

PAYSON CITY
CITY COUNCIL MEETING, REDEVELOPMENT AGENCY, AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, October 7, 2020

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet, Doug Welton,
William R. Wright

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder
Brad Bishop, Police Chief
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Jill Spencer, Planner
Kim Lefler, Communities That Care Coordinator
Tracy Zobell, Parks & Golf Director
Karl Teemant, Recreation Director

OTHERS Kyle Vincent, Jeremy Searle – WCG Engineers, Errimaya Hill – Scout,
Amanda Johnson – Scout, Ben Reeves – Santaquin City Manager, Rob
McNeel

William R. Wright, Mayor, 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 Errimaya Hill.

Pledge of Allegiance led by Amanda Johnson.

B. CONSENT AGENDA

1. Approval of the September 16, 2020 City Council Meeting Minutes

MOTION: Councilmember Welton – To approve the consent agenda. 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

Kyle Vincent stated a couple Payson Mural Projects are moving forward and have been discussed
with Karl Teemant. One is in Memorial Park on the bathrooms, and one is at the skate park, which
will bring some ownership from the kids as they help. PARC Tax funds were received for these
murals. He is working on the designs with the youth, and then it will be brought to the Council.

Councilmember Christensen suggest a mural with bears on the bear cage at the southwest corner of Memorial Park. Mayor Wright asked Mr. Vincent to work with staff.

2. Staff and Council Reports (6:13 p.m.)

Staff Reports

RECREATION – Karl Teemant reported fall soccer finished, and registration for winter sports such as youth volleyball and wrestling have begun. The new ball fields have started and a lot of dirt has been moved.

POLICE – Chief Brad Bishop reported stop signs were installed at 500 West and 400 South and yield signs at 200 South and 400 West and 600 West and 400 South. The September stats include 72 arrests, 127 offenses, 129 citations, 189 violations, 1,027 incidents, 4 warrants, 220 traffic stops, and 32 accidents. The speed signs on 700 North will be installed soon.

PUBLIC WORKS – Travis Jockumsen stated the CUP project is going well along with the city utilities in the ground. It is almost through the ballfield area and then goes up 700 South to P Mountain. The high school area will wait until next summer. The water line is installed that ties into Spring Lake so it's looped. UDOT is in the final design phase for the signal light at 930 West and 800 South. A power pole and a block of the island need to be moved. UDOT is working on additional funds for the design of the light at McDonalds.

ADMINISTRATION – Dave Tuckett stated stimulus coupons were mailed to residents this week.

Council Reports

Councilmember Hiatt stated the golf tournament was awesome; the golf course is beautiful. She suggested doing one tournament for those who previously attended and one for new attendees. She thanked the mayor, council, staff, and others for their work. She thanked all the employees who work hard to build this city and invited anyone to talk with her if they have questions.

Councilmember Welton reported the tournament "Payson Open for Business" connects land owners, property owners, businesses, and decision makers and invites them to come to the community. It helps grow Payson and expands the city tax base. He thanked Councilman Hulet who has done a tremendous job. He reminded everyone to spend their \$50 in stimulus coupons to help out Payson businesses. The General Election is coming up with mail-in ballots. Many like mail-in ballots because they can research the issues prior to voting. He would like to institute an employee of the month. Employees work hard, and it goes a long way knowing your appreciated. As a follow up, he asked Hallmark to be contacted regarding decorations on Main Street if the cost is reasonable.

Councilmember Carter noted an email from Ari McClellan who stated how she loves the skate park and the kids really like it. She also knows that kids hang out there that are not necessarily skating who have a bad influence. She wants to form a group to clean the skate park. Councilmember Carter responded to her on how excited she is for her to do this. It makes the city shine and influences other kids. The golf tournament was exciting, and she appreciates all Tracy Zobell's work.

Councilmember Christensen stated the flag football schedule overlaps and makes it a little difficult for parents to attend multiple games. He gave a shout out to the referees who work hard. He is excited about the new baseball fields. The City needs to address and install stop signs more often. This week is free dump week; he encouraged residents to beautify their property. He thanked the staff at the landfill who keep the landfill as clean as possible. Ballots go out in the mail on October 12. If you don't receive a ballot, call the Utah County Elections Office. He likes mail-in ballots so you can research the items on the ballot. It's important to study the issues, and vote what is best for you and your family. He likes the idea of an employee of the months. He questioned if fix-it tickets could be issued to get properties cleaned up.

Mayor Wright thanked Dave Tuckett for extending the pressurized irrigation water for two weeks to satisfy citizens needs for the last part of the growing season. The City needs volunteers, and he thanked those who do so. Chief Bishop and Kent Fowden are working through the city to address stop signs, traffic, and safety.

Councilmember Hulet echoed about Dave Tuckett taking the initiative to get water an additional two weeks. He reiterated getting a beautification committee started in the City. He talked to the movie theater to see if it could show the Hallmark movie in the theater. They looked into it, but it may not work. He thanked everyone on the great golf event, which had over 130 people attend. More people from outside the City who can help Payson attended. Thanks to Tracy Zobell for his help. Several have already sent an RSVP for next year, which will be September 30.

3. Scout Attendance Certificates (6:37 p.m.)

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

4. CTC – Mayor's Youth Recognition Award (6:40 p.m.)

Mayor Wright and Kim Lefler presented Mayor's Youth Recognition Awards to Morgan Farr, Mt. Nebo Junior High, Jazmin Castano, Payson Junior High, and Kara Orr, Payson High School.

5. Chamber Business of the Month (6:47 p.m.)

Mayor Wright announced the Chamber Business of the Month is Crane Garden and has been a great addition to the City.

6. Presentation regarding the Red Bridge TOD Parking Study (6:48 p.m.)

Staff Presentation:

Jeremy Searle reviewed the Red Bridge Transit Oriented Development (TOD) Overlay Parking Study. The project is located at 800 South down to 1130 South and west of I-15. A FrontRunner station is tentatively planned at this site. UTA and Mountainland Association of Governments (MAG) are studying a FrontRunner station south of Provo, and this site is a candidate. UTA owns the railroad up until Red Bridge. MAG is studying the extension of 800 South to the west. The parking study focused on residential rates. Currently, the Payson City Code requires 2.25 stalls per unit. The City has a TOD Overlay, which is difficult to apply because there is no transit station. The TOD Overlay allows one stall per unit plus another half stall for each additional bedroom up to two

stalls. It also allows on-street parking to be included in the parking calculations. The Institute of Transportation parking demands come in at 1.52 stalls per unit, and national TOD parking demands come in at 1.18 stalls per unit, which focused in major cities that are not representative of this project. Six projects in Utah County were reviewed, i.e. Eversage Apartments in Payson, Outlook Apartments in Springville, Rivulet Apartments in American Fork, Parc on 5th Apartments in American Fork, Meadows at American Fork in American Fork, and Startup Crossing in Provo. These all have a mix of 1, 2, and 3-bedroom units. Cars were counted at midnight on a weekday. Note, some park on the street because it's closer to their front door. The projects next to FrontRunner did have a lower parking demand compared to those with bus service or no transit. Because Red Bridge doesn't have transit now, the plan gives the opportunity to incorporate transit in the future. Without transit, the average parking demand is 1.79, and there needs to be a higher supply than demand. Recommendations include providing a minimum of 1.9 stalls per residential unit. Mixed use sites can receive a 20% parking reduction as outlined in city code. Developers are allowed to plan the site so parking areas can be redeveloped for future buildings if FrontRunner is constructed and a future parking study shows parking demand has decreased with the transit addition.

Discussion:

Councilmember Christensen noted his concern with six adults living in a three-bedroom unit compared to one couple in a one-bedroom unit. This could create more cars or less cars. Snow College is located away from services so everyone has a car, and the parking demand was six cars per unit. His concern is high density with no parking.

Councilmember Hulet stated UTA said if there isn't a FrontRunner station, there will be a robust transit system between MTech and UVU, which isn't just an ordinary bus system. The Utah League of Cities and Towns recent conference addressed parking, which was quite interesting.

Jeremy Searle stated university parking is a concern, and Chief Bishop has concerns with on-street parking. The counts are very similar to what will occur in Red Bridge. The proposal is 1.9 stalls per unit totaling 2,265 stalls. If the FrontRunner station isn't built but a BRT station is installed, it would still qualify as a transit development allowing another parking study and potential redevelopment. He has attended a number of parking lectures over the years but not the latest ULCT lecture.

D. ACTION ITEMS

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2020-2021 Budget (7:10 p.m.)

Staff Presentation:

Cathy Jensen reviewed the proposed budget adjustments.

Acct No	Account Description	2021 Approved Budget	Budget Adjustment	2021 Final Budget
REVENUE				
10-39-90000	General Fund Fund Balance	\$ 1,920,447	\$ 285,716	\$ 2,206,163
42-39-90000	Park Impact Fee Fund Balance	-	300,000	300,000
49-39-20000	Transfer from Park Impact Fees	-	300,000	300,000
25-39-90000	RDA-Bus Park-Use of Fund Reserve	-	2,000,000	2,000,000
49-39-20000	Transfer in from RDA Bus Park	300,000	2,000,000	2,300,000

53-39-90000	Power Fund Balance-Use of Fund Reserves	965,304	54,000	1,019,304
79-39-90000	PARC Tax Fund Reserves	17,723	66,600	84,323
10-39-79000	Transfer in from PARC Tax Fund	116,818	66,600	183,418
Total Revenues		\$ 3,320,292	\$ 5,072,916	\$ 8,393,208

EXPENDITURES

43-4901-047	Transfer from Park Impact Fees	\$ -	\$ 300,000	\$ 300,000	1
49-4000-701	Capital-new Ball Fields	5,800,000	300,000	6,100,000	2
25-4901-010	RDA-Bus Park Transfer	-	2,000,000	2,000,000	3
49-4000-701	Capital-New Ball Fields	6,100,000	2,000,000	8,100,000	4
10-4122-322	Communities That Care	3,200	3,160	6,360	5
10-4211-740	Fire Machinery	156,722	282,556	439,278	6
53-4000-741	Machinery and Equipment-Power	-	54,000	54,000	7
79-4900-010	Transfer to General Fund-PARC Tax	116,818	66,600	183,418	8
10-4321-330	Professional Services-Engineering	18,000	66,600	84,600	9
Total Expenditures		\$12,194,740	\$ 5,072,916	\$17,267,656	

- 1 Transfer from Park Impact Fees to Capital Projects-Ballfield.
- 2 Receipt of the Park Impact Fees transfer to Ballfields.
- 3 Use of RDA fund balance through loan for Ballfield.
- 4 Receipt of the RDA Business Park Funds for Ballfield.
- 5 Request to roll over CTC youth court funds from FY 2020.
- 6 Roll over of FY 2020 funding for fire tender that wasn't purchased last year.
- 7 Use of UAMPS refund for a Truck for Electric.
- 8 Transfer from PARC tax fund for Forebay engineering.
- 9 Use of PARC tax funds for Forebay engineering.

Discussion:

Dave Tuckett clarified there are two power vehicles to replace with transmission problems. One is critical and one will wait until the next budget year. Part of the refund from UAMPS will be held depending on what happens with nuclear project. The PARC funds are for the Hancock Trail, which will reduce the city's portion the next round.

Councilmember Hulet suggest doing the PARC funding but meet with the PARC Tax Committee to discuss the issue so they have a say.

Councilmember Hiatt questioned if someone would donate this service.

Dave Tuckett stated he is happy to discuss it with the PARC Tax Committee but the bid is only good for a certain amount of time. He understands wanting their input.

Mayor Wright stated this project has been in the works for a while.

Councilmember Welton stated there has been a big demand to finish this trails system. It's important to keep the PARC Tax Committee involved.

Councilmember Christensen stated it can be approved with a unanimous vote of the PARC Tax Committee.

Councilmember Hulet stated not unanimous but a majority vote.

MOTION: Councilmember Christensen – 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 Comment:
No public comments.

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

MOTION: Councilmember Christensen – To approve (resolution) the amendments for Fiscal Year 2020-2021 budget with clarification that the PARC tax funding be approved by the PARC Tax Committee based on a majority vote. 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

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

E. ADJOURN TO REDEVELOPMENT AGENCY (7:25 p.m.)

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

1. **Public Hearing/Resolutions – Agreement between the Payson Redevelopment Agency and Payson City regarding the construction of the Hillman Baseball Fields AND Amendments to the Fiscal Year 2020-2021 RDA Budget**

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

Public Comment:
No public comments.

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

Discussion to use the interest rate of 0.53%, which is the same as the PTIF accounts with the state. The City will pay back the RDA as Woodbury develops properties. Also, the sale of the three city lots by Walmart will pay back the RDA.

MOTION: Director Christensen – To approve (resolution) the amendments to the Fiscal Year 2020-2021 RDA budget. Motion seconded by Director 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

MOTION: Director Welton – To approve (resolution) the agreement between the Redevelopment Agency of Payson City and Payson City Corporation with an interest rate of 0.53%. 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
Yes	-	Doug Welton

F. ADJOURNMENT OF REDEVELOPMENT AGENCY

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

D. ACTION ITEMS (Continued)

2. **Final Plat for the Iron Horse Subdivision, Plat A, consisting of two twin-home structures and one single-family dwelling located north of 1130 South and 1200 West (7:34 p.m.)**

Staff Presentation:

Jill Spencer stated preliminary plan approval was completed for the overall development, which is a planned residential development with a mix of twin homes, single-family dwellings, and an existing home. This is a request for final approval on a portion of the development consisting of two twin-home structures and one single-family dwelling. Staff suggested approving the final plat with conditions.

Rob McNeel stated the driveways are 25 feet in length.

MOTION: Councilmember Christensen – To approve the final plat for the Iron Horse Subdivision, Plat A, located north of 1130 South and 1200 West with the condition that

redlines be met and staff approval. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

G. WORK SESSION

1. Discussion regarding Dog Park

Staff Presentation:

Tracy Zobell stated the proposed dog park is at Walkara Park, which is a nice location because of the trail access. Other cities with successful dog parks were contacted for the dos and don'ts of dog parks. Course designs include novice, intermediate, and expert; staff recommends intermediate. Staff looked into a synthetic material instead of grass to help with the smell, etc., which was a suggestion of other cities. The total budget estimate is \$63,300 and includes fencing/gates, water hydrant, trash cans, benches, shade structure, trees, doggy bag dispensers, dog agility course and signage. He will bring back a proposal for action.

Discussion:

Councilmember Christensen stated Walkara Park is a decent sized facility that allows for the different fenced areas. Walkara Park is not utilized by many residents, and parking is available. He suggested installing stairs in the future from the highway down into the park because the hill is fairly steep. Directional signage is needed outside of the park so it can be found easily.

Mayor Wright stated this is a great location with parking and the trail access. The stairs may invite people to park on the highway, which isn't conducive.

Councilmember Welton asked about a combination dog park and children's park because the city's average population age is 23 with a lot of families. Residents need to be made aware of the location. He would like to see the doggy bag dispensers at all the other city parks that allow dogs.

Dave Tuckett stated this park has some townhomes on the north side, and those residents may voice some concerns.

2. Discussion regarding the City's Annexation Policy Plan (7:51 p.m.)

Staff Presentation:

Jill Spencer stated different proposals were reviewed back in August regarding the Annexation Policy Plan overlap between Payson City and Santaquin City. Annexation Policy Plans identify what a city anticipates to be part of its city at some point in the future so appropriate planning can be done for land use and infrastructure. The Payson Santaquin Annexation Boundary Agreement was entered into in 2011 to eliminate land grabs, facilitate harmonious planning and development, provide long-term revenue sharing, and diffuse conflict. It was always envisioned that this agreement would be revisited at a more appropriate time. Is that time now? Both cities are receiving a lot of development pressure; a lot of growth is coming to the two communities. When discussed in August, the line in the sand was 12400 South. There was a little gray area as to whether the area east of I-15 and south of 12400 should be in Payson. This information was shared with Santaquin officials to continue the discussion.

Transportation Connectivity – Payson Main Street to US-6 Santaquin Main Street – Santaquin's Submit Ridge Parkway is planned to extend out to Highway 6. Santaquin anticipates and sees the

potential of this road extending up through and connecting to 12000 South. Staff felt this was a good connection point because all the Payson transportation planning has been done to accommodate the extension of Main Street to 1900 South (12000 county) to SR-198 down 12000 South to the Santaquin continued roadway. Currently, the MPO's plan or Mountainland Association of Governments (MAG) regional transportation plan shows 12400 South as an additional interchange, which is not approved or funded. Recognizing Payson's existing system and how it can be expanded and Santaquin's future plans to create a beltway and connection with I-15, 12000 South may be the appropriate location. All this needs to be discussed with MAG.

Discussion:

- Changing the intersection to 12000 South changes Payson's newly adopted General Plan and moves the commercial node higher up.
- 12400 South make more sense and is halfway between the two interchanges.
- There is a 30-inch high-pressure gas line on 12000 South so it's not a good location.
- The newly adopted Payson General Plan shows a large commercial node at 12400 South.
- The intersection at 12400 South has been on MAG's plan for about 15 years.
- The purpose of this discussion is for the two communities to come together and then go to MAG to put it on the map.
- It's not just about connecting Santaquin and Payson to I-15 but connecting Genola as well.
- The proposal is for both cities to retract their annexation policy plans to create a common line with consideration of a future transportation corridor from the west along 12000 South angling along 11000 South to I-15, then south on I-15 to 12800 South, then east to SR-198, then south.
- Santaquin is conceding the area by Spring Lake in exchange for a huge amount of buildable land to help with their avitourism that Taylor Ranch provides. Avitourism is a key point for Santaquin, which they should do.
- Santaquin has more buildable ground than Payson. There is a lot of water northwest of Payson so the land isn't buildable.
- Does Payson want to be the biggest city in south Utah County or the best city in south Utah County?
- Payson needs to look to the south and determine what is conducive to the long-term growth and goals and be a good neighbor.

Ben Reeves explained Santaquin wants to better understand Payson's concerns and be good neighbors. Santaquin sees themselves as Lehi 25 years ago where the only access was Main Street. Santaquin has been actively working on widening Main Street. They recognize there are errors in their past and mistakes have been made. They want to be a better neighbor. Two things going on is the extension from Summit Ridge Parkway to 12000 South, which is their Pioneer Crossing; and south of Santaquin is a future corridor connecting Goshen and Elberta then to Redwood Road, which is the parallel freeway directly to the airport and inland port. They look at growth as what makes sense to the residents of the area. Santaquin's growth area is currently to the west with 800 acres, but their general plan and master plans need to be updated first. There is a natural line where Santaquin can serve better and Payson can serve better. Santaquin wants to retract from what they already have in Spring Lake. Santaquin could certainly connect to 12400 South. Santaquin went into the 2011 agreement with certain expectations including revenue sharing and joint area planning. Good regional connectivity is what makes sense. He would need to bring the 12400 South connection back to his city council.

Councilmember Christensen stated he doesn't want to put house in the middle of a node. He likes the 12000 South connection because it connects to Main Street in Payson, is an east/west corridor to Genola, and gives good traffic flow. The area around the railroad tracks could be a gray area. This still gives Payson two full off ramps.

Travis Jockumsen noted staff liked 12000 South connecting to Main Street as a collector/arterial road, and more utilities would need to be installed with the bigger area of land. An additional sewer trunk line would be needed going with 12400 South. Allowing more land make it more expensive. Impact fees don't always cover the upsizing.

Councilmember Hulet stated the developer pays for it, not the city.

Dave Tuckett stated this is good discussion and the cities need to continue to work together. Transportation is the big issue, and we need to look at what works best.

Ben Reeves stated the benefits of the proposal at 12000 South include the following:

- Transportation connectivity with Payson Main Street to US-6 Santaquin Main Street
- Parity between the communities – Both communities equally share in the financial benefits of a future interchange.
- Restoration of Spring Lake area
- Elimination of overlap areas will eliminate conflict

Jill Spencer concluded Payson just completed its General Plan update showing 12400 South as the interchange. If both cities are amenable to changing to 12000 South, the land uses around 12000 South will need to change. An individual in the area is interested in annexing to Payson for residential development. A typical freeway interchange at 12000 South may change the land use for this property. The General Plan will implement over the next 10 years, and things will change.

H. ADJOURNMENT

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

The meeting adjourned at 8:50 p.m.

Kim E. Holindrake, City Recorder