

He summarized that water rights are sufficient for near future, water sources are good, water quality is great, water storage needs more capacity for the future, several more water transmission lines are needed, new facilities needed to deliver water to new development, and current water system facilities are being assessed. They are going to set up a geodatabase, inventory and inspect system facilities, and provide maps and a database for the city to access.

5. Report on Tabitha's Way

Item tabled.

7. Recognition of Payson Junior High State Wrestling Title

Item tabled.

8. Presentation/discussion regarding National League of Cities Service Line Warranty Program

Dave Tuckett stated this was presented in 2017, but they wanted to present again. This is an insurance program that citizens can join. The Utah League of Cities and Towns has now endorsed them. The city is obligated to inform residents twice a year that they are responsible for the pipes from the street to the home. Orem is participating in this program and have been pleased so far.

E. ACTION ITEMS

2. Ordinance – Amendments to the Payson City Development Guidelines specifically electrical construction specifications (6:40 p.m.)

Staff Presentation:

Ron Crump stated staff is updating the electrical construction specification to meet the National Electrical Safety Code and National Electrical Code. The proposal has been reviewed by the planning commission, which recommended approval.

**MOTION: Councilmember Welton – To approve the ordinance amending the Payson City Development Guidelines by enacting and adopting additional separate supplemental or amended construction specifications, standards, and drawings.** 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

1. Preliminary plan and final plat approval for Payson Gateway Subdivision located on the northwest corner of the intersection of 800 South and 800 West (6:40 p.m.)

Staff Presentation:

Jill Spencer stated the Payson Gateway Subdivision is a large commercial area near the Hillman Ballfields, and the applicant is requesting a five-lot commercial subdivision. The applicant has submitted an application for phase 1A, which is a multi-tenant building. The zone change was approved last year. The intersection at 930 West and 800 South could be a potential lighted intersection, and UDOT owns 800 South. The applicant is required to widen 800 South and has been working with UDOT. The applicant is looking to have a large anchor for the site, but all of that is dependent upon the market. The applicant is aware of mitigating some of the concerns and the negative impacts that have been raised by the residents in the area such as safe walking routes, overall flow of traffic, school zone locations, and light/noise mitigation. Making the city a safe place for pedestrians is one of their goals. There will be some issues regarding the timing of the construction of the new ball fields that will replace the old ball fields. The applicant is aware of the need to relocate some existing utilities on the site and addressed them in the plans. The public hearing was conducted with the planning commission, and the commission recommended approval with addressing the resident's concerns. The applicant is just asking to have the property subdivided tonight. Staff will continue to work with UDOT on solutions regarding 800 South, 930 West, and traffic/pedestrian concerns.

#### Applicant Presentation:

Joe Rich stated they are working with the listed tenants, but nothing has been set in stone. They are coordinating with staff to create a parallel track to build the ballfields as the old ones are removed.

#### Council Discussion:

Councilmember Welton expressed his concerns regarding flooding of the homes nearby and ensuring the retention basin is working.

Councilmember Christensen said there are some issues with lighting and suggested using a more decorative lighting than industrial.

Councilmember Hulet stated from the last meeting, Woodbury was to provide him a timeline of the construction of the ballfields; but he hasn't seen it.

Joe Rich stated they will work with engineering on the retention pond. He has the ballfields timeline prepared but needs to finalize it with staff. They are working on contracts to begin the ballfields this spring.

(Mayor Wright in attendance and conducting)

#### Public Comments:

Shiela Craghead stated she would like to see a light at 930 West, but it won't address the problems in 800 West. The two school zones need to be addressed.

Whitney Hathaway stated her concern is separating the residential from the commercial. A row of trees may be helpful to separate the commercial from the residential.

**MOTION: Councilmember Hulet – To approve the preliminary plan and final plat for Payson Gateway Subdivision located on the northwest corner of the intersection of 800 South and 800 West with staff conditions and looking at traffic and the safety of the children, looking at some**

**kind of buffer on 800 West, and quickly get a timeline of the construction of the new ballfields.**  
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

3. Fiber Communications Agreement between Utah Infrastructure Agency (UIA) and Payson City (7:44 p.m.)

Staff Presentation:

Dave Tuckett stated based on the previous discussion and presentation by UIA, UIA prepared a proposed agreement for expansion and buildout in the city.

Applicant Presentation:

Roger Timmerman stated UIA takes on the debt, and it will expedite the buildout of Payson in about a year. The benefit is doing it quickly. There are benefits to having fiber and residents save about \$20 a month on their monthly bill. This will open up services to the businesses that don't have access. They've structured this in a way that it is low risk. The revenue that counts toward the bond comes from the customers that would sign up anyways. The city will need have about 300 home join of the 1800 homes, which equates to a 17 percent take rate. Right now, the take rate is about 30 percent. Any money the city pays toward these bonds, the city will get that money paid back. Currently, the demand is strong. The current connection cost is a free installation and \$30 per month for fiber and \$35 for service. If people want to pay it out right, it's \$2,750 with no monthly fiber payment. The city's take rate is much lower because there is infrastructure already in place. Layton had about a 40 plus take rate, which hits when the first bond payment comes due. The city has about two years before the target has to be hit. It really should not cost the city anything and will be non-risky. This is low hanging fruit, and they aren't worried about hitting the take rate. All of the projects have exceeded the targets and none have lost money. Other cities haven't had to make any payments because the take rates have exceeded the target. The city receives credit for signups when the contract is executed. The city will not be penalized if customers cancel. About five percent of the customers have cancelled.

**MOTION: Councilmember Carter– To approve the Fiber Communications Agreement between Utah Infrastructure Agency and Payson City and authorize the Mayor to sign the agreement.** 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