PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 17, 2019

CONDUCTING	Mayor William Wright
ELECTED OFFICIALS	Linda Carter, Taresa Hiatt, Brian Hulet, Doug Welton (6:04 p.m.)
EXCUSED	Brett Christensen
STAFF PRESENT	David Tuckett, City Manager Mark Sorenson, City Attorney Kim E. Holindrake, Deputy City Recorder Jill Spencer, City Planner Travis Jockumsen, Dev. Serv. Director/City Engineer, PW Director Brad Bishop, Police Chief Daniel Jensen, Planner II Ron Crump, Electrical Superintendent Scott Spencer, Fire Chief Janeen Dean, Community Events Coordinator Tracy Zobell, Golf Pro
OTHERS	Brevan Peterson, Tanner Smith, Rebecca Knapp, Anthony Mitchell, Jeff Southard – Southaven Development, Anthony Mitchell

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 Brevan Peterson.

Pledge of Allegiance led by Tanner Smith.

B. CONSENT AGENDA
1. Approval of the April 3, 2019 City Council Meeting and Work Session
2. Resolution – Municipal Wastewater Planning Program (MWPP) Annual Report
3. Resolution – Assignment of Creek Hollow Development Agreement to Apple Homes LLC
4. Resolution – Addendum to Spring Creek Townhomes Development Agreement
5. Resolution – National League of Cities Service Line Warranty Program Contract

MOTION: Councilmember Hulet – To accept the consent agenda. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter
Yes - Taresa Hiatt
Yes - Brian Hulet

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:02 p.m.)

No public comments.

2. Staff and Council Reports (6:03 p.m.)

Staff Reports

GOLF - Tracy Zobell stated the golf course held a senior tournament today with 70+ players and attending from as far as St. George. Staff continues working on the RV park.

POLICE – Chief Brad Bishop honored Lieutenant Porter who was selected by the Utah Chiefs of Police Association as Police Officer of the Year for 2019. He read his nomination the letter.

PLANNING – Jill Spencer reported the next General Plan update open house is Thursday, April 25 in the banquet hall with focus on parks/recreation and transportation. Payson is looking at growth and development over the next 30 years where Payson is anticipated to triple in size.

PLANNING - Daniel Jensen attended a workshop with UTA on service choices and discussed where to allocate UTA resources and services. There is a public open house Tuesday, April 30 from 5 p.m. to 7 p.m. at the Provo City library.

FIRE AND AMBULANCE - Scott Spencer stated several volunteer projects were held to clean the Dry Creek Channel in preparation for possible high water or flooding. The Great Shakeout is tomorrow at 10:15 a.m. Information is going out tonight and then tomorrow through the Everbridge communication. He will set off the siren at 10:15 a.m. They received an interesting call Saturday night where a four-wheeler going up West Mountain lost traction and didn't have enough power. The machine rolled back and over the driver who received minor injuries. It was a challenging call because of the steepness of the area. Open burn goes until May 30. He encouraged residents to take green waste to the landfill, which is free.

ADMINISTRATION – Dave Tuckett stated the pressurized irrigation is being kept off until needed. The High Line Canal is looking at turning the water down May 1. Lawns do not need water right now. Water is at 157% of normal. The average in Payson Canyon is 17.8 inches per year and is currently at 28 inches. The snow pack is at 159% of normal. The hope is the weather warms slowly to prevent flooding.

COMMUNITY EVENTS – Janeen Dean thanked the mayor and council for their support on volunteer day as well as Chris Phillips with Stadium Cinemas. The next event is the Pay It Forward challenge on May 18 with added elements. Payson and Santaquin elementary schools have been invited, and all the public is welcome. The cost is $1, and the first 1,000 participants will receive a medal, bottled water, and granola bar. The added event is a pay-it-forward challenge where participants will receive a gift card from different businesses in Payson and Santaquin. The challenge is they then take the gift card to the business and give it to a customer at the business. She has collected over 100 cards at this time. Arbor Day is April 25 at Memorial Park with Park View Elementary invited to plant trees. One student from each class receives a tree. There will be a tree

climbing championship at the end of May. An arborist group will trim the trees at Memorial Park and then come back to hold their event.

PUBLIC WORKS – Travis Jockumsen stated he just met with NRCS. At this time, there is no funding through NRCS. NRCS is waiting for a phone call tomorrow morning and are optimistic for funding. They are pursuing other options for funding for a 100% match and are working with the Governor to declare another emergency. A consultant is on board to design the projects.

Council Reports

Councilmember Hulet stated the volunteer day at Stadium Cinemas was great, and she thanked Chris Phillips and Janeen Dean. He thanked the volunteers who worked on the Dry Creek Chanel. The pickleball courts are almost completed. He thanked those working on the remodel of the city offices. The community is growing, and we want to grow smart.

Councilmember Carter reported the volunteer day was great to see families and was a fun movie. She thanked Janeen Dean and Chris Phillips. It's great to have the cinemas in Payson. She thanked Kent Fowden and staff on how good the landfill looks. The Division of Waste Management inspected and cleared the landfill stating the city has done a good job. She thanked Tracy Zobell and staff for all work with the city offices remodel. She was contacted to be a Tree City USA. Dave Tuckett stated the city was at one time, but the price kept going up. Staff will look at it again. The Main Street bear cage was repainted a beautiful green by the FHA.

Mayor Wright echoed the previous thank you statements. The Dry Creek cleanup was a site to see with the many citizens supporting the community and the city as a whole. Citizens always respond with help in a positive way. The city is working with NRCS for mitigation funding because of the forest fire and potential runoff issues. He met with Senator Mike Lee to get his help in the process. He supports the Pay It Forward event.

Councilmember Welton reported the volunteer day had people cleaning the channel and others enjoying the volunteer event. Payson was ranked as the fourth safest city in Utah. It's very impressive; a big shout out to Chief Bishop and the police staff. He encouraged everyone to attend the General Plan Open House on April 25. Residents can also go to imaginepayson.com to give feedback. Pothole repairs are needed, and some are very large.

Councilmember Hiatt echoed the thank you statements. She thanked the Development Services staff, Travis Jockumsen, Nestor Gallo, Jill Spencer and Daniel Jensen for answering all her questions. She appreciates that they are looking for solutions for resident's concerns as well as finding the best plans for the city to move forward. She attended a Valley Visioning Conference today. Utah County doing major planning as well, and there are so many good ideas.

3. Scout Attendance Certificates (6:38 p.m.)

Councilmember Carter presented scout attendance certificates to Quinn Potter, Tanner Smith, and Bevan Peterson and asked them to state their favorite thing in scouting.

4. CTC: Mayor's Youth Recognition (6:41 p.m.)

Mayor Wright and Rebecca Knapp presented the Mayor's Youth Recognition Awards to Aaron Garcia, Cam Ford, and Brayden Liechty.

5. CTC: Mayor's Team Recognitions (6:45 p.m.)
   a. Payson Junior High State Wrestling Title

To be recognized at a future meeting.

   b. Payson High School Boys Basketball Team for Top Four in State

Coach Anthony Mitchell introduced the Payson High School Boys Basketball Team, i.e. Zach Adams, Conner Bateman, Jarrett Christensen, Drayton Haney, Brennan Jensen, Benjamin Larsen, Parker Larsen, Sam Mitchell, Hayden Roundy, Kade Rowley, Reed Slack, Logan Sorensen, Cameron Stone, Peyton Swasey, Gage Williams, Ian Wilson, Donovan Treanor – Manager, Anthony Mitchell - Head Coach, Craig Buys - Assistant Coach, and Warner Hunter - Assistant Coach

D. ACTION ITEMS
1. Final Plat for Springside Meadows, Plats I, J, and N located in the area of 1900 South and 500 West (6:48 p.m.)

Staff Presentation:
Jill Spencer reviewed Springside Meadows, Plats I, J, and N, that includes the Mower Annexation from 2003 and the Butler Annexation. Plats I & J are the 89 townhomes and have proposed fencing to the east separating the single-family. Along 1800 South and 1900 South, the units are rear loading with the porches being the focus along the streets instead of the garage. The interior units will be front loading. All units include two-car garages, and there is visitor parking. The applicant is requesting waiver of the RV parking and storage. The amenities are in the center and include a playground area with equipment, a picnic area with a pavilion, tables, and barbeque facilities, and pedestrian walkways and benches. The housing product, exterior materials, and design features follow the design standards of the RMF Zone. The project CCR's detail the project and establish the HOA including maintenance and enforcement. Plat N is the single-family homes with the largest lots. There is property to the west to be deeded to Payson City for a future fire station, a potential electrical substation, and open space with a neighborhood connector to the park. There is restricted access to 1900 South and the existing home will be demolished and disconnected from services. The overall development includes a development agreement and extension of utility services agreement. The planning commission recommended approval with staff conditions, waiving the RV parking and storage in plats I and J, widening the garage-side setback to accommodate an RV pad in Plat N as well as the housing product and amenities package. The dedication of the park space in plat N needs to be included in the plat or a separate warranty deed for the dedication. Staff has determined that with the completion of staff conditions, the proposal is consistent with the land use ordinances, the Mower Specific Plan and Annexation Agreement, and the preliminary plan approval.

Council Discussion:
Councilmember Hulet encouraged as much relief and building materials on the townhomes. It sure makes them look better.

MOTION: Councilmember Hulet – To approve the final plat for Springside Meadows, Plats I, J, and N with staff conditions and findings and to waive the RV parking and storage in the townhomes and to widen the garage side for an RV pad in Plat N. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

2. Review and decision regarding the Holdaway-Pleasant Flats Annexation located adjacent to and south of SR-198 extending to 100 South and between 1300 East and 1500 East (7:02 p.m.)

Staff Presentation:
Daniel Jensen stated this annexation went before the planning commission several times to address evolving land uses, unresolved studies on traffic, UDOT roads, grid system, and original proposed density. The annexation is located on the east side of town with 43+ acres on three parcels with one existing home and agricultural use. Adjacent zoning includes the PO-1 Office Zone, R-1-A Zone, A-5-H Zone, and county agricultural zoning. The proposal includes the PO-1 Zone (7.69 acres), GC-1 zone (11.08 acres), RMF-15 Zone (8.71 acres), and RMF-20 zone (10.59 acres). The Nebo Gateway will cross SR-198 creating connectivity and a power intersection at the northeast corner of the annexation. A local grid is created for connectivity. A short-term challenge is the capacity of SR-198 being 19,000 cars per day. Currently SR-198 carries 14,000 cars per day. This annexation adds 13,000 to 14,000 new trips per day. The proposal is consistent with the General Plan and East Side Comprehensive Plan. Through the process, staff is addressing how to deal with the challenges of growth. Utility discussions continue with the city engineers and their engineers to address concerns. The planning commission held the public hearing and recommended approval with the council to consider the residential design guidelines. As a legislative decision, the council has broad discretion to approve or deny based on consistency with the plans.

Council Discussion:
Mayor Wright stated 600 East can handle some of the north/south traffic as well and the Elk Ridge road going to Benjamin. This type of development will keep the character of the city intact, create self-sufficient neighborhoods, and alleviate the traffic congestion within the city.

Councilmember Hulet stated UTA's long-range plans include a bus rapid transit along SR-198. He likes that the project has gone from two acres to 11 acres of commercial.

Councilmember Welton questioned what residents prefer with the general plan updates, i.e. urban sprawl, a mixture, etc. He wants to ensure the residents are on board with the general plan before it's completed.

Daniel Jensen clarified there are long-range opportunities to reduce traffic impact with public transit, the grid system, and roads through other communities. Staff has discussed the grid system to the east with Salem. The bus line goes down SR-198, and staff continues discussions with UTA. The general plan work is very preliminary. It's clear from the workshops that residents are rejecting urban sprawl and prefer some type of nodal/infill development. From multiple surveys, preserving the rural character of the community and orchards is important to the residents.

Applicant Presentation:

Jeff Southard stated he is now the applicant and working with the Holdaways directly. The plan is to acquire the property in mid-July and immediately start development of all the offsite utilities and backbone grid road. Then they will sell the two multifamily parcels while proposing a new zone for the senior housing. It's likely the multifamily will develop first and then the senior housing. This commercial corner will have more value in 3-5 years when the Nebo Beltway comes through so they will sit on the commercial until there are enough rooftops. It won't become a weed patch, but he's not sure if it will remain in greenbelt. Their goal is to acquire, develop, sell off portions, build the assisted living/senior housing, and then commercial when it makes sense. He understands the traffic concerns, but UDOT won's widen SR-198 until it fails. This project will make that happen faster.

MOTION: Councilmember Hulet – To approve the Holdaway-Pleasant Flats Annexation subject to an ordinance being drafted with design guidelines and an annexation agreement to come back to council. Motion seconded by Councilmember Welton. Those voting yes: Linda Carter, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

3. Resolution – Appointments to the Parks, Arts, Recreation & Culture (PARC) Tax Committee (7:36 p.m.)

Mayor Wright stated he, Councilmember Hulet, and Dave Tuckett interviewed five candidates, and their recommendation is to appoint Doug Cloward and Colleen Wilson to the PARC Tax Committee with terms ending August 2020.

MOTION: Councilmember Welton – To approve the resolution appointing the PARC Tax Committee members as presented. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Taresa Hiatt
Yes	-	Doug Welton

4. Project selection for the 2019 Municipal Recreation Grant (7:40 p.m.)

Jill Spencer stated staff each year staff tries to shift the grant funding around to different departments. The funding is $10,000. The project for the 2019 Municipal Recreation Grant is the restrooms at Gladstan Golf Course. Utah County confirmed the project is eligible.

Mayor Wrights stated this is a worthy project and a good image to portray.

MOTION: Councilmember Carter – To accept the resolution for the 2019 Municipal Recreation Grant for the restrooms at Gladstan Golf Course. Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

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

E. WORK SESSION

1. Fiscal Year 2019-2020 Budget (7:43 p.m.)

Dave Tuckett reviewed budget items.

Budget Highlights include a balanced budget without new employees, need approximately 8% ($100,000) property tax increase, one police officer as a school resource officer, three police officers for the hospital contract, part-time development services tech, and a small engine mechanic split between golf, grounds, cemetery, recreation, and parks. Fund balance appropriation totals $53,000 including $20,000 for the city website, $15,000 for a trail near Barnett School, and $18,000 for Coil Replacements and other city center improvements. Budgeted Sales tax revenue is up by 6% totaling $200,000. Property tax revenue is up by 4% for $42,000. Increased development and inspections fees are included to contract with outside parties to conduct inspections as well as $40,000 for a lobbyist, $15,000 for the Economic Development Golf Tournament, and $10,000 for a public information contract. Combined expenditures by function include operating expenditures (32.2%), personnel expenditures (28.9%), capital expenditures (21.5%), debt service (5.8%) indirect services (6.0%), transfers (5.2%), and depreciation (0.3%).

Employees include a reduced medical stipend for those not taking insurance from half of the premium to $8,000 for family, $6,000 for double, and $3,000 for single. Health insurance plans increased 10% that kept the traditional plan participation at 90% and the HSA plan participation at 94%.

Projects:

- General Fund includes a trail at Barnett Elementary ($15,000), park improvements ($5,000), and coils at city center and other improvements ($18,000).
- Capital Projects added an additional $200,000 for the new ball fields with $1.8 million appropriated in Fiscal Year 2019.
- Water includes installing pressurized irrigation meters ($6,000,000), replacing bad ERTS ($75,000), 1260 South PRV ($80,000), lateral 20 irrigation connection ($180,000), 300 South 100 East/800 West deficiency ($450,000), and 750 East 350 North deficiency ($150,000).
- Wastewater includes a jet truck ($430,000), west outfall replacement ($3,300,000 bond), 300 South and 600/700 West line repair ($41,000), 350 North 800 East 8” sewer line replacement ($30,000), and 500 West Utah Ave CDBG project ($60,000).
- Solid Waste includes payoff of compactor lease payments ($450,000) and waste reduction lease payments ($186,000).
- Storm includes piping the creek at 200 North 200 West ($75,000), a shop addition ($135,000), Ridge Lane detention basin, and saving for the 800 West trunk line and storm retention.
- Electric includes a new distribution circuit at 800 South ($75,000) and re-conductor line on 300 South.
- B & C Projects include 492 West trip hazards ($70,000), 350 North 800 East cul-de-sac reconstruction ($65,000), edge mill 100 West to 750 West Utah Avenue ($60,000), and a CDBG project at 500 West Utah Avenue ($180,500, FY 2019 budget $137,500).
- The revolving loan for vehicles includes electric department 1 ton ($75,000), two administration vehicles ($50,000), cemetery mower ($26,250), parks seeder ($18,500), golf

mower ($62,850), recreation groomer ($14,000), electric forklift ($80,000), mow crew trailer ($7,000), streets department flatbed ($55,000), facilities half ton ($34,000), and two golf mules ($15,000).

The proposed monthly utility rate increases totals $1.85. Rates at the landfill need to be further evaluated. A proposal includes a $1 per ton increase on C&D fees. Elk Ridge and Santaquin agreements need to be analyzed. The engineer cost estimate to replace the west outfall sewer line that collapsed unexpectedly in the fall of 2018 is $3,300,000. The wastewater net position is about $1,900,000. This does not include the $1,300,000 saved each year for the required upgrade to the sewer treatment plant to meet state and federal regulations by 2023.

Staff proposes a medical insurance increase for the city council, which would cost $30,000 at the current participation. Other cities offer the same as city employees. If there is additional participation, the cost could go up to $60,000.

F. ADJOURN TO CLOSED SESSION

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

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

1. Discussion regarding sale of property

Doug Welton excused. (8:15 p.m.)

G. ADJOURNMENT OF CLOSED SESSION

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

H. ADJOURNMENT

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

The meeting adjourned at 8:30 p.m.

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