

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 7, 2018

CONDUCTING Mayor William Wright

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

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Sara Hubbs, Finance Director/City Recorder
Kim E. Holindrake, Deputy City Recorder
Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director
Jill Spencer, City Planner
Daniel Jensen, Planner II
Brad Bishop, Police Chief
Janeen Dean, Community Events Coordinator
Scott Spencer, Fire Chief
Melanie March, Human Resources

OTHER Rhett Huff, Janet Hess, Mike Hardy, Tracy Eliason, Michelle Pace,
Lynell Smith – Utah County Housing Authority Director, Doran Williams
– Wasatch Mental Health, Jade Walker – Chamber, Ross Welch –
Patterson Construction, Georgia Mills

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Mark Sorenson.

Pledge of Allegiance led by Mayor Wright.

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

4. CTC – Mayor's Youth Recognition Award

Dave Tuckett and Mayor Wright presented the Mayor's Youth Recognition Awards to Andrew
Morgan, Payson Junior High and Zack Winters, Payson High School.

B. CONSENT AGENDA

1. Approval of the October 17, 2018 Council Meeting Minutes
2. Approval of the October 24, 2018 Joint City Council and Planning Commission Work
Session

MOTION: Councilmember Hiatt – To accept the minutes from October 17, 2018. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

MOTION: Councilmember Hiatt – To accept the minutes from the October 24, 2018, Joint City Council and Planning Commission Work Session. Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

Rhett Huff stated he represents the Lions Club this evening and invited the council to the Lions Club Pennies and Books Celebration at the library on Monday from 6 to 8 p.m. There will be free hot dogs to celebrate the success of the million pennies project. They will present a check to the library for \$10,000. They are excited to move forward on the teen space at the library.

Janet Hess asked the council's help to make some standards of decency on Halloween, which is a children's holiday. Some things have gotten out of hand and will get worse as time goes on. She presented a picture of a home with a cross, skeleton, and the number 666, which was pathetic and inappropriate. She asked if there were any ordinances in place to stop this type of activity. It endangers the children mentally. She knows there is freedom of speech and freedom of property rights. She questioned how far this would go before the city puts forth a standard of decency. In Revelations 13.6 we read, *and he opened his mouth in blasphemy against God to blaspheme his name and his tabernacle and them that dwell in heaven.* It's not appropriate to have these things on display. Councilmember Hulet asked Mark Sorenson to look into the freedom of speech laws.

Mike Hardy asked the mayor and council to consider allowing the public time to speak on item 7 and the work session.

Tracy Eliason stated his property near the hospital was incorporated into the city a couple years ago. Since then there has been lots of residential homes built in the area. He asked the council to consider a solar-powered speed limit sign because of the excessive traffic in the area. He has a special needs son who needs to cross the street to feed horses.

Michelle Pace stated the road to the LDS Temple at 800 South has a stop sign. About a year ago a vehicle was on its hood. She is scared to go down 800 South because of the traffic that comes out from there. It would be good to have a street light there for safety. Mayor Wright stated the city would love to have one there. He meets with the Utah Department of Transportation (UDOT) quarterly and has brought up this concern. The city has no control of 800 South because it is a state road. UDOT says the road doesn't have the level of traffic for a signal at this time.

2. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop reported the October statistics; 95 arrests, 179 offenses, 206 citations, 276 violations, 953 calls for service, 5 DUI's, 373 traffic stops, and 38 traffic accidents. The animal shelter statistics included impounding 19 dogs and 31 cats. Payson accounts for about 20% to 24% of the animals to the shelter. The Utah County Major Crimes Force for September included 18 felony arrests, seized 7.11 pounds of methamphetamine, 21.07 pounds of heroin, 27.2 grams of cocaine, almost a pound of marijuana, some marijuana edibles and DAB, 39 dose units of prescription drugs, two guns, and \$17,063 in cash. There was a motor cycle accident earlier this week where the individual unfortunately passed away today. Officer Knighton's wife was diagnosed with stage four cancer and not doing well. There is a link on the police website for anyone to offer support.

ADMINISTRATION – Dave Tuckett stated there was graffiti on 100 South at the turn that has been cleaned up. He thanked Steve Spencer and Mickey Lane for getting it removed quickly.

PLANNING – Jill Spencer reminded everyone about the general plan open house tomorrow night at 6 p.m. in the banquet hall. The general plan update addresses the next 30 years of growth in the community. There have been several workshops, and a website was created to gather information and ideas from the residents, property owners, elected officials, and staff.

COMMUNITY EVENTS – Janeen Dean thanked Mayor Wright for his support with the big band dance. There is a National Volunteer Week in April so she would like to prepare the volunteers event then. Other activities during that week include the pay it forward race, a blood drive, cleanup day, and possibly a concert at the high school. She wants to involve people from the library, Lions Club, fire department, Peteetneet, and seniors. She would like to have nominations for a volunteer and give an awarded during Onion Days. She would like to collect pictures of volunteers doing project and have a slide show. The Santa Dash Day is the day after Thanksgiving at 4:45 p.m. Then everyone meets at the Peteetneet for hot chocolate and donuts and then turning on the Peteetneet lights. The Christmas boutique is December 7 and 8 with 30 vendors, entertainment, and a train show.

PUBLIC WORKS – Director Travis Jockumsen stated the Kentucky Fried Chicken is under construction. Public works is repairing water leaks and patching streets. Nestor Gallo, new Development Engineer, is doing a great job. Traffic analysis software was purchased to help with the analysis of traffic lights.

CHAMBER – Jade Walker stated the Chamber had ribbon cuttings for Basic Health and Wellness and Rise Apparel. The pumpkin hunt was a great success. The upcoming shopsmallopolly has 40 plus businesses involved with fun prizes to be awarded to those 18 and older. The light parade is on December 1 and is free. It goes down 100 South in Santaquin and ends at the elementary schools with Santa, hot chocolate, and donuts.

Council Reports

Councilmember Hiatt thanked the businesses in Payson. She loves that she doesn't have to leave Payson to do her shopping and the people are so kind. The Chamber is doing awesome.

Councilmember Welton reported the Chamber is active and doing great things. It is great to see so many people out voting. It was a record turnout for a midterm election. He encouraged everyone to

come to general plan workshop tomorrow, which will shape the vision of the city. His thoughts and prayers are with Officer Knighton's family. A shout out to staff for getting information out on social media and other places. Also, the citizens who run the Payson Utah News and Goings On page and the Payson Community Voice page. They keep the tone very professional and civil.

Mayor Wright stated growth is coming whether we want it or not. The city needs to be prepared and needs the citizens to participate in the general plan process.

Councilmember Carter agreed with Mayor Wright. It's very important for everyone to come and voice concerns and opinions on what the city needs to do. She has lived here 70 years and remembers Payson being the small town where you knew everyone. It's different now and will get more different. We need to welcome the growth but do it in a way to be happy. She thanked Janeen Dean for all her work.

Councilmember Hulet stated he is happy the city is working on something for the volunteers because they are great.

Councilmember Christensen thanked the workers who cleaned up the graffiti. Taking it off quickly shows we won't tolerate it. He appreciates all that goes on around town and the community togetherness. He thanked the Street Department for all their work.

3. Scout Attendance Certificates

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

Harry Egbert
Kasen Kelander
Calder Hunter

Henry Draper
Larry Peebly

Ty Larson
Kaizlee Haymore

Ethan Lau
Andrew Deana

5. Chamber Business of the Month

Jade Walker presented the Chamber Business of the Month to White Feather Rocks owned by Loretta and Jim Marger located in Santaquin. White Feather Rocks sells Native American jewelry, art, and gifts.

D. ACTION ITEMS

1. PUBLIC HEARING/Resolution – Budget Amendments for Fiscal Year 2018-2019 (6:45 p.m.)

Staff Presentation:

Sara Hubbs reviewed the proposed budget amendments for Fiscal Year 2018-2019.

- \$1,000 donation from Caselle for Library
- \$6,361 grant from Certified Local Government Program for Huish
- \$46,000 from wastewater vehicle sale and purchase of new vehicle

- \$360,000 from Fund Balance for land purchase and substation transformers Industrial Park upgrade and new substation
- \$1,785.51 from DUI-Highway OT Grant for police overtime
- \$10,000 from interest income for Memorial Park restroom repair
- \$25,000 from Public Safety Fund Balance for ambulance station upgrade
- \$500 from Scottish Festival Donation for park repairs
- \$11,807 from Interest Income for Downtown Tree Pruning
- \$468,002.50 from Bald Mountain Fire Grant for golf course, water maintenance, recreation maintenance, police overtime, fire wages, fire vehicles.

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

Public Hearing:
No public comments.

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

Council Discussion:

Councilmember Welton asked if there is a map of the trees to be trimmed. The trees are numbered, but he would like to see them on a map. Seven Trees stated the tree in front of Mi Rancherito had been hacked to death. He questioned whose job it is to trim the trees, property owner or city. He likes that Seven Trees will come back and maintain the trees at no additional cost. The city needs to advertise the tree pruning well.

Dave Tuckett stated the trees are in the public right-of-way and owned by the city. Staff wanted to get this on a budget amendment to trim the trees before adding Christmas lights. Some of the trees by Huish will need to come out to take the street bulbs out. Seven Trees wants to save as many trees as possible. They feel the trees can be trimmed and still look good. To pull out a tree will take many years to regrow. The Power and Street Departments use Seven Trees so it may come to a time when the city will need to hire a city arborist.

Mayor Wright stated it's an effort to make the downtown more inviting and look very good. The city wants to continue to take care of the trees.

MOTION: Councilmember Hulet – To pass the resolution of the Payson City Council amending the Fiscal Year 2018-2019 Municipal Budget and providing an effective date of November 7, 2018. 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

2. PUBLIC HEARING/Resolution – Amendments to the Payson City Annexation Policy Plan
(6:58 p.m.)

Staff Presentation:

Jill Spencer reviewed the amendments to the Annexation Policy Plan (APP), which is regulated by Utah Code. The APP was originally adopted November 20, 2002. Property must be in a city's APP in order to annex into the city. The city received an annexation petition from Patterson Construction to annex about 216 acres into Payson City, which initiated this process. In March, the council passed a resolution for further review, but staff was unable to certify the petition because not all the property was in the city's APP. The process includes an application, meeting with the planning commission and comment period with affected entities, public hearing and recommendation by the planning commission, and public hearing and decision by the city council. The planning commission met on September 12 with no one representing any affected entities. Staff received comments by Santaquin City to exclude any properties annexed into Santaquin. Genola Town requested exclusion of any property in their boundaries plus any future expansion of Keigley Quarry. The planning commission directed staff to evaluate additional properties near the entrance to Payson Canyon. Staff also requested removal of parcels addressed in interlocal cooperative agreements with Salem and Elk Ridge. The planning commission recommended addressing the Payson Canyon properties with a separate process. Also a letter was received from South Utah Valley Electric Service District specifically addressing the Payson Heights Annexation. Tonight is a public hearing and decision by the council. The amendments include various changes to the text of the APP. Lastly the APP will be filed with Utah County.

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

Public Hearing:

No public comments.

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

Council Discussion:

Councilmember Hulet stated he has concerns on the south end where Santaquin requested Payson not to annex. He has a hard time because the agreement was the canal road as the division between Payson and Santaquin. Santaquin has already annexed property. He would like to add Fore Bay to the APP.

Jill Spencer explained the APP's for Payson and Santaquin will still have an overlap. Santaquin officials would like to meet and revisit the agreement. Historically the annexation declarations, as previously known, showed the division at the Highline Canal. In 2002, Santaquin significantly changed their annexation declaration with the required APP.

Councilmember Welton stated the quarry has caused a lot of consternation with those in West Mountain. He questioned if the city needs to be concerned. It is a huge impact on Payson's roads and residents. He prefers keeping the proposed quarry area by Genola. The plan is in place if property owners choose to annex to Payson.

Jill Spencer stated Genola would still have to annex the area, and Payson would be notified. There are no penalties in State Code for overlaps or if a city annexes regardless of the plan. It's about being good neighbors. Genola is engaged with this plan, and staff has had great communication with Mayor Larson. She proposed continuing discussions with Genola. The general plan update will refine the uses in this area.

Councilmember Hiatt stated she would like to continue discussions because Genola should help with the roads. There are lots of diesel trucks going in and out. There are people who would like to be in Payson.

Jill Spencer stated the city needs to continue discussions with Utah County as well because the roads are in Utah County. There should be designated truck routes. The council can make adjustments before adoption of the APP.

Ross Welch clarified the current plan is that more than two-thirds of the Payson Heights Annexation will be dedicated to Payson as open space.

MOTION: Councilmember Hulet – To adopt the resolution amending the Payson City Annexation Policy Plan in accordance with the Utah Code annotated 1953 10-2-401.5 as amended with the staff finishing the recording of this meeting and with keeping in the annex area the piece with Keigley Quarry overlapping with Genola and to have additional discussion with Genola. 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

3. **Resolution – Payson Heights Annexation Petition for Consideration of Acceptance and Further Review Located at Approximately 1700 South and 100 East (7:21 p.m.)**

Staff Presentation:

Jill Spencer stated the Payson Heights Annexation petition was accepted for further review this year but could not be certified because a portion was outside of the city's Annexation Policy Plan. Because of timelines in Utah Code, the council has to accept the petition again for further review. The annexation consists of 216 acres.

MOTION: Councilmember Hulet – To approve the resolution approving the Payson Heights Annexation petition for further review. Motion seconded by Councilmember Welton. 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

4. Request for use of the I-O, Infill Overlay Zone for Utah County Parcel 08:063:0011 located at 343 South 400 West in the R-2-7.5, Residential Zone (7:23 p.m.)

Staff Presentation:

Daniel Jensen stated this property includes an existing home on .48 acres with 110 feet of width and 190 feet of depth. The applicant has elected to pursue a flag lot with a 30-foot-wide pole section to allow for visibility to the home in the back. There will be a hammerhead turnaround for emergency vehicles. Modified setbacks bring the new home toward the street and to the north. Building materials include brick, stone, stucco, LP wood siding and/or hardieboard but not vinyl. Design standards include a side-loaded garage so the front of the home is not garage dominant. Fencing will be opaque or 42 inches and is reduced in height up to the front setback. The planning commission held a public hearing with no public comments. Staff found it meets the I-O Overlay requirements, the zoning and development codes, and is consistent with the neighborhood and general plan.

Council Discussion:

Councilmember Hulet stated the staff has the ability to approve subdivisions up to three lots. He would like to create an ordinance to allow staff to make these decisions so this doesn't have to come to the council. An ordinance can be developed to accomplish the needed requirements.

Councilmember Christensen is concerned if power is given to staff and not the council will the neighbors be notified. He sees the advantage.

Councilmember Hiatt stated the optimal plan would be to go to the back with houses on both sides. It's something to look into.

MOTION: Councilmember Hiatt – To accept the I-O Infill Overlay Zone on parcel 08:063:0011 located at 343 South 400 West in the R-2-7.5 Residential Zone. Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

5. Request for preliminary and final approval of the proposed Erik Estates Subdivision, Plat A arranged on Utah County Parcel 08:063:0011 located at 343 South 400 West in the R-2-7.5, Residential Zone

MOTION: Councilmember Hiatt – To accept the preliminary and final approval for Erik Estates Subdivision, Plat A, arranged on Utah County Parcel 08:036:0011 located at 343 South 400 West in the R-2-7.5 Residential Zone. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Councilmember Hulet asked that staff look into an ordinance for staff approvals.

6. Resolution – Agreement with Central Utah 911 Agency (7:36 p.m.)

Staff Presentation:

Chief Spencer stated Payson became part of Utah Valley Special Service District (UVSSD) with a dispatch center, which was Utah County Dispatch. At that time, fees were paid to the Utah County Sheriff's Office. With growth, fees continued to go up. All the cities came together, except Orem, Provo, Pleasant Grove, Springville, and Brigham Young University, to create a special service district. Payson is part owner of this dispatch and operated for several years. The state is pushing for consolidation to reduce the number of dispatch centers by offering grants and revenues. Juab County and Nephi City were dispatched out of the Juab County Sheriff's Office with no certified dispatchers. Several years ago through a contract, UVSSD dispatches for them; and they pay their proportionate share. They have asked to be a part of the dispatch center. A special service district can't cross county lines, which created the need to change to an agency. Central Utah 911 includes Utah and Juab counties. All the cities are signing this interlocal agreement, and the board already meets. There is no change in fees at this time.

MOTION: Councilmember Hulet – To pass the resolution adopting the agreement for the Central Utah 911 Agency and authorizing the mayor to sign the agreement. 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

7. Resolution – Proposed pay plan for the Payson City Police Department for sworn police officers (7:40 p.m.)

Staff Presentation:

Melanie Marsh stated staff is looking for approval of a proposed pay plan for the Police Department. Payson currently has 20 officers with one starting in December. Years of service include 55% with 10 years or less experience. Current positions include a police chief, police lieutenant, police sergeant, police corporal, and police officers. In the last three years, twelve sworn police officers have left Payson City. Five of the twelve went to work at other police agencies. Recruitment and training costs per officer has reached an estimated total cost of \$15,455. A senior police officer position requires four years of service as a certified officer, services as a field-training officer, recruit training, and provides informal peer counseling and guidance. This position and pay provides a mechanism to help retain more experienced officers. The proposed pay plan brings the starting rate to \$21.61 per hour and implements a senior officer position. As a small agency, it is difficult to retain officers, and the department has become a training ground. The hope is to reward senior officers and keep their experience. Job value includes knowledge, education requirements, experience, and risk factors. The proposal includes adopting the pay plan for sworn police officers and the new senior officer pay range, adjusting wages for eligible officers based on years of experience, adjusting wages for some police officers to fall within their assigned range, and

adjusting wages effective January 6, 2019. Adjustments are recommended for January 2019 in order to be more competitive and keep experienced officers. The city needs to avoid competition from other agencies because fewer qualified candidates are applying. Payson needs to be competitive to retain an experienced work force. The proposal does not require a budget adjustment. Staff did look at benefits and will have further study during the budget process. Cities are offering signing bonuses, tuition, no pay health insurance, and matching 401K plans.

Mayor Wright disclosed that he is a retired police officer from Payson City. He has seen these issues and fully supports the proposal.

Public Comments:

Mike Hardy stated his major concern when elected was the police department. The city had discussed 23 to 24 officers in the past. He questioned if the city has enough coverage with 21 officers and would the proposal stop the bleeding. He is concerned this is just a stopgap measure. The city should be more aggressive because public safety is very important. Sustainability is a concern. Public employees as a whole are grossly underpaid. He questioned if there is a plan in place for Payson to be competitive with other cities. Anything will cost money. He would like to see 23 to 24 officers. Citizens need to know and trust the officers for the service they provide.

Officer Bishop stated the department is about three officers down compared to other cities our size.

Council Discussion:

Councilmember Hulet stated he likes the senior officer step, and this plan should help keep some officers. The cost of losing experience is a big factor. The pay is very important but the environment and knowing you are appreciated makes a difference.

Councilmember Hiatt stated the city needs to go further than just the pay increase, which will cost more. Nationwide, there is a police shortage. They are in situations we would not want to be in so they should be paid more and have more perks. They are protecting us, and she wants that protection.

MOTION: Councilmember Carter – (Resolution) To accept the proposed pay plan for the Payson City Police Department for the sworn police officers. 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

E. WORK SESSION

1. Utah County Housing Authority Permanent Supportive Housing (8:00 p.m.)

Dave Tuckett stated on September 20, 2017, the council held a work session with the Utah County Housing Authority. They would like to continue the dialogue. Lynell Smith with Housing Authority and Doran Williams from Wasatch Mental Health are here today.

465
466 Doran Williams stated he wants to squash some rumors. When the Housing Authority approached
467 them to do some housing, they were told they had land to sell that could be traded or sold for
468 another location. He understands the city's plan doesn't show housing in this area.
469

470 Lynell Smith stated this is an opportunity for the Housing Authority (client outreach & wrap around
471 services), Wasatch Mental Health (development, ownership, property management & rental
472 subsidy), and Payson City (community support & zoning) to partner together to provide affordable
473 housing for those in need in this community. Wasatch Mental Health owns land by the hospital.
474 They are the Medicaid provider for mental health services in Utah County. Their clients struggle to
475 find available and affordable housing in Utah County. The populations are growing and the
476 inventory isn't keeping up with the growth. It would be ideal to have housing within walking
477 distance of services. The Housing Authority has a successful history of providing affordable
478 housing throughout Utah County and focusing on special needs population. They serve those who
479 make below 80 % of the median population. The target population includes disabled adults, those
480 with a history of homelessness, and those in need of supportive services to increase the likelihood of
481 success. This would be permanent housing not transitional units. Supportive housing is an evidence-
482 based housing intervention that combines non-time-restricted affordable housing assistance with
483 wrap-around services for people with disabilities who are homeless or at risk of becoming
484 homeless. The Housing Authority has partnered with Wasatch Mental Health and does have
485 permanent supportive housing throughout Utah County, which is working very well. There are two
486 clients in Payson receiving services under this model.
487

488 Doran Williams clarified that there are other facilities in Payson with clients who have Housing
489 Authority vouchers and others where the Housing Authority subsidizes their rent.
490

491 Lynell Smith reviewed the current supportive housing demographics. These include an average
492 head of household age of 43, single-bedroom households at 19, average size of family households at
493 3.5, average annual income of \$9,773, income sources including social security, wages, TANF, and
494 child support, average length of program at 30 months, and average tenant rent at \$192. Statistics of
495 south Utah County for Wasatch Mental Health clients in the past fiscal year include Payson with
496 554 clients with a value of services of \$3,289,311.65. This shows Payson has a huge need for these
497 services. The gap of affordable and available units includes 17% of Utah's renter households live in
498 Utah County, 21% of Utah County renter households are extremely low income, and 7,570 units
499 available in Utah County with 240 units in Payson. It is becoming more and more difficult to find
500 affordable housing over all income levels. The proposal includes a newly constructed project with
501 25-50 units, 1-2 bedrooms, a single site close to supportive services, intensive case management,
502 and an opportunity for social, life, and employment skills training. Again, it is permanent housing
503 not transitional units. Clients are identified through service providers and are interviewed and
504 ranked based on vulnerability. Service agencies meet every other week to review the list of clients
505 ready for services and units available for placement matches that will lead to the greatest client
506 success. Service include comprehensive mental health and substance abuse services, intensive case
507 management, individual and/or group therapy, medication management, psychiatric services, and
508 social skills. She reviewed several projects in Utah County including American Fork and
509 Springville. Project outcomes include stabilized and healthy clients, reduced homelessness,
510 attractive/affordable housing, and role model for other communities as a successful project.
511

Council Discussion:

Councilmember Hiatt stated she agrees people on the streets need a place to live. People living with their parents is becoming a common thing. She asked if studios could be provided in order to house more people and are there buildings available that could be updated for this.

Councilmember Carter questioned the need for a facility right by Wasatch Mental Health. She is concerned with the elderly residents that live in the proposed area. She feels they are being crowded out.

Councilmember Welton doesn't understand how they are getting crowded out. It is a designated 55+ community. They don't own the surrounding property; those property owners can choose what they want to do with their property. He understands the concerns about safety.

Councilmember Christensen stated they are crowded by storage units on one side and subsidized housing on the other side. His understanding is that the 55+ community was to grow as a community. In the master planning, it was supposed to be a larger area. He questioned if this project could be designated for clients 55 and older. He would like to integrate this proposal into the city's general plan update. He does see the advantages of them being close to the needed services, but there aren't any of the other amenities they need near them.

Lynell Smith stated there are definitely efficiencies with smaller units and larger projects. It is cheaper to build a high rise than a four-plex. She prefers the smaller models and separate outside entrances for privacy. There are lots of vacant buildings and blighted hotels in the communities they are looking at to provide housing. The bottom line is that Utah County is behind the curve in affordable housing. The apartments up behind the post office are not owned or managed by the Housing Authority. During the previous presentation, a question was asked about police calls. They have a similar property in Springville with nine apartments and shared housing. Eight of the apartments have two bedrooms, which is challenging to find compatible roommates. In the last five years, there were 79 calls with most of them being what you would expect from a normal neighborhood such as 7 welfare checks, 31 medical, 2 harassments, 1 death investigation, 6 animal problems, 2 theft, 3 citizen contacts, 1 lost property, 1 criminal mischief, 1 trespassing, and 1 fire. They also own properties in Provo next to Seven Peaks. Provo police didn't have any concerns and felt Wasatch Mental Health was a good resource in the community. Payson reported Wasatch Mental Health has been good to work with in the community. There may be more police work in those neighborhoods, but the calls are non-violent and non-drug related. Ideally it makes sense to have a facility next to Wasatch Mental Health; the services are there. This population doesn't live past their 60's. They have been homeless for a long time. She doesn't have statistics on low-income housing that they don't own. The state looks at every city's moderate affordable housing and would have statistics. She could provide that information.

Councilmember Hulet stated in his LDS Church area there is one of these branches. These people have challenges, but they are really good people. They need help. We want to be a community that helps people. We need to look at this seriously. He agrees with addressing this with the general plan updates. It can be a win win.

Councilmember Welton stated he grew up in the Robbins Care Center area, and his father still lives there. They never worried about their safety. This project will be done right, and we need this in our

community with the services next door. He understands the concerns. No matter where it's located, residents will have concerns. The data backs up that they get the care needed and are a low impact to their surrounding communities. There are kids in his classes that need these services.

Lynell Smith stated she is willing to work with the city and the general plan update.

Public Comments:

Georgia Mills stated she is the president of Rosewood Estates. Her understanding when Scott Phillips sold the property to Wasatch Mental Health, they wanted this project. Scott Phillips told them no and that it could only be commercial on the east side. Someone is not following through on their first agreement. She questioned how they would make sure these homeless people, psychiatric people, whatever lives there doesn't come wandering through their neighborhood.

Mayor Wright stated the city needs to take a serious look at this project and not just say no. The city will do their due diligence for all involved.

CLOSED SESSION

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

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

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

MOITON: Director Welton – To go into closed session (RDA). Motion seconded by Director Hulet. 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: Director Welton – To adjourn the closed session. Motion seconded by Director Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

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

606 F. ADJOURNMENT

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

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612 The meeting adjourned at 9:15 p.m.

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Kim E. Holindrake, Deputy City Recorder