

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 17, 2018

CONDUCTING Doug Welton, Mayor Pro Tem

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

EXCUSED Mayor William Wright

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Sara Hubbs, Finance Director/City Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
Jill Spencer, City Planner
Brad Bishop, Police Chief
Donna Gay, Library Director
Karl Teemant, Recreation Director

OTHER Scott Cook – Caselle, Deann Huish – Utah County Homebuilders Association

MOTION: Councilmember Christensen – To appoint Doug Welton as Mayor Pro Tem. Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Mayor Pro Tem Welton 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 Councilmember Hulet.

Pledge of Allegiance led by Councilmember Christensen.

B. CONSENT AGENDA

1. Approval of the October 3, 2018 Council Meeting Minutes

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Staff and Council Reports

Staff Reports

PUBLIC WORKS – Director Travis Jockumsen introduced Nestor Gallo, the new development engineer. Mr. Gallo stated he is happy to be here and is looking to serving the council and community of Payson. Travis Jockumsen reported the city received over 3.5 inches of water from the storms in October, but there was no flooding. Staff and residents did very well to help prepare for the storm.

RECREATION – Director Karl Teemant reported that the employees attended a kickball game with Wilson Elementary. The early fall sports are wrapping up. Registration is under way for youth volleyball, wrestling, adult volleyball, and adult basketball.

PLANNING – Jill Spencer reminded the council of the field trip to the Apartments at the Depot on Monday. The council and planning commission will have a joint work session next Wednesday at 6 p.m. regarding the strategic plan, master plans, and general plan.

ADMINISTRATION – Dave Tuckett stated Caselle does a competition where the city puts in for a project and the Caselle users vote on the projects. The city put in for the Library Million Pennies Project. Scott Cook said over the last several years Caselle does a Commitment to Community Project. Caselle chose six projects to vote on and Payson came in third. He presented a check for \$1,000 to the city for the Million Pennies Project.

Council Reports

Councilmember Hiatt thanked all the staff who takes her many calls and answers her questions.

Councilmember Carter thanked everyone for all their hard work. She receives many calls about trailers parked in the streets and other things that the city needs to address especially with the fall and winter season coming up.

Councilmember Hulet stated he drove on the road by the hospital today, and it is a very nice road. It is a good thing that the city did and shows good will to the hospital. He asked how the staff was doing on planning the volunteer night to thank the volunteers. He would like to have it as soon as it can be planned.

Councilmember Christensen stated he spoke to a couple police officers about some issues, which have been resolved.

Councilmember Welton thanked staff for being exceptional and quick to respond to questions and concerns. He reminded residents to keep an eye out for election ballots that have been mailed out. Residents should take the time to research and make an informed decision. The city received a letter from a resident regarding recycling who pointed out that the city needs to emphasize the benefits of recycling to the landfill and the city.

3. Scout Attendance Certificates

No scouts present.

D. ACTION ITEMS

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

2. **Resolution – Cooperative Agreement between the Utah Department of Transportation (UDOT) and Payson City regarding SR-178 (800 South) Corridor**

Staff Presentation:

Travis Jockumsen stated this agreement helps limits parking, installs bike lanes, and preserves the 930 West signal light location on 800 South. This is a UDOT road, so this agreement is a step to help the city have a say on the road. There is a previous agreement with UDOT giving the city the responsibility over the storm drainage.

MOTION: Councilmember Hulet – To approve the resolution authorizing the Mayor to enter into an agreement between the Utah Department of Transportation and Payson City to preserve a corridor and establish a traffic signal and access control plan along the entire length of SR-178 from I-15 to SR-198. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

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

3. **Resolution – Declare Surplus Property**

Staff Presentation:

Dave Tuckett stated that several years ago, the city started the revolving loan fund for vehicle purchases. Some cities have started buying and selling vehicles on a yearly basis. This allows them to replace vehicles on a quicker timeframe to break even or sell for a little more than the purchase price. The city has five vehicles to be declared surplus. Staff would like to test this to see how it works. In future budget discussions, the council can approve the vehicles to be sold. The city isn't obligated to sell if the price isn't right.

Council Discussion:

Councilmember Hulet stated he likes the idea. He would like a report at the end showing how it worked.

MOTION: Councilmember Hulet – To approve the resolution declaring the listed city property for sale. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

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

1. PUBLIC HEARING/Ordinance – Regarding updates to the Impact Fee Facilities Plan and Impact Fee Analysis for Water and Parks & Recreation

Staff Presentation:

Travis Jockumsen presented the Parks and Recreation Impact fee and Water Impact Fee, which were sent to the Homebuilders Association. Impact fees have to be spent within six years or they have to be returned to those who paid them. The facilities plans are updated to include new projects because of future growth. The impact fees are spent only on approved projects. Staff has determined the projects needed that are attributable to growth. The costs did go up from the previous review. There are two projects in the Water Impact Fee that may cost four to five million. Following the master plans, another review of the impact fees may be needed.

Karl Teemant stated the Parks and Recreation Impact Fee is currently \$2,800 and is now \$2,925.

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

Public Hearing:

Deann Huish stated she was looking forward to the explanation from Horrocks Engineers. Impact fees are to bring new residents up to current level of service. Builders and developers want to pay their fair share. They worked with staff and reviewed the proposed impact fees back in May. The Parks and Recreation Impact Fee is the one they had the most concerns because it wasn't completed in a very good way. It was the recommendation of the Association that the inventory of the parks be added, which would raise the impact fee. Every time you address an impact fee and analysis, you build on those. She continually asked for an inventory. When she received the information in September, it stood out that these were estimates and not values because every park had the same number. Real costs have to be used to have an Impact Fee Facility Plan (IFFP). All the cities use historical costs. This is where she still has a hang up. Moving to the value level of service or investment per home is very new and not defined in the impact fee act. Three attorneys told her, gifted, donated, or grant related land and amenities should not be included in the impact fee calculation. The city should define the level of service based on dollar investment into the parks and trail facilities. Payson impact fee analysis is using an estimate of what today's values may be. No city in Utah County uses estimates for the calculation. The across the board land value of \$47,000 per acre may be great or good, but it's not real. The city should be looking at acreage for the level of service. She questioned if the city doesn't know the costs, how can the city impose them and be transparent of the level of service to the community. The water impact fee is based on estimates as well. The city should be looking at completed project costs and readjusting. She suggested the city go back to acreage. She commended the city for having a large level of service.

Councilmember Hulet asked if the Association was ok with the current plan.

Deann Huish stated the bottom line is the Association tried to be fair and stated this just isn't a good impact fee facilities plan. They had about twelve items that needed to be addressed. They were all addressed except the ones that would help the Association, which she found difficult. You can't come up with a calculation based on numbers if you don't have numbers. She can't say she is happy. She wishes the concerns had been addressed completely. Historical costs are what the city paid for the project. Inflation is not included.

Councilmember Hulet questioned how to calculate the cost of a project when there are density bonuses.

Deann Huish stated these are counted as in lieu. If it is gifted, then it can't be counted. Provo and Lehi are doing value but excluded anything not paid with cash or in lieu. An impact fee provides a buy-in for the resident and maintains the city's level of service.

Councilmember Welton questioned how the impact fee could be used.

Councilmember Christensen stated he keeps coming back to the pressurized irrigation system because it is a concern. The development to the east has to bring the pressurized irrigation all the way to the development. The city can't charge them for the entire cost.

Deann Huish stated the pressurized irrigation and water impact fee is not broken out. It's okay to do this way, but most cities break them out.

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

Council Discussion:

Councilmember Hiatt questioned the total cost of all the impact fees for one house.

Travis Jockumsen stated it is around \$19,000 or \$20,000. Salem and other surrounding cities are higher than Payson. Every city is different and dependent on the city's level of service.

Councilmember Christensen questioned how often impact fees are analyzed.

Dave Tuckett stated it depends on the fee. The electrical impact fee was addressed a few years ago, and the sewer impact fee last year. He would like the consultant to be able to talk to the council and address the concerns. He suggested tabling the Parks and Recreation Impact Fee because of the change in methodology and to allow the consultant to address the issues. He suggested approving the Water Impact Fee because of projects under designed.

Councilmember Welton stated he isn't opposed to the methodology; but if there is a transparency issue, he is concerned. He questioned what the city could do when there is no record for historical

values. He questioned how hard it would be to separate out the culinary water and pressurized irrigation.

Travis Jockumsen stated Mark Hyland worked closely with the consultant on park costs so that is how the numbers were derived. The culinary water and pressurized irrigation impact fees are combine because the budgets are combined.

Karl Teemant stated they used current values, which are stated. The land is an estimate using surrounding areas.

Councilmember Hulet suggested moving forward to adopt the Water Impact Fee and table the Parks and Recreation Impact Fee to allow the consultant to attend.

MOTION: Councilmember Hulet – To adopt the ordinance for the 2018 Payson City Municipal Water Impact Fee. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

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

MOTION: Councilmember Hulet - To table the Park and Recreation Impact Fee. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

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

Mayor Pro Tem Welton recommended continuing to work with Deann Huish and the Homebuilders Association to make sure they are equitable to the city and the city is equitable to them.

E. ADJOURNMENT

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

The meeting adjourned at 6:52 p.m.

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