

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 18, 2017

CONDUCTING Mayor Richard Moore

ELECTED OFFICIALS Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, 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
 Brad Bishop, Police Chief
 Tracey Zobell, Golf Pro
 Karl Teemant, Recreation Director
 Donna Gay, Library Director
 Jill Spencer, City Planner
 Scott Spencer, Fire Chief
 Mark Hyland, Golf Course, Parks, Cemetery Superintendent

OTHERS Dave Johnson, Burtis Bills, Bob Truit, Helena Carter Thomas, Kent
 Provstgaard, Morgan Trivett, Taresa Hiatt

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 scout Bridger Marsh.

Pledge of Allegiance led by scout Tyson Schwartz

B. CONSENT AGENDA

1. Approval of the October 4, 2017 Council Meeting Minutes

MOTION: Councilmember Hardy - To approve the consent agenda, which is the October 4 council minutes. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Mike Hardy, Brian Hulet, Scott Phillips, Doug Welton. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Council and Staff Reports

Staff Reports

PUBLIC WORKS – Director Travis Jockumsen stated the streets division is wrapping up pothole repairs throughout the city as well as paving 500 South and some work on Main Street. Over 100 water leaks were fixed this year, which show there are problems with the water system. Staff is trying to button everything up before winter. The project on Gooseneck Drive will be paved on Friday and then 400 South shortly thereafter.

POLICE – Chief Brad Bishop reported in the last 18 days there were 606 calls, 64 arrests, 96 offenses, 100 citations, 126 violations, 3 DUI, 163 traffic stops, and 22 traffic accidents. He spoke to the Spring Lake residents, and they seem to be happy with what has been going on there. Two of the four new speed sign have been installed.

GOLF - Tracy Zobell stated the golf course wrapped up year with the Nebo School Junior High Championship, the men's closing social, and the night golf tournament for Payson employees. The course had a Pro-Am event with people from all over the state and received many compliments.

FINANCING – Sara Hubbs stated the ballots went out yesterday for the vote by mail. A ballot box is available at the city office or they can be mailed.

RECREATION – Director Karl Teemant reported the outdoor sports are wrapping up. A baseball tournament was held last week with Rocky Mountain School of Baseball. Saturday was the Courtney Osborn Fast-Pitch Tournament, which raises funds for scholarships. Staff is moving forward with tackle football with youth playoff's and adult/youth flag football continues for a couple weeks. Youth wrestling and volleyball begins next week. Registrations continue for women's volleyball and men's basketball.

LIBRARY – Donna Gay reported the library was closed for three days over the holiday to do inventory. Things are looking good, and they are working on some good projects.

ADMINISTRATION – Dave Tuckett stated he spoke to the UDOT representative today. The road will be closed between Payson and Santaquin at the high line canal to install a pipe. Message boards have been up to alert residents and local traffic. The road closes today at 7 p.m. until Monday. The Wilson School 5th graders played kick ball with the city staff today, which was a lot of fun.

Council Reports

Councilmember Welton stated he has concerns about Canyon Road and 800 South where bushes are blocking the view of vehicles.

Councilmember Carter reported the golf course is especially beautiful this time of year. She appreciates staff's hard work there. She noted people are allowed to take a cart out just to see the course.

Councilmember Hulet stated in the last couple of weeks an RFI went out for the business park to attract businesses. The economic committee will meet to set goals and then have a work session

with the city council. EDCUtah is a nonprofit organization that that works with the State of Utah to bring businesses into the state. A new focus is working with cities to bring in retail. We told them Payson would like to be one of the first cities to work on that.

Mayor Moore stated the kickball was a lot of fun.

3. Scout Attendance Certificates

Councilmember Phillips presented scout certificates to the following scouts and asked them to state what they like about scouting.

Zachary Stinson
Adric Jorgenson
Gage Allen

Tyson Schwartz
Kimble Wild

Luke Dalley
Caulyn Wild

Stephen Johnson
Logan Dalley

D. ACTION ITEMS

1. Public Hearing – Main Street Tree Removal and Improvements (6:20 p.m.)

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

Staff Presentation:

Dave Tuckett reported a few meetings back the council discussed replacing some of the trees on Main Street and repairing the roads and sidewalks. The council's direction was to conduct public hearings prior to any work. The area is between SR-198 and Utah Avenue. Some trees will be replaced with trees in pots. There will also be some widening by taking out the concrete bulbs for safety reasons. This project will need a budget amendment later.

Public Hearing:

Dave Johnson stated he lives on Main Street and likes the trees. There isn't too many places where you get that much shade. If the trees cause problems with public works, he understands. It's nice to stop over in the area when walking.

Burtis Bills stated having the right tree in the right location is very important. He likes the trees. A few trees are the wrong tree for the location. The Arbor Day Foundation website shows the value of a tree for a community. One healthy young tree is equivalent to 10 room-sized air conditioners operating 20 hours per day. A tree planted today on the west side of a home will reduce the energy bill in five years by 3%. A mature tree can be appraised between \$1,000 and \$10,000 dollars. There may be \$30,000 to \$300,000 in tree investments here. Realtors believe a mature tree have a strong or moderate impact on the stability of homes listed under \$250,000. Landscaping with trees can increase the value of property by 20%. Trees properly placed can reduce air conditioning needs by 20%. Trees can be stimulus to the economic development for tourism and businesses. Planting a tree means improving water quality resulting in less erosion and recharge into the ground. Trees reduce your blood pressure. Oxygen given by trees is a benefit and absorb carbon dioxide. Thermal islands put a shadow on the ground and cement and asphalt are not as hot. He likes the trees and

thinks there are some to look at removing. If removed, they should be replaced by two or three more. He suggested creating a tree committee.

Bob Truit stated he would like the trees left alone because they are beautiful. In his travels, many cities look a lot better and peaceful. The trees can be cut back if needed.

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

Council Discussion:

Councilmember Phillips stated some trees are taller than the buildings and causing damage. The leaves plug the drains and businesses are flooded because of the plugged drains. If not removed, they would have to be cut down below the rooflines. The majority of the business owners there want a program figures out where they don't have to sweep leaves every day. He loves the trees, but they are overgrown and causing damage.

Councilmember Carter stated the roots from the trees are buckling the sidewalks, and walking the sidewalks is a problem. The council discussed planting trees in barrels and placing them along the way. Many of the trees are trash trees. The trees by Eli's are pretty, but the road and sidewalks are awful from the trash falling from those trees. The city needs a clean and beautiful downtown. The trees in front of the library are trash trees.

Councilmember Hulet stated he has a hard time tearing down trees, but many of the trees are dying and need to come out. There is no question to keep them there. The ones removed will be replace with big potted trees. The maples are not in good condition. He would like to see an arborist come to address some of the trees. Most of the buckling isn't the sidewalks but right around the trees. The city trimmed the trees by Eli's, which looks pretty nice, but they are dirty trees.

Mark Hyland stated the trees are squeezing off the water lines.

Councilmember Welton stated he voted against this and is still largely against it. He walked the sidewalks and didn't see anything that major. The trees are 30 plus years old, and he doesn't anticipate more buckling. An arborist would be good to come look at them. He put out information regarding the trees two hours ago and 23 people commented who said don't remove the trees. Only one person said take them out. He agrees on Utah Avenue that there are some problems. He wouldn't take out any of the trees east of Main Street. They add to the community and atmosphere. Several talked about the movie filming and the impact on the movie business. The city is talking about redoing the general plan in January, and there needs to be a bigger conversation on this area. He would like to hold off until those conversations have been done. Street alignments and parking need to be addressed.

Councilmember Hardy talked to an individual who stated that when these items are put on the agenda, they are put on by cranky councils. He is not for ripping all the trees out and planting new. He doesn't think that is what the council had in mind. There needs to be a plan to address the obvious problems and the right tree for the right location. There is an ambiance with the downtown. The city needs to bring in some experts to address the trees. The city needs to make sure it is not

contributing to the problems for the businesses there. He is the one who said we have these pots so let's use them. He wants a plan and look at the entire downtown plan.

Dave Tuckett stated staff needs some direction. He tried to get an arborist with Seven Trees to look at trimming the trees; he will follow up.

MOTION: Councilmember Carter – To obtain an arborist to look at the trees first on Utah Avenue west from Main Street and have the arborist give some instruction on all the trees.

Motion seconded by Councilmember Phillips.

Further Discussion:

Councilmember Welton stated he agrees with most of it but wants to wait until the master plan is complete.

Councilmember Hardy agrees with doing the master plans, but this could go on and on. Citizens begin to wonder why we don't do anything.

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

Yes	-	Linda Carter
Yes	-	Mike Hardy
Yes	-	Brian Hulet
Yes	-	Scott Phillips
No	-	Doug Welton

2. Resolution – Appointments to the Planning Commission (6:48 p.m.)

Mayor Moore stated Blair Warner stepped down from the planning commission so his position needs to be filled. He proposed Guy Larson.

Councilmember Welton stated he doesn't have a concern with Guy Larson but questioned if the position was noticed to the public. The city needs to put the opportunity out to the residents.

Dave Tuckett stated when the position is midterm the ordinance allows the mayor to fill the position until next April.

Councilmember Phillips stated he would like to wait until after the elections.

Councilmember Hardy stated he would like a specific date to address the appointment if delayed.

MOTION: Councilmember Phillips – To wait until after the election but notice for applications and address it after November 15. 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

E. OTHER

1. Discussion Regarding Storm Drain System (6:51 p.m.)

Staff Presentation:

Travis Jockumsen stated staff conducted three borings on the west side of Taylor Elementary. The school district is okay working with the city but requires the storm drain system to be underground, which is more expensive. To get to the gravel layer on the south end, it is 17-feet deep but only 8-feet deep on the north end with a horizontal and vertical storage. Staff would like to discuss the storm drain rate for residential and business. These funds don't give the city a lot of money to do projects. The project to fix the house flooding on 500 West and 200 South is costing between \$40,000 and \$50,000, and there are issues all over the city. The city needs to look at the future with a rate proposal. The last storm drain plan was in 2002 and needs to be updated. The pond sizes were for a 25-year storm event. New regulations are for 100-year events. The city saves up for three years for a project and then saves again. Businesses take a larger hit because of their impervious areas. A regional pond is needed and then getting the water to the pond.

Dave Tuckett stated staff's proposal is to get the regional pond done and then pipe up through Utah Avenue under I-15. The city needs to either save the money or bond. He spoke to Zions Public Finance and there is maybe \$150,000 to \$200,000 that can be used to bond.

Council Discussion:

Councilmember Phillips stated it's worth the discussion, but he would like to see the storm drain budget.

Councilmember Hulet stated he wants to update the general plan along with all the master plans at the same time. Then the council can determine what plan to do first.

Councilmember Welton stated at the council work session, it was determined to do two plans per year and then keep them updated. The city needs to communicate to residents on the funds that are brought in each year and what needs to be fixed. He would like to look into grants for the storm drain.

Dave Tuckett stated once the plans are updated then the city needs to take the next step in appropriating funds to fix the problems. This can be done with higher rates or bonding.

Mayor Moore stated this started a long time ago. It has snowballed and is coming back to bite us. He suggested creating a special service district or split the town into six quadrants.

Councilmember Hardy agrees 100%. The city needs to do these studies and have a plan. The city may have to increase rates or bond.

2. Discussion Regarding Memorial Park Improvements (7:08 p.m.)

Staff Presentation:

Dave Tuckett reported several options are available to improve Memorial Park that include pickleball courts and basketball courts. Active items are better than non-active such as a pavilion. Staff is proposing concept E that includes pickleball courts, basketball courts, and parking. To do the proper flooring will cost \$300,000 with an additional \$50,000 for lighting. City staff may be able to do some of the work to save money. Some PARC taxes could be used, which will bring in about \$180,000. The city appropriated funds for a new pavilion on the north side, which will be done in this budget year.

Council Discussion:

Councilmember Hardy is concerned about losing parking. The biggest problem is residents don't use what is available at the park because the facilities are in bad shape. He is in favor of the concept if there is enough parking. He doesn't want to deplete the PARC funds with one project. Other entities will be submitting for those funds as well.

Councilmember Welton questioned maintenance. If put in it needs to be maintained and kept nice.

Sara Hubbs stated the salmon supper funds have been pretty drained. There is maybe \$20,000 to \$30,000.

Councilmember Hulet stated pickleball been around for 40 years. It is a good plan to go with the basketball and pickleball.

F. WORK SESSION

1. Review of a Conceptual Development Plan on the East Side (7:19 p.m.)

Councilmember Phillips disclosed he may be involved with this is potential development.

Councilmember Hulet and Councilmember Hardy also disclosed they have relationships with some of the people involved with the development.

Staff Presentation:

Jill Spencer stated the property is currently zoned general commercial and A-5-H on the northeast. The council has previously reviewed a couple plans in work sessions with pros, cons, and feedback given to the applicant. There is no master plan for the area. There are two proposed options to consider. Option B has a challenge to the layout due to the narrowness of the parcels and is just an expansion of the 55-plus community. An analysis is needed to see if that many units could be accommodated in the city. Option A is the preferred layout. The applicant proposing to expand the existing storage units into the northern portion, but still retain a commercial piece next to SR-198. The 55-plus community would expand to the north and east. Past concerns from the council included integrating development with existing uses. There would need to be fencing and landscaping between uses. Another concern was with two-story or three-story buildings looking down on homes. Staff has discussed the extension and alignment of 400 North as a collector with the applicant. Commercial, industrial, and residential are appropriate uses for this area.

Applicant Presentation:

Helena Carter Thomas represents the owner. Option A is the preferred option. Option B really isn't feasible because of the narrowness of the land. The developer is willing to put up fencing to create a

barrier for the different uses and wants to make it a nice development. The owner doesn't want to see other industrial uses there if sold in the future. The owner also wants to put in restrictions that the property could be used only for storage units if industrial.

Kent Provstgaard stated he is the owner of the property and put it on the market 10 years ago. He doesn't want it to become an eye sore. He has had some interest, but it is tough to find someone with the discipline to do something there. He wants the development to benefit the city.

Public Comment:

Taresa Hiatt stated the commission discussed the extension of the 55-plus community by the temple last week. People come from all over the United States to live in these communities. This is an awesome idea, and option A is a good plan, Option A.

Morgan Trivett stated the city should build houses and not apartment houses because the apartments can't be rented and the area turns bad. It would be nice to keep the green space.

Dave Johnson complimented staff for a thought-out plan. Option A is a solid option.

Council Discussion:

Councilmember Welton stated he is not opposed but has a concern with the storage units, which may be the best use for that area. The new connector from I-15 will make this area all commercial and residential. Of all the uses proposed, he likes the rest of the plan.

Councilmember Carter stated she has friends in the housing there who would like to see similar housing to the east of them. There is a need for the 55-plus communities. She likes option A

Councilmember Hardy stated it is a good use of the property. He has concerns with the extension of the collector system, which the city needs to look into.

Councilmember Hulet likes option A, and it fills in the spot. It is a challenge because the property is a narrow strip. He would like to look at extending some more commercial back behind Wasatch Mental Health.

G. ADJOURNMENT

MOTION: Councilmember Hardy – To close the city council 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 7:47 p.m.

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