

PAYSON CITY
CITY COUNCIL MEETING AND REDEVELOPMENT AGENCY
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 15, 2018

CONDUCTING Mayor William Wright

ELECTED OFFICIALS Brett Christensen, Brian Hulet, Doug Welton, Taresa Hiatt

EXCUSED Linda Carter

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Sara Hubbs, Finance Director/City Recorder
Kim E. Holindrake, Deputy Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
Daniel Jensen, Planner II
Brad Bishop, Police Chief
Karl Teemant, Recreation Director
Janeen Dean, Community Events Coordinator
Dona Gay, Library Director

Mayor Wright called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Mayor Wright.

Pledge of Allegiance led by Chief Brad Bishop.

B. CONSENT AGENDA

1. Approval of the August 1, 2018 Work Session and Council Meeting Minutes

MOTION: Councilmember Hulet – To approve the consent agenda. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Council and Staff Reports

49 Staff Reports

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51 PUBLIC WORKS – Director Travis Jockumsen stated the water department has been fixing many
52 water leaks. The streets department has been replacing sidewalk and cross gutters that are trip
53 hazards. Work will then continue on the RV Park. A new well pump has been ordered for \$83,000
54 total. The pump has been moved down 60 feet away from the screens as well as with other
55 protections for mitigation. The lakes are pretty empty, but the ponds in the city are okay.

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57 POLICE – Chief Brad Bishop reported he appreciated the attendance for National Night Out last
58 week. They served about 2,000 tacos and 400 hot dogs. The plane crash over the weekend was an
59 unfortunate situation. He appreciates the officers, first responders, and fire personnel for their work.
60 He thanked the public work department for helping with Tour of Utah.

61
62 RECREATION – Director Karl Teemant reported three applicants were interviewed to build the
63 Memorial Park pickleball courts. The project was awarded to Design West. He will get with them
64 next week to finalize the project, which will begin this fall. Dave Tuckett stated the bid was for six
65 pickleball courts and three basketball courts. He asked the council to think about doing three more
66 pickleball courts and removing the basketball courts.

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68 ADMINISTRATION – Dave Tuckett thanked the public safety, fire, and ambulance personnel with
69 regards to the plane crash. The city celebration is coming up. He asked if the council would like
70 separate golf carts or vehicles. The consensus was to ride and/or walk together.

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72 COMMUNITY EVENTS – Janeen Dean reported she signed papers through UDOT that no candy
73 can be thrown from vehicles during the parade. The salmon supper was a great success with the timed
74 tickets. The longest wait time was 30 minutes. The Tour of Utah was fun and amazing. The movie
75 Coco will be playing on Friday night, which is sponsored by the chamber. She thanked Chief Bishop
76 for his help with National Night Out.

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78 LIBRARY – Dona Gay reported the grant for community recreation kits has paddleboards, kayaks,
79 and four sets of pickleball equipment. The summer reading program has been very successful with
80 1,200 involved. The library will launch a winter reading program this year.

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82 Council Reports

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84 Councilmember Hiatt stated thanked Janeen Dean for her work with the Tour of Utah and salmon
85 supper. She thanked those who took care of plane incident.

86
87 Councilmember Welton reported the volunteer work by citizens of Payson is incredible. The best taco
88 truck owner donated all the tacos for the National Night Out. He appreciates people who look out for
89 the community. A big thanks to Janeen Dean, the street department, and public works for all their
90 work. The Payson City band was on the news for 116 years. He stated there is too much domestic
91 violence in our community. We need to be nicer neighbors, look out for each other, make sure it's not
92 happening in our homes, smile, or give them a reason to like themselves better. He encouraged
93 anyone to make sure it's not happening in your home or walk away from it.

Mayor Wright agreed with Councilmember Welton's comments. Domestic violence is also a state and countrywide problem. He agreed the Tour of Utah and salmon supper were great events. He read a letter he received from Rich and LeAnn Bowman. They wanted to take care of their Payson Patriot Camp at Memorial Park but ran into some problems from their side and the city side. They were able to reach a good date for the event. *We wanted to compliment Payson City employees Debbie Bushnell and Blair Andreason and those employees who also attended the park during this very busy week. Debbie and Blair and a whole host of other city employees were so helpful while we ran our camp in the park during this week. Whenever we had questions or problems setting up particular things in the park such as electric plugs, traffic cones, unlocking the bathroom, etc., these folks were so quick to help and remedy them.* It is a pleasure to get a letter like this.

Councilmember Hulet stated he receive a lot of great feedback on the salmon supper. The new system was a great idea and worked well. There has been good press for Payson regarding events in Utah County. The Daily Herald talked about eight events in Utah County over 60 years and two were from Payson, i.e. Onion Days and salmon supper. The volunteers need a night for them to give them a pat on the back.

Councilmember Christensen stated he enjoyed the salmon supper and the lines flowed well. He thanked the parks department for their time before, during, and after the event. They are in need of new shirts. He stayed at the Tour of Utah the entire time. The city commercial was great and needs to be put out even more. Roads were opened and closed as needed for the event. The Mount Nebo School needs pothole repairs before school begins and the other schools should be checked.

3. Scout Attendance Certificates

No scouts present.

D. ACTION ITEMS

1. PUBLIC HEARING – Vacation of Greenridge Landing, Plat A, Lots 10 and 11 located on Utah County Parcels 40:281:0010 and 40:281:0011 and creating Greenridge Landing, Plat B, Lots 1 and 2 with an amended boundary and public utility easements. (6:27 p.m.)

Staff Presentation:

Daniel Jensen stated this project is a request to vacate two lots and create a new plat to accommodate the line adjustment. The development agreement and any regulations remain in place.

MOTION: Councilmember Hulet – To open the public hearing. Motion seconded by Councilmember Welton. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Public Hearing:

No public comments.

MOTION: Councilmember Christensen – To close the public hearing. Motion seconded by Councilmember Welton. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

MOTION: Councilmember Welton – To vacate lots 10 and 11 and the public utility easements and create Greenridge Plat B with the preliminary and final plat approval and moving of the utility easement. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

2. Resolution – Development Agreement for Spring Creek Townhomes located on the southwest corner of the intersection of 1130 South and 1700 West in the South Meadows Planning Area. (6:31 p.m.)

Staff Presentation:

Mark Sorenson stated the council has approved the preliminary and final plat. There has been some delay because the project was sold. The new owners submitted their own designs, which are very close to the same product. The council removed the RV parking requirement. The clubhouse and other amenities are included. A wood product was requested but not allowed.

MOTION: Councilmember Welton – To pass the resolution authorizing the mayor to enter into a development agreement on behalf of Payson City between the developer of Springcreek Townhomes Subdivision. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

3. Resolution – Development Agreement for Villages at Arrowhead Park located west of Arrowhead Trail at approximately 1500 North. (6:36 p.m.)

Staff Presentation:

Mark Sorenson stated this development has been before the council on numerous occasions with preliminary and final plat approvals. The area is beyond the development of the current city so utilities will need to be extended to the project. The plan is for this project to flow to the new Salem wastewater plant. If not, pumping will be required.

MOTION: Councilmember Hulet – To pass the resolution for the development agreement for the Villages at Arrowhead Park located west of Arrowhead Trail and 1500 North. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

4. Resolution – Interlocal agreement with Salem City regarding wastewater services. (6:39 p.m.)

Staff Presentation:

Dave Tuckett stated he met with Salem City representatives. This interlocal will allow the Arrowhead development and DAE annexation to flow wastewater to Salem, which saves Payson on pumping costs. Charges are based on flow, which is metered. Payson would also collect the impact fee for Salem's sewer. Salem will address this tonight as well. Salem's rate is higher so those residents may have to pay a higher rate. Salem is charging Payson for the treatment and not the collection. Salem is only allowing the identified area. Other developments may have to go to a regional facility or lift station. Payson will have to determine how to take care of the wastewater in the future.

Council Discussion:

Councilmember Welton stated the new residents would pay the additional costs so the current residents do not carry the costs.

Councilmember Hulet stated the city is losing a lot of impact fees to upgrade our plant. This is a concern going forward.

Councilmember Christensen questioned if it will be possible to get a sewer line under the new Nebo Beltway.

Dave Tuckett stated the city would have to look at the Nebo Beltway when it comes. It wouldn't serve this area.

MOTION: Councilmember Hiatt – (Resolution) To accept the interlocal agreement with Salem City regarding wastewater services for the area described in exhibit A (Villages at Arrowhead Park, Potential Future Development, Anderson Payson Project. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

E. ADJOURN TO REDEVELOPMENT AGENCY

MOTION: Councilmember Hulet – To adjourn to RDA. Motion seconded by Councilmember Welton. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

1. Sale of Property – Payson Business Park, Plat H, Lot 3 (6:47 p.m.)

Staff Presentation:

Dave Tuckett stated this is a real estate purchase contract proposal for the Business Park Plat H Lot 3. This property was previously under contract for a tenant lease building, but there were concerns with the High Line ditch that crosses the property. This offer is the same price as the previous contract and is contingent upon the city moving the ditch. The High Line Canal Company is willing move the ditch when the irrigation season is over. The city will pay for the additional pipe to make the connection. The estimate is 10,000 to 15,000 to move the ditch.

Council Discussion:

Councilmember Hulet declared he has a business relationship with the owner. This will be an office/warehouse.

MOTION: Director Hiatt – To approve the sale of property in the Business Park, Plat H, Lot 3 to Galaxy Lighting. Motion seconded by Director Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

F. ADJOURNMENT OF REDEVELOPMENT AGENCY (6:52 p.m.)

MOTION: Director Welton – To adjourn from RDA. Motion seconded by Director Hiatt. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

G. ADJOURN TO CLOSED SESSION

MOTION: Councilmember Christensen – To go into closed session. Motion seconded by Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

1. Discussion Regarding Property Sale and/or Purchase (6:52 p.m.)

H. ADJOURNMENT OF CLOSED SESSION

MOTION: Councilmember Hiatt – To adjourn the closed session. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

I. ADJOURNMENT

MOTION: Councilmember Hiatt – To close the city council meeting. Motion seconded by Councilmember Christensen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

The meeting adjourned at 7:25 p.m.

Kim E. Holindrake, Deputy City Recorder