

PAYSON CITY  
CITY COUNCIL AND REDEVELOPMENT AGENCY MEETINGS  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, June 5, 2019

CONDUCTING Mayor William Wright

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

EXCUSED Doug Welton

STAFF PRESENT David Tuckett, City Manager  
Mark Sorenson, City Attorney  
Sara Hubbs, Finance Director/City Recorder  
Kim E. Holindrake, Deputy City Recorder  
Jill Spencer, City Planner  
Scott Spencer, Fire Chief  
Kim Lefler, Communities That Care

OTHERS Ben Spencer, Shawn Martin – Payson Auto Works, Ty Jones – Chamber,  
Kassie Neal, Rebecca Knapp, Dustin Ore, Ben Spencer, Linda Petersen,  
Suzie Becker –Zions Public Finance, DeAnn Huish – Utah Valley  
Homebuilders Association

Mayor Wright called this meeting of the City Council of Payson City, Utah, to order at 6:05 p.m.  
The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Ben Spencer.

Pledge of Allegiance led by Shawn Martin.

B. CONSENT AGENDA

1. Approval of the May 14 2019 City Council Work Session
2. Approval of the May 15, 2019 City Council Meeting and Work Session
3. Approval of the May 29, 2019 Special City Council Meeting (Open Forum)

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum (6:08 p.m.)

No public comments.

## 2. Staff and Council Reports

### Staff Reports

FIRE AND AMBULANCE – Chief Spencer stated in May there were 55 fire calls and 158 medical calls. Year to date, there were 152 fire calls and over 760 medicals.

CHAMBER OF COMMERCE – Ty Jones reported Business Networking International (BNI) is comprised of different chapters around the world with a chapter in Payson. The Payson chapter has broken records with growth and businesses. Shawn Martin stated the BNI chapter has been growing like wildfire. It's an opportunity for business owners to receive referrals and help businesses in Payson grow. Ty Jones continued that the nonprofit organization for the Payson downtown coordinates to help the area. They would like to setup another cleaning event for the downtown area such as in the breezeway. The chamber partnered with a company in Los Angeles to offer a nine-day trip to China as a fundraising opportunity. A presentation will be given tomorrow with the senior citizens at 12:15 p.m. regarding the trip.

### Council Reports

Councilmember Christensen stated the Utah State tree climbing competition was a good experience and highlighted the park. The competitors trimmed the trees prior to the event. The pickleball courts are coming along. The stream was rerouted and cleaned and looks great. He thanked the fire fighters for their services.

Councilmember Hulet thanked fire fighters as well and three are retiring tonight with over 150 years of service.

Councilmember Carter stated she witnessed the tree climbing, and it was so fun. A tree climber approached her and Miss Payson stating how much it means to them to have a queen come out. She thanked the cemetery crew on how beautiful the cemetery looked for Memorial Day. She thanked the firefighters for all they do. She had her first pickleball lesson and is ready to play.

Mayor Wright stated the fire fighters is a great division in Payson. He was honored to go to New York City with the Payson Chorale, which performed at Carnegie Hall. It was great to see them perform. The arborists trimmed eight or nine trees for the city prior to the climbing competition.

Councilmember Hiatt thanked the public for attending tonight. She thanked Jill Spencer for answering all her questions and Dave Tuckett as well.

## 3. Scout Attendance Certificates

No scouts present.

## 4. Chamber Business of the Month

Ty Jones stated the June business of the month is Stringham's True Value located in Santaquin. Mr. Stringham stated they enjoy being in the community, and thanked Payson for his roots in retail.

5. CTC: Mayor's Team/Individual Recognition (6:25 p.m.)

Mayor Wright and Kim Lefler presented Kassie Neal and Rebecca Knapp with the Mayor's Youth Recognition Award. Kassie Neal placed second at state in homemaking and is headed to nationals. Rebecca Knapp has served the city over the last three years on the Youth City Council as a member and as the mayor as well as on the Youth Court.

6. Recognition of EMS Skills Award (6:30 p.m.)

Scott Spencer stated Dustin Ore and Ben Spencer with Payson, and Linda Petersen with Spanish Fork took first place at the medical skills challenge at a recent conference, which encompasses a trauma scenario, medical situation, and full cardiac arrest.

7. Payson Fire Department Retirement Recognitions (6:33 p.m.)

Scott Spencer recognized the retirement of Chief Dean McCoy, Jim Mortensen, and Joe Bona for their years of service with the Payson Fire Department. Chief McCoy served 56 years, Jim Mortensen served 50 years, and Joe Bona served 45 years. They have been very dedicated to the city of Payson through their years of service and given their heart and soul. These men have served and dedicated a lot of time to Payson City. There are multiple generations of firefighters with these great men. He gave a special recognition to their families especially their wives.

Dean McCoy has served in other positions such as Chief and as a steward. He also retired from Dugway Proving Ground as a full-time government firefighter. He spent countless hours at the fire station rebuilding and repairing the fire trucks and equipment. He loved volunteering for the fire department and serving the community. There are several fires that stand out to him during his years of service, the Pickering fire, West Mountain fires, and the furniture store fire on Main Street. The Fire Department has been a big part of his life and something he will really miss.

Dean McCoy stated he has enjoyed his years of service with the Payson City Fire Department. He misses the work, but still has a pager at home to keep in touch. He enjoyed working with Chief Spencer and all the staff at the department.

Jim Mortensen became a member of the Payson Fire Department in January of 1969. He was fire chief in 1973 and again in 1996. He served as secretary of the department for thirteen years at a time when the secretary did the budget, payrolls, and all the billing to the county. Without the modern convenience of Central Dispatch and beepers to summon the firefighters to a fire, five firefighters and the hospital had fire phones in their homes. The firefighters or wives took the information from the callers and could sound the alarm from their residence. The first firefighter to the station would answer the phone there and write on the chalkboard where the fire was so other firefighters could respond. Jim remembers the biggest fires were the boat plant fire, furniture fire, downtown Spanish Fork fire with two businesses destroyed, and West Mountain on several occasions. There were three plane crashes where firefighters put out flames and protected the environment. The residence fires were most difficult because of the homes being badly burned and residents deceased. He loved his time on the department because of the help rendered in time of need. There is a great camaraderie with others on the force. He appreciated and experienced the

willingness of other firefighters to risk danger to save him when in need. There were always fun times at conventions and parties. Jim has commented, “Where else can you go in a big red truck with a siren blowing and a horn honking. It’s been a good ride.”

Jim Mortensen stated it has been a great ride, and he appreciates the support of his family and community. He thanked Joe Bona for pulling him from a fire.

Joe Bona started as a volunteer firefighter in 1974 and chief in 1977, 1978, and 1999. He also served five years as trustee serving the Utah State Firemen’s Association as well as serving as law and legislative representative, vice president, and president in 1993. His memories include the Bedouin Boat Business fire and many car horrific accidents on I-15, which will never be forgotten. He also has fond memories of the surrounding fire departments coming together to compete in water polo with Payson winning a few times. He loved volunteering for his community and serving. He request that people remember to wear their seatbelts because he has seen hundreds of lives save by seat belts.

Joe Bona stated when he started they had a lot of fun; it wasn’t quite as technical as today. When there was a fire, the engineer ran the truck and they would bail out and run the hose. Poof the fire was out. They didn’t have turnouts so they fought fires in Levis and church suits. He has enjoyed every minute; it was his lifetime dream.

#### D. ACTION ITEMS

##### 1. Resolution – Amendments to the Payson City Fee Schedule (6:50 p.m.)

#### Staff Presentation:

Sara Hubbs presented the proposed amendments to the fee schedule noting the public works fees will be addressed on June 19.

- Consumer Price Index (CPI) increase at 2% – Total residential increase \$1.85
  - Pressurized Irrigation - \$0.42 (\$21 to \$21.42)
  - Culinary Water - \$0.40 (\$19.91 to \$20.31)
  - Storm - \$0.12 (\$6.07 to \$6.19)
  - Wastewater \$0.68 (\$33.90 to \$34.58) Plus \$1 for sewer outfall line for a total of \$35.58.
  - Garbage - \$0.23 (\$11.54 to \$11.77)
  - Recycling - \$0.54 (\$7.60 to \$8.14) Includes increase from Republic.
  - Electric – No increase for residential. Commercial includes a 2% CPI across the board.
- Development Fees – Building fees increase from \$40 to \$50 at the base and then go up according to the calculations. Additional inspections are at \$65 per hour.

**MOTION: Councilmember Hulet – To approve (resolution) the amendments to the Payson City fee schedule as presented but wait on the public works fees for another date.** 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

2. PUBLIC HEARING – Enterprise Fund Transfers (6:56 p.m.)

Staff Presentation:

Sara Hubbs reviewed the transfers from the Enterprise Funds to the General Fund at 9%. Notices were sent out in the utility bills as well as posted on the State public notice website. The solid waste fund transfer was increased from \$70,000 to \$90,000 to the capital projects fund. One change ... Public speak on questions, concerns, or comments.

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

Public Hearing:

No public comments.

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

3. PUBLIC HEARING/Resolution – Adoption of Fiscal Year 2019-2020 Budget (7:01 p.m.)

Staff Presentation:

Sara Hubbs reviewed the proposed tentative budget.

Budget Changes:

- Administration – increase \$2,847
- Cemetery – increase \$1,277
- City Grounds – increase \$1,277
- Parks increase \$45,277
- PCT increase \$15,000
- Peteetneet increase \$12,000
- Animal Control increase \$10,000
- Solid Waste decrease \$429,430 (paying off the compactor in the current budget)

Personnel Additions and Changes:

- Police Officers – 1 school resource officer and three police officers for hospital contracts
- Small Engine Mechanic split between golf, grounds, cemetery, recreation, and parks
- Current Park Foreman to a Superintendent position
- Current Golf Greens position to a Superintendent position
- Part-time athletic field position to a full-time position
- Full-time Recorder
- Solid Waste Equipment Operator

Other:

- Fund balance appropriation at \$53,000 (website \$20,000, trail near Barnett School \$15,000, coil replacements and other city center improvements \$18,000). The \$80,000 to replace the old antiquated phone system is not included. It could be included with a Truth in Taxation.
- Property sales tax revenue up by 6% = \$200,000
- Property tax revenue up by 4% = \$42,000
- Increased development and inspection fees included budget to contract with outside parties to conduct inspections.
- \$25,000 for lobbyist
- \$15,000 for Economic Development Golf Tournament
- \$10,000 for Public Information Contract

Health Insurance:

- Reduced medical stipend for those not taking insurance from half of the premium to \$8,000 family, \$6,000 double, and \$3,000 single.
- Health insurance premiums increased 10%

Projects:

- General Fund – phone system \$80,000, trail at Barnett Elementary \$15,000, park improvements \$5,000, coils at city center and other improvements \$18,000
- Capital Projects – added additional \$200,000 to new ball fields. Appropriated \$1.8 million in Fiscal Year 2019.
- Water – installation of PI meters \$6,000,000, replace bad ERTS \$75,000, 1260 S PRV \$80,000, Lateral 20 irrigation connection \$180,000, 300 S 100 W-800 W deficiency \$450,000, 750 E 350 N deficiency \$150,000
- Wastewater – jet truck \$430,000, west outfall replacement \$3,300,000 (bond), 300 S and 600-700 West line repair \$41,000, 350 N 800 E replace sewer 8-inch line \$30,000, 500 W Utah Avenue CDBG project \$60,000
- Solid Waste – waste reduction lease payments \$186,000
- Storm – 200 N 200 W pipe creek \$75,000, shop addition \$135,000, Ridge Lane detention basin, save up for 800 W trunk line and storm retention
- Electric – new distribution circuit 800 South \$75,000, re-conductor line on 300 South
- B&C Projects – 492 W trip hazards \$70,000, 350 N 800 E cul-de-sac reconstruct \$65,000, edge mill 100 W to 750 W Utah Avenue \$60,000, CDBG project 500 W Utah Avenue \$180,000 (FY19 budget \$137,500)
- Revolving Loan (vehicles) – \$437,600 total

Property Tax Rate (rate not received from the county at this time:

- 2019 property tax revenue = \$1,290,000
- 10% increase = \$129,000
- The city's property tax is only 12% of a resident's property tax bill. - \$200 = \$20 annual increase

Unfunded Projects:

- Parking lots – library, city office, golf course
- Cemetery remodel

- Parks and trails
- Fencing for ball fields
- Personnel

#### Truth in Taxation

- Need to set a ceiling by percentage or dollar amount.
- Truth in taxation public hearing will be held on August 7, 2019

Melanie Marsh clarified it is unknown who will be selected for positions. The range will still be competitive and similar to the outgoing wage. Job descriptions include skill levels and pay ranges so the pay is based on skill levels.

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

#### Public Hearing

No public comments.

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

#### Council Discussion:

Councilmember Christensen stated he would like to go lower on the tax rate percentage such as 10%.

Councilmember Hiatt stated the city has been trying to catch up for 30 years. She hates to do it. The biggest concern she has heard from residents is about the need to fix and install trails.

Mayor Wright stated the auditors would like to see it every year because it increases the city's bond rating. He realized it causes some consternation with the 20%, but it gives the city flexibility. Then the council and go lower if needed.

Councilmember Hulet stated it really helps with the bond rating and smart to do. He is looking at 10%; he would like to keep the mill levy the same. Next year the studies will be done, and the city will look at many projects. The PARC funds can be used for trails.

Sara Hubbs clarified that the city has several projects that could be funded. Last year the city raised the tax rate 7%.

Mark Sorenson stated the council is only setting a not to exceed rate tonight. There was a list of unfunded projects shown tonight.

**MOTION: Councilmember Hulet – To approve (resolution) the preliminary budget for Fiscal Year 2019-2020 with truth in taxation hearing in August with a maximum 10%.** 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

4. PUBLIC HEARING/Ordinance – Updates to the impact Fee Facilities Plan and Impact Fee Analysis for Fire/EMS and Police (7:21 p.m.)

Presentation:

Suzie Becker stated impact fees are one-time fees charged to new development to offset capital costs. Tonight we will address public safety that includes police and fire. Residential and non-residential growth will have more demand on facilities.

Police

- One way to measure the increased demand is through increased police calls for service via residential, non-residential, and pass-through calls. Pass-through calls are not included in the impact fees. Two factors are addressed, cost per call for service and number of calls. The determined cost per call is \$38.14 and a consultant cost of \$1.63 gives a total \$39.77. Non-residential cost per 1,000 square feet is \$25.99. The proposed police impact fee is \$88.14. The average for other cities is \$165.60.

Fire/EMS

- The projected growth determined a square-foot per call at \$5.10. The cost of a new fire facility will be constructed at a cost of \$400 per square foot. Fees have to be spent within six year after collecting. The total cost per call is \$2,053.33. The proposed residential impact fee is \$404.06 and \$0.44 per square foot for non-residential. The average for other cities is \$196.47.

The total public safety impact fee (Police & Fire/EMS) is \$492.20 residential and \$0.46 per square foot for non-residential.

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

Public Hearing

DeAnn Huish stated she agrees with what has been presented. Impact fees are passed on to homeowners and affects affordability. Regarding proportion share, projects and costs are conceptual. When the projects are completed in the next six years, the city is obligated to compare estimated costs with real costs on eligible projects. She appreciate the completion and accuracy of the report. Based on a \$300,000 single-family home, the average building permit cost in Payson is \$14,330 including impact fees and connection fees, which is average compared to surrounding cities.

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

**MOTION: Councilmember Hulet – To approve the Ordinance to update the impact fees and facilities plan for fire and EMS and Police to the \$492.20 for residential and \$0.46 per square foot for non-residential.** 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

5. Resolution of Intent – Municipal Boundary Adjustment between Payson City and Salem City (7:44 p.m.)

Staff Presentation:

Mark Sorenson asked that this item be tabled. The road from Arrowhead Road out to the new Salem wastewater facility will be in Salem.

**MOTION: Councilmember Christensen – To table the resolution to change the municipal boundary between Payson City and Salem City.** 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

6. Resolution – Amendments to the Personnel Policy – Holidays

Staff Presentation:

Melanie Marsh stated additional research proposed one more holiday in the personnel policy, which would be Christmas Eve. It worked very well last year. Currently the city has nine holidays. The state offers 11 holidays and the federal government 10 holidays.

**MOTION: Councilmember Carter – To accept the amendment (resolution) to the personnel policy on holidays extending holidays to 10.** 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

7. Resolution – Supporting biological upgrade to Wastewater Treatment Plant (7:47 p.m.)

Staff Presentation:

Mark Sorenson stated the city asked the state for an extension on the wastewater facility to 2023, but the state asked for a supporting resolution on biological treatment. This secures the direction of the plant and upgrades.

Jeff Hiatt stated this is for the biological process; the city is not going with the algae process at this time. The algae process hasn't been proven at this time.

Mayor Wright stated this does not preclude the city from doing the algae process in the future.

**MOTION: Councilmember Christensen – To accept the resolution to support the biological upgrade to wastewater plant.** 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

#### E. ADJOURN TO REDEVELOPMENT AGENCY

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

##### 1. Resolution – Adoption of Fiscal Year 2019-2020 Redevelopment Agency Budget (7:50 p.m.)

Sara Hubbs stated the RDA budget covers the Walgreens payment.

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

#### Public Hearing

No public comments.

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

**MOTION: Director Hulet – To approve the resolution to adopt the Fiscal Year 2019-2020 Redevelopment Agency budget.** Motion seconded by Director 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

2. Resolution – Sale of Property in the Business Park (7:53 p.m.)

Presentation:

Brian Hulet stated the entity is proposing a 20,000 to 25,000 square foot building. It may be a landscaping or development company. He would like to do a counter offer that building begins in 18 months.

**MOTION: Director Hulet – To approve the real estate budget contract for the parcel 49:887:0003 with a counter offer to include they have to start building in 18 months and approving the purchase price of \$404,019.** Motion seconded by Director 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

3. ADJOURNMENT OF REDEVELOPMENT AGENCY

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

C. ADJOURNMENT

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

The meeting adjourned at 7:55 p.m.

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