideration because of velocity and accumulation of water to the property. The applicant is proposing to build in the 100-year flood plain. They are also requesting deferral of the utilities and road improvements. The literal application of the ordinance requires half plus 10 feet to be improved on 300 East. Currently there is not a need for 300 East to go through. Staff is recommending these improvements be deferred until such time as they are needed. The applicant will still need to take care of a flood plain permit when they pull a building permit. They have been very diligent in taking care of all the conditions. The planning commission recommended approval with minor changes to the maps.

Public Comment:

No public comments.

MOTION: Councilmember Phillips – To close the public hearing. Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

Jill Spencer clarified that deferral agreements are recorded against the property and runs with the land. A title report would pick it up when the property is sold.

Mark Sorenson stated a deferral agreement allows the city to request the improvements be installed at any time. The city can also install the improvements and lien the property if needed. The property owner cannot oppose a special improvement district. The city also deferred the improvements to the north and east of this property. Both of these agreements were recommendation by the city engineer.

MOTION: Councilmember Hardy – To approve the conditional use permit as well as the deferral agreement as outlined and proposed by staff with staff conditions. Motion seconded by Councilmember Phillips. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

5. Resolution – Deferral Agreement for the Barben Property located at approximately 700 South 300 East

This item was addressed with Item 4.

6. Resolution – Addendum to the Development Agreement for Hidden Grove Estates located at approximately 1200 South and 600 East (6:38 p.m.)

Jill Spencer stated this project was approved previously with a request to eliminate the landscape planter in front of the homes. The planter was to provide a barrier between the residential homes and the meat packing plant. The city council felt it was appropriate requiring gravel to be placed for additional parking. The street is a fire land so there is no parking on the street.

MOTION: Councilmember Welton – To approve the addendum to the development agreement for the Hidden Grove Estates Subdivision. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

7. Resolution – 2017 Municipal Recreation Grant

Jill Spencer stated each year the city receives this grant. Staff has discussed eligible project and asks the council to consider a portion of the funds for a tourism video for economic development pursuits. This video will help promote Payson in a variety of ways. The remaining amount can be rolled over to next year.

MOTION: Councilmember Hardy – To approve the resolution regarding the recreation grant for the amount identified. Motion seconded by Councilmember Phillips. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

8. Resolution – PARC Tax Guidelines (6:43 p.m.)

Councilmember Hulet reported the PARC tax was passed by the citizens for $1/10^{th}$ of 1% of sales tax, which became effective April 1, 2017. The guidelines identify the percentage that can go to each type of project. A committee will be formed that will make recommendations to the city council on how funds are spent. Entities will submit a grant applicant to the committee. The committee will be compromised of five residents that will be selected by the staff, city council, and mayor. The city council has the final say on the funding because of the budget.

MOTION: Councilmember Phillips – To approve the PARC tax guidelines. Motion seconded by Councilmember Carter.

Councilmember Welton clarified that there is an application process to be on the committee that is open to anyone. The guidelines state, *The Mayor, an assigned councilmember, and the City Manager*

shall constitute the interview panel. After the interview process, the Mayor shall present the name or names of potential committee members to the City Council for their advice and consent.

A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
Yes	-	Doug Welton

(Five-minute recess)

E. WORK SESSION

1. Fiscal Year 2017-2018 Budget (6:54 p.m.)

Sara Hubbs asked if the city council wanted her to include funds for preparation of a general plan and any other items. Preparing a general plan will take six months to a year.

Councilmember Hulet stated he is serious about a general plan, and it needs to be done. The general plan can be done with the new budget, and then master plans for sewer, pressurized irrigation, and culinary water can be done in the following budget. Sewer is the biggest issue for growth.

Councilmember Phillips stated the city can't keep stretching the current pressurized irrigation system any further. Watering restrictions are in place because of the system; the city has plenty of water.

Mayor Moore stated a sewer plan is the biggest drawback.

Councilmember Hardy stated the sewer plan is critical and pressurized irrigation is not far behind.

Councilmember Welton stated the city needs to find a way to do both.

Travis Jockumsen stated once the general plan and zoning is done, the master plans can be done together. It will take a little time to get someone on board to prepare the general plan.

Sara Hubbs reviewed the revolving loan schedule, which shows the items being replaced and purchased.

REVOLVING LOAN SCHEDULE

FY18 BUDGET

DEPT	YEAR REPLACING	MILEAGE	BUYING	FY18	FY19	FY20	FY21	FY22
				$ 585,270	$ 835,780	$ 567,000	$ 276,500	$ 214,000
SOLID WASTE	GARBAGE TRUCK		GARBAGE TRUCK	250,000				
STREETS	2002 RANGER	131,000	1/2 TON	32,090				
ELECTRIC	2003 F350	106,000	F350	41,000				
PARKS	2001 DODGE	83,000	1/2 TON	32,090				
RECREATION	2002 RANGER	63,000	1/2 TON	32,090				
B&C	PLOW AND SANDER		PLOW & SANDER	24,000				
STREETS	2003 F350	87,500	F350	41,000				

CITY GROUNDS	2005 TORO 328-D		MOWER	32,000				
GOLF	1989 KUBOTA TRACTOR		KUBOTA TRACTOR	37,000				
GOLF	2004 TORO 3150 GREENS MOWER		GREENS MOWER	30,500				
GOLF	1993 TORO 5000 SAND TRAP RAKE		SAND TRAP RAKE	15,500				
GOLF	1996 MULE		MULE	9,000				
GOLF	1996 MULE		MULE	9,000				
FACILITIES	2005 F250	39,650	1/2 TON	-	32,090			
CEMETERY	1994 CHEVY	69,500	1/2 TON	-	32,090			
ELECTRIC	2005 F250	98,000	F350	-	40,010			
PARKS	2007 CHEVY	64,000	1/2 TON	-	32,090			
CEMETERY	2006 TORO Z MOWER		MOWER	-	25,000			
FIRE	1986 BRUSH TRUCK				125,000			
FIRE	F250				32,000			
CEMETERY	2008 GRASSHOPPER		MOWER		25,500			
CEMETERY	2002 1 TON TRUCK		1 TON TRUCK		50,000			
CITY GROUNDS	2015 TORO 3500-D		MOWER		37,000			
ELECTRIC	FORKLIFT		FORKLIFT		70,000			
ELECTRIC	SMALL BUCKET TRUCK		SMALL BUCKET TRUCK		110,000			
ELECTRIC	1997 1 TON DUMP TRUCK		1 TON DUMP TRUCK		65,000			
ELECTRIC	1997 1 TON DUMP TRUCK		1 TON DUMP TRUCK		65,000			
GOLF	20 GOLF CARTS		20 GOLF CARTS		80,000			
RECREATION	2004 INFIELD GROOMER		INFIELD GROOMER		15,000			
CEMETERY	2008 GRASSHOPPER		MOWER			26,000		
FIRE	WATER TENDER		WATER TENDER			300,000		
CITY GROUNDS	TRUCK & TRAILER		TRUCK & TRAILER			50,000		
GOLF	2005 TORO 6500-D FAIRWAY MOWER		FAIRWAY MOWER			55,000		
GOLF	2006 TORO 3150 GREENS MOWER		GREENS MOWER			31,000		
GOLF	2000 TORO WORKMAN UTIL VEHICLES		UTIL VEHICLES			10,000		
GOLF	2000 TORO WORKMAN UTIL VEHICLES		UTIL VEHICLES			10,000		
PARKS	2000 JOHN DEERE TRACTOR		TRACTOR			35,000		
PARKS	2000 DODGE		TRUCK			50,000		
CEMETERY	2013 GRASSHOPPER		MOWER				26,500	
CEMETERY	2000		1/2 TON				20,000	
CITY GROUNDS	TRUCK & TRAILER		TRUCK & TRAILER				50,000	
PARKS	2000 BOBCAT SKIDSTEER		SKIDSTEER				70,000	
PARKS	2000 DODGE DAKOTA		TRUCK				30,000	
GOLF	GOLF CARTS		GOLF CARTS				80,000	
GOLF	2003 TORO 4500-D ROUGH MOWER		ROUGH MOWER					62,000
GOLF	2008 TORO 3150 GREENS MOWER		GREENS MOWER					72,000
GOLF	TORO 3500-D MOWER		MOWER					10,000
GOLF	2003 MULE		MULE					10,000
GOLF	2003 MULE		MULE					10,000
PARKS	2000 NEW HOLLAND TRACTOR		TRACTOR					35,000
PARKS	2013 UTILITY VEHICLE		UTILITY VEHICLE					15,000

Sara Hubbs received utility rates studies from Provo City to see where Payson compares, which will be presented at the next meeting. Provo City has someone dedicated to review rates for cities in the county of similar size. A compactor for the landfill is $676,000. The city purchased a scraper two years ago for about the same amount. To reduce debt on the books, she is looking at transferring from the solid waste fund balance, which has a current balance of $700,000. The department head has been very conservative in budgeting revenues. She is comfortable paying off the scraper or putting down payment on the compactor. The consensus of the council is to do whichever saves the most money. The council needs to address issues with the landfill. There are issues with punch passes at the landfill, which has been a hot topic in the past. The county assesses $1 per ton on the waste that is delivered, which the city pays plus the cost of handling. She questioned if the price of the punch passes needs to be raised or should the city do away with them. The green waste process is losing money, and the city may be subsidizing Santaquin on their waste.

Mayor Moore stated the county did away with its green waste program.

Sara Hubbs addressed health insurance costs. She met with First West Benefits, and the city is looking at an 8.5% increase. The city needs to look at cutting costs. There is an option where the increase would only be 2% if the city goes with just the summit network, which is Mountain Star. Employees are very concerned that their doctors won't be included in that network. The city pays out about 25% an employee's wages for benefits. The city's benefit package is average. Compared to private, it is very good. There is some competition with other cities. Provo City did a defined contribution for a specific amount to allow employees to choose the plan and then the employee pays the difference.

Discussion to schedule a budget work session to be held Tuesday, April 18th at 6:15 p.m. The preliminary budget has to be adopted the first meeting in May.

Discussion on truth in taxation, which has been done the last two years. The increase last year was $15 on a $180,000 home.

F. ADJOURNMENT TO CLOSED SESSION

MOTION: Councilmember Phillips – To go into closed session. Motion seconded by Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

1. Discussion Regarding Sale of Property and/or Personnel (7:20 p.m.)

MOTION: Councilmember Welton - To adjourn the closed session. Motion seconded by Councilmember Phillips. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

G. ADJOURNMENT

MOTION: Councilmember Phillips – To adjourn the meeting. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

The meeting adjourned at 8:21 p.m.

_/s/ Kim E. Holindrake_____
Kim E. Holindrake, Deputy City Recorder