

PAYSON CITY
CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 2, 2019

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet (6:04 p.m.),
Doug Welton

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Kim E. Holindrake, City Recorder
Brad Bishop, Police Chief
Travis Jockumsen, City Engineer/Public Works Director
Jill Spencer, City Planner
Daniel Jensen, Planner II
David Dahlquist, Justice Court Judge

OTHERS David Lott, Steffanie Zavala, Jamie Evans, Officer Benjamin F. Harmon,
Officer Tyler Cressall, Officer Jason Marquardson, Kit Morgan, Palmer
Faucett, Ty Jones – Chamber, Jamie Towse – Mountain View Hospital,
Kaijar Carr, Brandon Judd, Savannah Stinson, Brandon Stocksdales -
National Parks Service Community Planner, Elli Dastrup

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 Davin Lott.

Pledge of Allegiance led by Steffanie Zavala.

B. CONSENT AGENDA

1. Approval of the September 18, 2019 Regular City Council Meeting
2. Ordinance - Boundary Adjustment between Payson City and Salem City (Reaffirmed)
3. Utah Telecommunication Open Infrastructure Agency (UTOPIA) Easements located on Utah County parcels 08:115:0002 and 08:170:0001
4. Resolution – Agreement for a right-of-way access crossing with the Union Pacific Railroad Company

MOTION: Councilmember Carter – To approve the consent agenda as read. 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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

Jamie Evans stated he has been working on a project for 11 years regarding the city gravel pit, which the city signed a five-years contract. When the five years was up, he wanted to compete for the contract. Somewhere between the contract extension, the contract was renewed for five years with no competition happening. He has been trying to compete for the contract for the last six years. He doesn't understand why the city isn't putting it out to bid. He recently learned that the contract may not be put out to bid; he isn't the only company interested. The contract value is around two to three hundred thousand per year. He wants to make sure the public has the right to compete for it. He questioned why the city doesn't want to get as much out of the asset as possible. He personally spoke to many interested in bidding on the gravel pit. What the county did to the gravel industry last year and cut off everything at West Mountain makes the value of the gravel pit quite excessive. He wants to make sure everyone can compete for it. He owns a gravel pit and knows the value. The city is undervaluing the city gravel pit by not putting it out to competition, which devalues his gravel pit. He also owns billboards and would advertise for free to put it out for bid. Owning the gravel pit is the key component to successfully run an excavation company. He is asking for the city to be transparent.

2. Staff and Council Reports (6:07 p.m.)

Staff Reports

PUBLIC WORKS – Travis Jockumsen stated Development Services has issued building permits this year for 97 single family, one twin home, two duplexes, 36 townhomes, seven 5 units or more, and five commercial permits for a total of 148 new construction building permits. Kameron Phillips is the new Water Superintendent. The Water Department has been fixing water leaks. The pressurized irrigation meters went out to bid, and three bids were received with a cost around 3.5 to 3.7 million. Staff continued to review the master plan and general plan documents. The sewer line is moving forward but behind schedule.

PLANNING – Jill Spencer stated the monthly development report will go out tonight and includes the month-to-month and year-to-date inspections. The building official has mentioned he is keeping up with the inspections, which are thorough, but is not getting to his plan reviews. Keystone Construction extended an open house invitation to the community for the new Spring Creek Townhomes next week on Thursday, Friday, and Saturday from 11 a.m. to 2 p.m. as well as a special invitation to the mayor, city council, and staff on Thursday. The audio tour for the Mount Nebo Scenic Byway is launching, which is one of eight scenic byways in the State of Utah. The city partnered with Travel Storys for the audio tour, which is GPS triggered as a download on a phone at travelstorys.com.

ADMINISTRATION – Dave Tuckett stated the Tour of Utah is coming back for 2020 and will be addressed at the next council meeting.

CHAMBER OF COMMERCE – Ty Jones stated the Next Step Forward Night is October 9 from 4 to 7 p.m., which partners with the high school regarding career opportunities with small businesses.

Meet the Candidates Night is October 22 from 6 to 8 p.m. at the Q90 building at 95 South 100 East. The Chamber is gearing up for Shop Smallopoly for residents to collect board pieces and receive prizes. He mentioned a farmer's market may compete with Spanish Fork because the same farmers go to that event, but he can explore it further. A food truck day is in the works.

Council Reports

Councilmember Christensen stated water surpassed its need, and he appreciates staff for keeping it running.

Councilmember Hulet gave a shout out to Mayor Wright. He and Dave Tuckett attended the UTA Frontrunner Academy two weeks ago and Mary Schafer said that Mayor Wright pushed so UTA allotted \$350,000 for an environmental study for Payson. The economic golf event went well today with 27 teams that included two county commissioners, eight with EDCUtah, MTech, Utah Valley University, a group interested in a hotel in Payson, Utah Tourism, and Utah County Economic Development. He thanked everyone who helped.

Councilmember Carter reported she was at the golf course with tournament and everyone commented on the beauty of the golf course. She appreciates everyone who helped with the tournament.

Mayor Wright stated many mentioned the pristine golf course and also how they like Payson and it's a beautiful place.

Councilmember Welton welcomed Mr. Morrell's government classes to city council today. The city sends out an email for residents to take care of their trees, and the city needs to do the same. The chemistry magicians and Utah Valley University professors came to the city center the other day for a library event with over 400 people attending. He thanked the library staff for all the library events put on for the community, and Steve Spencer for his work setting up for the event. He would like an update on the traffic situation on Utah Avenue and a traffic light. Dave Tuckett stated the information is given to UDOT, and staff continues to encourage the city's UDOT consultant. A friend posted how he enjoyed the golf tournament in Elk Ridge so advertising needs to go out that the golf course is in Payson. There is a Let's Show You the Trails event at Fore-Bay on Saturday, October 12 from 10 a.m. to 3 p.m.

Councilmember Hiatt stated thanked Tracy Zobell with the golf tournament.

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

4. Oath of Office – Police Officers

Judge Dahlquist swore in Officer Benjamin F. Harmon, Officer Tyler Cressall, and Officer Jason Marquardson.

D. ACTION ITEMS

2. Resolution – Appointment of Planning Commission Member (6:29 p.m.)

Mayor Wright stated the current member had to move. He proposed Kit Morgan be appointed to the Planning Commission from now until April.

MOTION: Councilmember Welton – To approve (resolution) accepting Kit Morgan as a member of the Planning Commission. 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

Judge Dahlquist swore in Kit Morgan to the Planning Commission.

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS (Continued)

3. Scout Attendance Certificates

Councilmember Carter presented scout attendance certificates to Palmer Fausett and asked him to state his favorite thing in scouting.

5. CTC – Mayor’s Youth Recognition Award (6:34 p.m.)

Mayor Wright and Kim Lefler presented Mayor’s Youth Recognition Awards to Kaijar Carr, Payson High School, Brandon Judd, Payson Junior High, and Savannah Stinson, Mt. Nebo Junior High.

6. Chamber Business of the Month

Ty Jones announced the October Chamber Business of the Month is Mountain View Hospital. Jamie Towse stated it’s a pleasure to have the hospital in Payson. The city council and employees are great to work with. Their moto is that when you come to the hospital you are treated like a close family member.

7. Presentation regarding Rivers, Trails, and Conservation Grant for Fore-Bay Master Plan

Jill Spencer stated the city is the recipient of the Rivers, Trails, and Conservation Assistance Grant through the National Parks Service to prepare a master plan for the fore-bay area.

Brandon Stocksdale stated the purpose of the Rivers, Trails, and Conservation Assistance Program is to help extend the benefits of protecting America’s special places and help people enjoy the outdoors. The program operates as a technical assistance grant to assist communities with projects. He is excited to work with Payson; the fore-bay area is beautiful. There is a lot of enthusiasm from the community to explore the area. They have enlisted support from Brigham Young University planning students who have visited the area and are putting together data. Elli Dastrup is the student representative. Two public meetings have been scheduled, Thursday, October 17 and Thursday, November 21 at the Payson City Center at 5 p.m. to receive feedback on uses, etc.

193
194 D. ACTION ITEMS

- 195 1. Resolution – Appointments to the Parks, Arts, Recreation & Culture (PARC) Tax
196 Committee (6:39 p.m.)
197

198 Mayor Wright stated there are three positions to be filled. He recommended Tara Makin, Jodi Beck,
199 and Gina Warren be reinstated to the committee.
200

201 **MOTION: Councilmember Hulet – To reappoint (resolution) Gina Warren, Jodi Beck, and**
202 **Tara Makin to the PARC Committee.** Motion seconded by Councilmember Hiatt. A roll call vote
203 was taken as follows and the motion carried.
204

205	Yes	-	Linda Carter
206	Yes	-	Brett Christensen
207	Yes	-	Taresa Hiatt
208	Yes	-	Brian Hulet
209	Yes	-	Doug Welton

- 210
211 3. Resolution – Mount Loafer Meadows Annexation petition for consideration of acceptance
212 and further review located at approximately 1500 East and SR-198 (6:54 p.m.)
213

214 Staff Presentation:

215 Jill Spencer stated this is the first step of the annexation process. The city council reviews and
216 determines whether to accept the application for further review. The city received an annexation
217 petition from David Charles for the annexation of 8.5 acres that is contiguous to the city boundary
218 and meets the requirements of state law.
219

220 Council Discussion:

221 Councilmember Hulet stated it's important to look at annexing this property because there will be a
222 major intersection at this location with the Nebo Beltway.
223

224 Councilmember Christiansen stated he is in favor of the annexation but would like to see additional
225 properties included.
226

227 **MOTION: Councilmember Welton – To pass the resolution to consider the annexation of**
228 **Mount Loafer Meadows located at approximately 1500 East and SR-198.** Motion seconded by
229 Councilmember Hulet. A roll call vote was taken as follows and the motion carried.
230

231	Yes	-	Linda Carter
232	Yes	-	Brett Christensen
233	Yes	-	Taresa Hiatt
234	Yes	-	Brian Hulet
235	Yes	-	Doug Welton

- 236
237 4. Ordinance – Amendments to Title 10, Water (6:58 p.m.)
238

239 Staff Presentation:

Travis Jockumsen stated amendments were made to the ordinance to comply with state requirements as well as to clean up the ordinance.

Council Discussion:

Councilmember Welton stated Section 10.8.11 states, *It shall be unlawful to waste water or to allow it to be wasted by imperfect stops, valves, leaky joints, or pipes, or to allow tanks or watering troughs to leak or overflow, or to wastefully run water from hydrants, faucets, or stops, or through basins, water closets, urinals, sinks, or other apparatus.* He questioned how heavy this is on the city side because there are a lot of leaky pipes.

Travis Jockumsen stated staff is trying to address the city leaks and is now tracking leaks in iWorQ. This will address the situation better and present a better picture for the council. The intent of the ordinance is to notify the resident; and if not fixed, the city has a mechanism to move forward.

MOTION: Councilmember Welton – To approve (ordinance) the amendments to Title 10, Water in the City Code. 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

E. ADJOURN TO REDEVELOPMENT AGENCY (7:01 p.m.)

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

1. **Request for Payson City to pay for appraisal in Business Park**

Dave Tuckett stated a company looking to build in the Business Park is requesting help with the cost of a survey.

Director Hulet stated the company is out of California and is looking to build an office warehouse. They have tried to secure an access with Tempkin and other property owners but both said no. The property lines don't align, and there are some blank spaces as well. Staff told them to get a survey to figure it out. A survey will cost \$3,500, which can be paid with RDA funds. They are now working the Russell R Rich Family for access. He is in favor of doing the survey, and staff will come back with a budget amendment. The RDA funds are there to help in the Business Park.

Chairman Wright stated he researched the business, and it has good history. The city needs some nice office space.

MOTION: Director Hulet – To tell them the city will go ahead and take care of the survey for this organization. Motion seconded by Director Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

288
289 F. ADJOURNMENT OF REDEVELOPMENT AGENCY
290

291 **MOTION: Director Welton – To adjourn from Redevelopment Agency.** Motion seconded by
292 Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet,
293 Doug Welton. The motion carried.
294

295 Councilmember Hulet proposed suspending the work session and go into closed session.
296

297 **MOTION: Councilmember Christensen – To table the work session.** Motion seconded by
298 Councilmember Hulet. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet,
299 Doug Welton. The motion carried.
300

301 G. WORK SESSION

- 302 1. Potential ballot initiatives
303 2. Deferral agreements
304 3. Other
305

306 H. ADJOURN TO CLOSED SESSION
307

308 **MOTION: Councilmember Welton – To go into closed session.** Motion seconded by
309 Councilmember Christensen. A roll call vote was taken as follows and the motion carried.
310

311 Yes - Linda Carter
312 Yes - Brett Christensen
313 Yes - Taresa Hiatt
314 Yes - Brian Hulet
315 Yes - Doug Welton
316

- 317 1. Discussion regarding property sale and/or purchase
318

319 I. ADJOURNMENT OF CLOSED SESSION
320

321 **MOTION: Councilmember Hulet – To adjourn the closed session.** Motion seconded by
322 Councilmember Christiansen. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug
323 Welton. The motion carried.
324

325 J. ADJOURNMENT
326

327 **MOTION: Councilmember Hulet – To adjourn.** Motion seconded by Councilmember Hiatt.
328 Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.
329

330 The meeting adjourned at 8:00 p.m.
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332
333

334 _____
Kim E. Holindrake, City Recorder