

PAYSON CITY  
CITY COUNCIL MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, September 6, 2017

CONDUCTING                      Mayor Richard Moore

ELECTED OFFICIALS            Linda Carter, Mike Hardy, Brian Hulet, Doug Welton

STAFF PRESENT                 David Tuckett, City Manager  
Mark Sorenson, City Attorney  
Sara Hubbs, Finance Director/City Recorder  
Kim Holindrake, Deputy Recorder  
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director  
Jill Spencer, City Planner  
Brad Bishop, Police Chief  
Janeen Dean, Community Events Coordinator  
Tracy Zobell, Golf Pro  
Karl Teemant, Recreation Director  
Brent Arns, Water Superintendent, Asst. City Engineer

EXCUSED                         Scott Phillips

OTHERS                         Sariah Toone, Rebecca Knapp, Erin Mecklenburg, Rebecca Knapp,  
Lorene Moore – Chamber of Commerce, Steve Southwick, Kyle  
Benson, Ivan Haskell, LuDean Haskell, Brian Christensen, Doris  
Adams, Andrade Christensen, Mike DeMarco

This meeting of the City Council of Payson City, Utah, having been properly noticed, was called to order at 6:00 p.m.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Sariah Toone.

Pledge of Allegiance led by Rebecca Knapp.

B. CONSENT AGENDA

1. Approval of the August 16, 2017 Council Meeting Minutes
2. Approval of the August 29, 2017 Council Meeting Minutes
3. Amendments to the PARC Guidelines

Mark Sorenson explained the amendments to the PARC guidelines included changing the advertisement date for committee members from April to August and allowing 30 days for residents to apply to be a member.

**MOTION: Councilmember Hardy - To approve the consent agenda as outlined including the amendments to the PARC guidelines.** Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Doug Welton. The motion carried.

A. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

Erin Mecklenburg stated she is seeking approval for a project in Memorial Park to install a pantry stocked with food. She wants to build a cabinet cemented in the ground where people can take food as needed. She will be responsible to stock the cabinet with food. There is the good samaritan law to cover liability if someone were to get sick from any of the food.

Dave Tuckett stated the city needs additional details and then it can be put on a future agenda. The park superintendent has stated it would need to be monitored. In addition, there are a couple of food pantries in the city with the Catholic Church and Agape Community Center. It's a great idea.

Councilmember Hardy stated he sees liability issues that may come up.

Mayor Moore asked Ms. Mecklenburg to get with staff to prepare the information for the next agenda.

2. Council and Staff Reports

Staff Reports

**PUBLIC WORKS** – Director Travis Jockumsen stated regarding the house that has been flooded on 500 West, he spoke to a couple engineering firm on ideas to fix the intersection. The city's storm drain master plan shows a pond on the school property. Monday staff will drill some holes to see determine the type of soil there, and then work with the school district. The district wants an underground facility instead of a basin. Staff is looking at the best way to address the issue. The Highline Canal Company will shut the irrigation water off on September 29.

**POLICE** – Chief Brad Bishop reported in August there were 1,363 calls for service, 106 arrests, 194 offenses, 144 citations, 189 violations, 2 DUI's, 231 traffic stops, and 30 traffic accidents. He thanked all the departments who helped over the weekend.

**COMMUNITY EVENTS** – Janeen Dean thanked the mayor, city council, city employees, and citizens for all their help and support with the salmon supper and the Onion Days Celebration. It was very successful.

**ADMINISTRATION** – Dave Tuckett stated the city received CDBG funds to do some sidewalk, curb, and gutter, which was only a portion of the city's request. The bid for the project came in three to four times higher than the available funds. Additional funding is not available in the budget. The city can turn the CDBG funds back in and apply for funding next year. Travis Jockumsen stated the cost for two blocks is roughly \$350,000, which doesn't include utilities. The CDBG funding was only about \$100,000, which wouldn't even do a block. The city would have to come up with an additional \$100,000 to do one block. The contractors are very busy so the bid prices are high.

## Council Reports

Councilmember Hardy thanked staff for the Onion Days Celebration and the residents for their support. There is a lot of hard work that goes into the celebration. The Payson Community Theater production was very well received. He learned today that the car show raised \$6,000 for scholarships for Payson students.

Councilmember Welton stated the Onion Days Celebration was a fantastic event from the Adams Family to the car show and carnival. He enjoyed seeing all the citizen participants. He appreciates the staff and Janeen Dean specifically. There was great talent on Saturday.

Councilmember Carter thanked the staff for all the work with the celebration. She attended the Adams Family production on Friday and loved it. She could hear the fireworks, which she hasn't missed for years. She apologized to Janeen Dean for throwing candy from the trailer in the parade. She thanked the residents for supporting the city and all the events.

Councilmember Hulet echoed the same on Onion Days. He marveled at the staff for working all week, then all weekend, and then back to work. He thanked all the volunteers as well because what makes a great city is volunteers. He noted there are a couple of dead pine trees that need to come down in Memorial Park. The golf tournament is next Wednesday to show Payson is open for business with 18 teams from government officials, local businesses, and homebuilders. Utah Valley University was hoping to close on their property by the end of August but are still working on a couple minor items.

Mayor Moore stated the weekend went great with many events. He appreciates all who helped with the celebration. Emergency service personnel did a great job handling fires, people passing out, and lost kids. He would like to send a personal thank you letter to the city mayors and the agencies who helped during the celebration. He asked staff to prepare the letter. The volunteers were great. The event brings people together, helps people bond, and brings the community together. He received a letter from Matthew Holland, President of Utah Valley University, regarding the salmon supper. The letter stated, *Please forgive me for my belated nature. This is acknowledgement of my appreciation for your kind invitation to attend the Payson salmon supper on August 4. I spent the summer at a university in Oxford, London as a senior associate, and I am just only recently returned. I regret that I was not able to attend the supper, but I sincerely hope it was a festive occasion enjoyed by all.*

### 3. Scout Attendance Certificates

No scouts present.

**MOTION: Councilmember Welton – To amend the agenda.** Motion seconded by Councilmember Hardy. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Doug Welton. The motion carried.

### 4. CTC – Mayor's Youth Recognition Award (6:26 p.m.)

Rebecca Knapp presented the Mayor's Youth Recognition Awards.

Kelly Cobia attends Payson Junior High. She has a good work ethic and kindness toward others. She is a wonderful friend to her peers and will make a huge difference in this world. She is excited about life and learning. She engages 110% in every challenge. It is more important for her to understand and perform correctly than it is to get the grade. She is a model student and a great example to her peers.

Daisy Rodriguez attends Mt. Nebo Junior High. She is a kind and caring person who spends time helping students improve their English. She has a genuine attitude of simply wanting to help. She has a wonderful attitude in class and is able to transmit her positive energy to everyone around her.

5. Chamber Business of the Month (6:29 p.m.)

Lorene Moore stated the business of the month is Rowley's Red Barn in Santaquin. The five Rowley brothers and their children are the backbone that keeps the barn running with homemade treats and fresh fruits. They have a dynamic staff.

6. Discussion Regarding Breezeway Repairs

Dave Tuckett stated that previously the council discussed repairs to the breezeway. The city received a bid to do the repairs to give an idea of a rough estimate. Funds could be included in the budget amendment tonight, which includes some fund balance if the council chooses to approve it. The breezeway will continue to deteriorate especially in the winter if not repaired. The city owns the breezeway and takes care of both sides, which is included in the bid. Additional bids can be obtained.

7. Discussion Regarding a Mural Project (6:35 p.m.)

**Applicant Presentation:**

Steve Southwick stated during the last few months several people have met to discuss the possibility of murals on selective properties and if residents would be supportive. Kyle Benson is an art instructor at Mt. Nebo Junior High has expressed an interest in coordinating the effort on a community-wide basis. He has an extensive background in mural painting and founded a mural painting business.

Kyle Benson presented a video regarding murals. Several artists were involved in discussions to look at how and where to get started. He gets the feeling many youth aren't proud to be from Payson. It's not how we see it. This needs to be reversed and murals is a great way to do that. Murals could add to the beauty of downtown of Payson. Murals present a community investment from the younger generation and can help students build portfolios. Art instructors will work with students to design and create murals in public spaces. Possible locations include the breezeway, back of the library, and Forget Me Knots business building. He is excited and believes it can be a wonderful thing. If they could get one done, it will get the ball rolling. They need to address liability issues when students are climbing up ladders or on scaffolds.

**Council Discussion:**

Councilmember Hulet stated this is a great idea. Murals are very attractive and could help in branding the city. The PARC tax could be used to fund some murals.

Mayor Moore questioned if it could be run through the Huish as a 501-C3 and work under their umbrella.

Dave Tuckett stated liability issues could be address through the city's insurance and through Nebo School District.

Councilmember Carter stated murals are a great idea.

Councilmember Welton stated community involvement and buy in from the residents is what we are looking for. You get buy in from the students and parents as well.

Councilmember Hardy stated he was in Dallas over the weekend and saw many murals.

## B. PUBLIC HEARINGS/ACTION ITEMS

### 6. Resolution – Appointment to the Library Board (6:53 p.m.)

#### Applicant Presentation:

Steve Southwick stated they are losing two on the Library Board. If Jennifer Hatcher is approved, it will bring the board up to eight. Jennifer Hatcher is currently serving with SESD and the Payson Lions Club. She is an active member of the chamber. She has attended the last couple of board meetings.

#### Council Discussion:

Councilmember Hardy stated he is impressed with her background, and she would be an excellent addition to the board.

**MOTION: Councilmember Hardy – To approve the resolution appointing Jennifer Hatcher as a member of the Library Board.** 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	-	Doug Welton

### 1. Public Hearing/Resolution – FY 2017-2018 Budget Amendments (6:56 p.m.)

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

#### Staff Presentation:

Sara Hubbs reviewed the budget amendments. Christmas decorations were sold for \$500, which will go into the Peteetneet budget. A donation of \$500 was received from the Scottish Festival, which will go into the parks supplies budget. The library breezeway repair is \$28,100, which is new funding. Police overtime reimbursement of \$2,203.92 was received, which goes back into the overtime budget.

The remaining changes are carryovers for projects that were started but not completed previously so those funds are carried over. These include the 400 South water line for \$255,000 plus an anticipated change order of \$45,000, which would come from the water funds.

Brent Arns stated the plan is to patch the trench in the road but are now looking at overlaying the entire road from 700 East over to Goosenest Drive. They hope to be under the \$45,000. The sewer line is old but the pressurized irrigation line is okay.

Sara Hubbs continued with a carryover of \$95,127 for the Memorial Park well house. The pressurized irrigation meter installation is \$86,219.92. The water department new truck box is \$7,668.66. The solid waste division sold equipment for about \$37,000. The scraper will be paid off this year along with the purchase of a warranty. The solid waste division is doing a master plan and ground water testing for \$110,000. The strawberry line payments in the electric fund is \$180,000. The east side lift station carries over \$103,000. The IT division is working on a number of replacements and repairs for \$37,430. The seniors Eldridge Grant is \$8,351. The mayor's economic development funds of \$5,000 will be used for the economic development golf tournament. Funds of \$70,000 were carried over for the boiler replacement. Funding of \$50,000 for the clubhouse roof was used for the Peteeetneet resealing, which went over budget. An additional \$50,000 has been added for the clubhouse roof. The cemetery road construction is \$210,000. Parking lot striping on parking lots is \$3,000. Additional golf repairs, maintenance, and improvements total \$16,000. The rod iron fence in Hidden Grove Park is \$5,500. The VOCA grant increased \$1,773. Finally, the 1700 West road construction under the Redevelopment Agency is \$78,434, which is for the Tri-State Metal building. Last year the city was looking at about a \$680,000 draw from the general fund balance. Because revenues came in higher and departments did well to conserve, we didn't have to dip in the fund balance. The audit will be completed in about December.

Public Hearing:  
No public comments.

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

Council Discussion:  
Councilmember Hulet stated he would like additional bids for the breezeway.

**MOTION: Councilmember Hulet – To pass the resolution amending the Fiscal Year Budget for 2017-2018 with the stipulation to get additional bids on the breezeway.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

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

2. Public Hearing/Ordinance – Amendment to the Payson City Zoning Map Affecting Utah County Parcel 30-050-0094 Located Near the Intersection of 1300 East and Salem Canal Road (7:08 p.m.)

Staff Presentation:

Jill Spencer reported the applicant found there may be some additional irrigation lines on the property and needs additional time to explore. Irrigation delivery has been a topic of discussion.

Understanding the concerns with irrigation in the area, the applicant felt it would be beneficial to table the decision to give them time to explore the issue. Public comment could be taken or tabled.

**MOTION: Councilmember Welton – To go into public hearing (items 2 and 3).** Motion seconded by Councilmember Hulet. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Doug Welton. The motion carried.

Jill Spencer stated the area is at the northeast corner of the intersection of 1300 East and Salem Canal Road. The Loveless Trust currently owns the property, which currently includes an existing home, irrigation facilities, and agricultural land. Subdivision improvements include completion of roadway improvements, connecting the existing dwelling to city services, satisfying setback requirements, addressing private utility facilities such as a gas line, and relinquishing animal rights. The proposed subdivision includes 26 lots with lots ranging from 10,000 to 20,000 square feet. The zone change request is from the R-1-A to the R-1-9, which is consistent with the East Side Comprehensive Plan. The preliminary plan and final plat comply with the specific plan, zoning district, and standard specifications and standard plans. The planning commission reviewed the proposal and forwarded a recommendation to the city council. The conditions imposed by the city council will be ratified in a development agreement. Compliance with city regulations will be addressed through staff review. Because of the irrigation season, the applicant has requested a change to the phasing plan. At this time, the applicant is requesting the item be tabled to allow them to address some items.

Public Hearing:

Ivan Haskell stated the biggest problem is with the boundary. There is a ditch on the east side and quarter horse breeders and operators next door. Kids love to play with the horses. He once lost a colt because the kids fed it. The east side will have the same problem. He understands there won't be a fence on those boundaries, but a fence is needed badly. A fence will prevent garbage from blowing onto his fields and keep the kids from running into the fields. It would also discourages dogs from chasing the horses and animals.

LuDean Haskell stated she owns the property on the east side of this subdivision. She is concerned with the children coming over and playing in the ditch and fields. They run through the hay, and it is a big problem. She has machinery there that is a concern. She thanked Mr. Christensen who visited with her and her boys to discuss her concerns from the planning commission meeting. He has been very good and responsive. Irrigation is a concern, and wastewater from the fields is a concern.

Brian Christensen stated it seems to be a well-developed plan. He is concerned with pressurized irrigation pressure, which is currently very bad. Adding additional homes will make the pressure worse. He is concerned with 1300 East because of its poor condition and width. More traffic will cause problems with the current road conditions. He commended Mr. Christensen with his well thought out plan.

Doris Adams stated she has been well served in Payson and does a lot of business in Payson. Her letter of concerns were addressed at the planning commission meeting. The area is a beautiful place to live and is known as Haskellville. She is concerned with roads and traffic. She would like to know how the city works with the county on roads. She isn't sure how the roads can even be widened. Payson needs people, and people are great.

Developer Presentation:

Andrade Christensen stated they would be improving the intersection at Salam Canal Road.

Council Discussion:

Mayor Moore stated developers take care of road widening when they develop. Otherwise, the city would need to go before the county commission to get them to approve funds to improve roads.

**MOTION: Councilmember Hardy – To table and continue this item to a future date.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

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

3. Preliminary Plan and Final Plat Approval of the Ashlee Ridge Subdivision Located Near the Intersection of 1300 East and Salem Canal Road

This item was addressed with item 2.

4. Final Plat Approval of the Springside Meadows Subdivision, Plat D, Generally Located East of State Route 198 and West of the High Line Canal Between 1700 South and 2000 South (7:35 p.m.)

Staff Presentation:

Jill Spencer stated the applicant has taken care of the all the preliminary changes to the project. This project will be completed phase by phase. This phase will complete the area between plats A, B, and C and the school with 31 homes. Preliminary approval was in May 2017. There are some issues to be addressed in the decision including consistent housing products and exterior materials with plats A, B, and C. The applicant is requesting that engineered wood siding be an acceptable material for this plat. The applicant is requesting to waive the RV storage requirement, which was not required in plats A, B, and C. The proposal is to install a six-foot tan vinyl fence along Main Street to match the fencing already installed by some property owners. The specific plan requires a six-foot vinyl fence with decorative pillars. There have been problems with damage to the vinyl fencing along Main Street because of weather and snow plowing. Currently four lots have fencing. In the future, a different type of fencing could be considered in the other phases of the project. The city ordinance states the fence is to be masonry unless otherwise approved by council. However, the specific plan for this property was vinyl fencing with decorative pillars. The planning commission recommendation was to approve with conditions, require the homes to be placed on lots to accommodate onsite RV storage if needed, consistent housing products with plats A, B, and Cc,

exterior materials be consistent with those phases allowing engineered wood siding as an accent material, and require vinyl fencing with decorative columns.

**Applicant Presentation:**

Mike DeMarco stated the biggest hang up seems to be the fence. Four of the seven lots have fencing. One property owner doesn't want a fence and the other wants what is similar to him.

**Council Discussion:**

Councilmember Welton stated residents should have had a permit before installing a fence. If they didn't get a permit, they don't have a say. This is a main corridor, and it looks cheap. If the code is in place and residents don't follow the code, does the city just allow it to go in perpetuity. The resident had a contractual agreement or obligation when they bought the property. The city needs to address the code and enforce the code.

Councilmember Hulet stated this is now private property. If they don't want a fence, there isn't anything the city can do at this point. He suggested installing tan vinyl on the new corner to make it somewhat consistent.

Mayor Moore stated the different fencing types look tacky. This is the entrance to the city, which was a big discussion in previous meetings. Previously there has been a lot of discussion regarding the fencing along Main Street. A fence was to be built; it was a requirement of the development. It is a main road and it needs to look somewhat consistent. He would like to see a precast fence. If the plows damage the fence, the resident will be responsible. He doesn't like the patchwork look. The council needs to determine what needs to be installed in the future phases. He would like to look at the previous minutes and make sure it's done correctly. He suggested approving the final plat with the condition that staff works out the fencing as it was originally approved.

Jill Spencer stated she doesn't want to keep putting off the fence issue. Where the lots are now privately owned, the only lot in this next phase is the southeast corner. Staff and the developer could reach out to the property owners to provide history on what was required in order to reach a solution.

Councilmember Hardy agreed with the mayor. It was to be consistent and now it looks tacky.

Mark Sorenson stated the existing code requires a permit to install a fence. The development agreement was filed against the property. Staff can do some research and come up with some solutions.

**MOTION: Councilmember Hulet – To approve the final plat for Springside Meadows, Plat D with the recommendations of the planning commission except to remand back to staff a solution for the fencing.** Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

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

5. Resolution – Amendments to the Development Agreement for the Apartments at The Depot Located West of Interstate 15 at Approximately 700 North 400 West (8:01 p.m.)

Staff Presentation:

Jill Spencer stated the proposed amendment to the development agreement for the Apartments at the Depot include replacing Destination Homes with Eversage Partners in the agreement, adding language regarding the timing of installation of landscaping for the final phase of the project, and modify the type of perimeter fence. The changes allow certificates of occupancy to be issued to the amenities and landscaping being installed if there is inclement weather. A bond is required for the landscaping if they want a certificate of occupancy prior to installing landscaping. The proposal is for a six-foot vinyl fence with cultured stone and veneer columns every 80 feet. There is no fencing along the roads. The better amenities have not been quantified. Amenities include a larger clubhouse and additional playground equipment. She believes it is a cost issue. They could scale back the amenities. Staff is supportive of the change.

**MOTION: Councilmember Hardy – To approve the resolution and authorize the mayor to sign to execute the amendment to the development agreement between Payson City and Eversage Partners.** 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 - Doug Welton

7. Resolution – Adopting the Payson City 40-Year Water Rights Plan (8:09 p.m.)

Staff Presentation:

Dave Tuckett stated this item was tabled previously. When the city has water rights for future growth or new water rights, the state requires extensions to be filed. The consultant created this document with the 40-year plan. Currently the city has 8,000-acre feet of water. The blanks would be filled in when extending a water right or filing a new water right. Then the state knows the city has a 40-year plan and is submitting an extension or a new water right. Staff recommends approval of the 40-year plan.

**MOTION: Councilmember Hulet – To approve the resolution adopting the Payson City Forty-Year Water Rights Plan.** Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

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

8. Resolution – First Right of Refusal Agreement Between Payson Properties LLC and Payson City Corporation Regarding the Fore-Bay Property (8:11 p.m.)

Staff Presentation:

Dave Tuckett stated a year ago the council held a public hearing and declared certain property surplus to sell and market. Staff has been working with Payson Properties LLC. They have been willing to purchase the property as well as preserving it and possibly deeding it back to the city. With this agreement, the city can continue to market the property but gives them a first right of refusal. They can purchase the property at the offered price. In the meantime, the funds can be used toward the bond payment.

Council Discussion:

Councilmember Welton stated he is excited. It a good step for both sides, and allows the city some flexibility. He continues to say the fore-bay property is a great asset to the community. It ties into the branding the council has discussed. Hopefully, the property can be opened to access to allow hiking, picnicking, and camping.

Councilmember Hulet stated he would like to see the area opened up to the public as well. Some of the funds could be used for improvements and access. It is a great step towards preservation and resolving the city budget crunch.

Councilmember Hardy stated he feels good about the agreement and it’s a good step forward.

**MOTION: Councilmember Hardy – To approve the resolution approving the first right of refusal agreement between Payson Properties LLC and Payson City Corporation regarding the Fore-Bay Property.** 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 - Doug Welton

Dave Tuckett stated there is a payment schedule beginning in September 1. He proposed moving the beginning date to October 1.

**AMEND MOTION: Councilmember Hardy – To amend the motion to include the new payment schedule.** 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 - Doug Welton

C. OTHER

1. Discussion Regarding Potential Amateur Golden Glove Boxing Event (8:15 p.m.)

Mayor Moore stated Aaron Garcia's son is the USA golden glove, boxing champion for MMA for the US Junior Olympics. Aaron would like to use the city center to host a junior golden gloves event. It is a great opportunity with where the son is right now. Professionals are brought in, and it is closely regulated. A fee would be charged to attend. Aaron has also discussed teaching classes with Karl Teemant.

Councilmember Carter stated she doesn't see any harm. There was also a lot interest a few years ago when they set up a similar event.

Councilmember Welton question if the city would charge a fee for the building use.

Karl Teemant stated a limited liability insurance document would be required, and a rental fee would be appropriate. There would be a capacity limit for the room also.

Dave Tuckett stated staff could work out the details if the council is okay with the event.

**MOTION: Councilmember Carter – To approve that Mr. Garcia can have an event or several and work out the details with staff.** Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

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

D. ADJOURN TO REDEVELOPMENT AGENCY (8:22 p.m.)

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

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

Public Hearing:  
No public comments.

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

#### RDA Budget

**MOTION: Councilmember Hulet – To approve the budget amendment for the Redevelopment Agency.** 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 - Doug Welton

1. Public Hearing/Resolution – Approving the Sale of a Portion of Parcel Number 30:062:0049 for Development in the Business Park

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

Staff Presentation:

Dave Tuckett stated under state law and current ordinance, if the city has any property over one acre proposed for sale, a public hearing is required. It was noticed for tonight for seven days, but it needed to be a 14-day notice. He asked the council to take public comment, and then table the item and address it on September 20.

Public Hearing:

No public comments.

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

**MOTION: Councilmember Carter – To table this to the September 20 RDA meeting.** Motion seconded by Councilmember Hardy. A roll call vote was taken as follows and the motion carried.

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

RDA Closed Session

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

(5-minute recess)

**MOTION: Councilmember Hulet – To close the closed session.** Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Doug Welton. The motion carried.

E. ADJOURNMENT OF REDEVELOPMENT AGENCY

**MOTION: Councilmember Hulet – To go out of RDA.** Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Doug Welton. The motion carried.

F. ADJOURNMENT

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

The meeting adjourned at 9:00 p.m.

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Kim E. Holindrake, Deputy City Recorder