

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSIONS
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, November 4, 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, City Planner
Chris Van Aken, Planner II
Nestor Gallo, Development Services Director
Kevin Stinson, Administrative Assistant
Melanie Marsh, HR Director

OTHERS DeAnn Huish, Leah Dodgen, Michelle Lines – Chamber, Ross Welch -
Patterson Homes, Brandon Stocksdales – National Park Service, Chad
Knapp – Strawberry Water Users Association, Adam Cowie, Amy
Young, Darce Trotter, Carey Pierce,

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:05 p.m. The meeting was properly noticed.

A. WORK SESSION

1. Discussion on West Side Development Plan

Councilmember Hiatt stated several developers are looking to put together their own specific plan for the West Mountain area that entails a lot of low-income housing. Some of it depends on the Public Infrastructure District (PID) coming out this way. The concern is that residents want to keep the area green. Property is selling quickly. The City needs to bring in more higher income housing. Three or four people are brought their businesses to Payson and want to live here. The City needs to develop its own specific plan. Depending on the soil, half acre lots and larger could be served with a septic tank and then bring water out. The City has enough townhomes, which people have complained on Facebook about all the townhomes and apartments being stuffed into Payson. Small beginner homes would be better. A few land owners are willing to sell property for a minimum half-acre lots. The homes can be located in a way to allow subdividing in the future. This will bring people to the area with larger incomes. Developers shouldn't spend money on a plan that will get turned down.

Mayor Wright stated the City needs to protect the quality of life the best way possible. Current townhome development has made sense because it is by the interchanges. The City would have to

contract with someone to do the plan and questioned the needed costs. The City can plan for future roads and smaller lots as time goes on.

Travis Jockumsen stated a budget depends on the area size. The South Meadows plan cost \$100,000.

Jill Spencer stated the level of details another component. The South Meadows plan was about 900 acres and included a market analysis with executive housing around the LDS Temple. Interim development needs to plan for infill development in the future for placement of homes in a productive way and no flag lots.

Councilmember Christensen stated Genola kept a grid system with lots the size of three city blocks. He questioned with the PID coming in, could the sewer be put in on the west side of the railroad tracks. This would allow some to possibly tie in, which is a lot of infrastructure for a few homes and for the City to maintain. Currently, there are four major development pockets in the City, and the work load on the staff is a concern. He questioned if it would be beneficial to hire someone in house to oversee the area and then keep them on if needed. This is an option to move toward more planners and staff in Development Services.

Nestor Gallo stated there is a greater number of staff processing development applications for a growing city than the number of staff working on maintenance. As growth increases, maintenance increases and development decreases. If the City were to hire an engineer to handle the water system and sewer system, once the infrastructure is in the ground, this person would be responsible to oversee the maintenance. A consultant will do the job but then leave; a staff member owns it. Developers are investing 20 million in a PID, and they need to make decisions. A master plan for the west side needs to start with the base zoning to calculate and design the utilities. The future is here and overdue. Last year, staff received water calculations from Hansen Allen & Luce for over 800 units; half of that has been used. It may take a year to design a water tank for the west side, another year to get rights-of-ways row and easements, and another year to build. That's three years for a tank that may be needed in two years, which doesn't include funding. The City may need to set a moratorium for the west side because the City can't provide water.

Dave Tuckett stated this is a gloomy picture. During the general plan process, maps and priorities were discussed as to where to develop. The City can't grow in all directions at the same time. Does the west side now become the priority? The priority was getting funding for the interchange, and a water tank for the east side. There are growth pressures everywhere, but the City needs to determine the priority. The PID worked well because it goes on the back of property owners and not the City. If the City focuses on the west side, money will need to be appropriated, or the developers will have to get together to fund a plan. There are no funds to build a water tank on west mountain. The Council needs to decide what area to focus on. It can't be done at the same time even though the City wants to see the growth.

Councilmember Welton stated it all changed when the PID passed because it took some costs off the table but it also opened up the west area.

Dave Tuckett stated the PID sewer will service the area, but the area still needs to be planned. If the west area becomes the priority because of the sewer, the City needs a plan whether it's on the backs

of developers or the City. The City has property under contract by the Flying J that may spark a lot of development.

Nestor Gallo stated development can come anywhere in the City but having master plans and a general plan with base zoning gives the city answers. Then the City can tell builders it's at their own cost. Undefined boundaries in the general plan is a concern on the north and south. As the line moves, the density increases or decreases, which impacts the utilities. First, the boundaries need to be defined; and second, a consultant or staff member needs to determine the base zoning. The PID needs to comply with the master plans and transportation plan. The interchange near 12000 south needs to be determined with MAG and UDOT. The basic principle in land development is providing sewer and water to a lot.

Councilmember Hulet stated MAG put out an RFI to study 800 South. The west side is an opportunity to have something the City is missing, which is nice houses. People like the larger lots in Genola. People might like to have a horse and more open space; Payson and Utah County don't have anything like this. The developers or landowners should develop the plan, and the City can be supportive.

Travis Jockumsen noted the City needs to look at the infrastructure. A pressurized irrigation pond is needed on the west side, water tanks on the east and west sides, another well on the west side, and all the transmission lines. The cost would be 30 to 40 million. The City can't support growth everywhere. There will be a CUP station off Main Street at Dry Creek to get water to the lower pond. There will be another station between Payson and Santaquin, which is still a lot of piping to get it from there. The Lateral 20 is a 42-inch line.

Dave Tuckett noted Lateral 20 has a lot of capacity but most of the capacity is used for irrigation out west. The City has an agreement with the Highline Canal Company for a defined area, which could be expanded for a cost.

Councilmember Hiatt stated there are different ponds in her area that don't come from Lateral 20. Water goes with the ground when the ground is sold. Most areas already have piped irrigation that can be connected to developments. There is an area in Salt Lake with large homes and barns that shares an arena in the middle; then everyone isn't building an arena.

Mayor Wright stated building a community around a focal point such as horses would keep the small town feel and quality of life. He would like to explore this concept with Oakwood Homes because this is what they do. He would like to tie this concept into the rodeo and Utah Valley University.

Jill Spencer stated the City Council discussed the Annexation Policy Plan in 2018 in preparation of the General Plan amendments and chose not to shrink the boundaries. Recent discussions of the southern side with the overlap with Santaquin have occurred and possible adjustments. There is already a base density with the land use map in the general plan and includes net units per acre. A priority plan was created for annexations and development to determine realistic growth in the next 10 years. The determination was north, east, northeast, and maybe a little to the west, which is included in the adopted general plan as a base. The City knew these planning areas would need another level of review, which is a specific plan, and then development occurs. The question is who does the City want in the driver's seat for the west area. The developers will come asking for a

specific development, which may or may not be appropriate and consistent with the base zoning. If the City is looking for larger lot zoning and some equestrian uses in the west area, the City may want to be in charge because some developers may be looking at a financial standpoint and not a community standpoint. Zone changes are a legislative decision so the City is in the driver's seat. The purpose of the specific plan process is to provide an opportunity to create a community and the diversity in the type of housing in any area. There is a base line in the general plan, which is the land use densities. A specific plan defines the geographic area and creates a community.

Councilmember Welton stated with the growth projections and high need for housing, the City doesn't need to be desperate for development.

Dave Tuckett stated having larger lots could be marketable. If septic tanks are allowed, it becomes difficult getting the infrastructure installed.

Councilmember Hulet suggested requiring the infrastructure in the main road so when it becomes useable the home is connected. Impact fees help pay for the lines. If sewer and water is installed in the west area, the City will be small lots and small houses because that's what the developers want.

Councilmember Christensen stated the homeowner then pays for the infrastructure twice and upfront.

Nestor Gallo stated he sees a new application for development but the utilities are far away so the City grants a deferral agreement. The problem is when does the City enforce the deferral agreement. Everyone should pay for getting utilities to their frontage.

Councilmember Welton stated he is done with high density housing. The City needs single-family housing. Payson is ready for single-family houses on decent sized lots especially knowing the LDS Church is putting in high density housing in the north.

Deann Huish stated impact fees can be used as long as it keeps the same level of service, which is the IFFP in the impact fee preparation. It sounds like a new sewer lift station is needed out west.

B. PRAYER & PLEDGE OF ALLEGIANCE (6:00 p.m.)

Prayer offered by Bill Wright.

Pledge of Allegiance led by Dave Tuckett.

Mayor Wright announced that because of the COVID status, the City has gone back to strictly Zoom meetings.

C. CONSENT AGENDA

1. Approval of the October 21, 2020 City Council Meeting Minutes
2. Approval of the October 28, 2020 Special City Council Meeting Minutes
3. Amended agricultural protection area for the Church of Jesus Christ of Latter-Day Saints

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

Leah Dodgen stated residents have posted on Facebook an interested to change the zoning code to allow goats on less than half-acre lots. With the current climate many residents want to be more self-sufficient. Small goats would not be a major impact for noise or smell. She asked the council to consider the animal ordinance to allow goats.

2. Staff and Council Reports (6:05 p.m.)

Staff Reports

DEVELOPMENT SERVICES – Nestor Gallo reported the City issued 99 building permits in 2018, 330 permits in 2019, and 392 permits in 2020 with a projection to reach 500. Inspection comparisons were 1,100 in 2018, 3,300 in 2019, and reaching 4,000 in 2020 with a projection of 4,500. Projections are good for 2021.

POLICE – Chief Brad Bishop reported there have still been issues at the skate park, and staff is working on solutions. The fencing may need to be complete so the area can be locked at certain times. Evenings and nights have a lot of vandalism and mischief. Staff is working on the parking issue at the Eversage Apartments, which tenants are charged for parking.

FIRE AND AMBULANCE – Chief Scott Spencer stated city growth, especially with multi-family, creates a call volume for medical, fire, and police. Development creates a larger call volume for public safety with the need to look at travel distances and response times. Park View Elementary organized a parade with the veterans, fire, and police that will now go to all the elementary schools. The parade is schedule for next Wednesday and will let students waive to the veterans while recognizing the veterans. Every three to five years, ISO Insurance provides the AB fire ratings ranging from a 10 to a 1, which is best. Payson is currently a 4. They look at personnel response, response times, apparatus, equipment testing, water supply, growth, and training. When looking at personnel training and response on fires, Payson’s personnel only counts for 1/3 because Payson is a volunteer/combo department. He is hoping to stay the same or get to a level 3. They have been busy with medical calls.

CHAMBER OF COMMERCE - Michelle Lines reported the Chamber is working on the Santaquin light parade and finished the virtual Halloween contest. They are working on a new focus for the Chamber with training and education for business owners. Utah Valley University reached out and are excited to bring in resources to help the Chamber and businesses. Chubbys opening in the next month or two.

Council Reports

Councilmember Carter reported using the PARC tax to build the pickleball courts was the best thing and are busy from 6 a.m. to 9 or 10 p.m. It’s so good to see. The City needs another place to add

more pickleball. She thanked Chief Bishop for his work. Office Keel helped her at the skate park; the minute he spoke the kids backed down. She appreciates the police and what they do. She appreciates all the staff; it hasn't been a fun time with the COVID.

Councilmember Christensen noticed complaining on Facebook about the CUP project and blaming the City for hiring the cheapest labor. The City didn't bid this out at all but needs to remind them to do their best and represent the City.

Councilmember Hiatt thanked Chief Bishop for his help with an animal. She appreciates all the hard work from the city employees. The City needs to look into additional help.

Councilmember Hulet congratulated Doug Welton for his hard-fought election in the House of Representative. It will be nice having someone in the House who lives in Payson.

Councilmember Welton thanked everyone for the votes of support and kind words. He was emotional today when he put out a post; he loves Payson and what he does. He works with great people, council, and staff. He's grateful for the positive direction Payson is headed; Payson is in good hands with a positive, collaborative nature and forward thinking of city. He asked early on about domestic violence, and the number are still going up along with suicides. COVID is real, but it's important that we have positive interactions with each other. Go for a walk or do something and look out for family and neighbors. Be mindful of yourself, family, feelings, and be kinder.

3. Scout Attendance Certificates

No scouts present.

4. Chamber Business of the Month (6:30 p.m.)

Michelle Lines announced the Chamber Business of the Month is Admiral Plumbing, Heating and Cooling. Michael and Kristi Birchett are good people, run a good honest business, and are involved in the community.

5. Outstanding Property Developer Awards

This item will be addressed at a future meeting.

E. ACTION ITEMS

1. Resolution – Amendments to the Payson City Fee Schedule

Staff Presentation:

Travis Jockumsen stated following the approval of the impact fees, these impact fees are being added to the fee schedule and go into effect on December 1, 2020.

Kevin Stinson reviewed the proposed fee changes regarding business licensing relative to commercial, solicitor, and tobacco licensing. Late fees have been added, which is consistent with the code. Renewal letters are sent at the beginning of the month and due at the end of the month.

MOTION: Councilmember Hulet – To approve (resolution) the amendments to the Payson City Fee Schedule. 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

2. Public Hearing/Ordinance – Payson Forebay Area Management Plan (6:40 p.m.)

Staff Presentation:

Jill Spencer stated Payson City partnered with the National Park Service as well as many others to make this plan happen. It will be added to the Payson City General Plan as an appendix.

Applicant Presentation:

Brandon Stocksdale stated he is a community planner for the National Park Service (NPS) where most work centers on managing and protecting national parks. The Rivers, Trails & Conservation Assistance Program is a grant to assist entities with the NPS mission of preserving special places and enjoying the outdoors. The program is available to communities to help expand those benefits throughout the country. He has worked with Payson City a little over a year beginning with a class of BYU planning students on public outreach. The stakeholder committee and various agencies developed this management plan.

Jill Spencer stated a management plan was developed in 2008, which focused on conservation; and amendments were planned in the future. Once this plan is adopted, the City needs to formalize a committee to assist with the implementation of the plan. Project goals were created including safe and diverse recreational opportunities, providing the community access, protecting the area, developing a funding plan, and implementing partnerships with local groups to support the long-term stewardship of the resource. Public open houses were held last fall with the public as well as the Utah Valley Trails Alliance. There are utilities running through the Forebay property where access needs to be maintained and protected.

Brandon Stocksdale stated the goal of the plan was to create a multifaceted management tool for the area for a clear expectation for the users. The Forest Service uses a spectrum to determine how an area develops as well as how it is shaped and managed. Forebay would be managed through the primitive spectrum for a more natural experience. Signage has been installed to notify users on what is allowed and not allowed in the area. There was a lot of discussion on motorized vehicles, and it was determined that motorized vehicles were not a good use.

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

Public Comment:

Chad Knapp stated it has been a good opportunity to be involved because of the impact to Strawberry Water Users Association (SWUA) infrastructure and ability to do his job. In 1928, the

original diversion was installed; and in 1940, SWUA began working with the City to put the waterway in for the power plant. It has been a great partnership. Since the City purchased the property and there have been more use of the area, it has been a good impact to have responsible users who contact him with concerns in the area. He appreciates the formalization of a plan and desire to make it more organized, which benefits us all. He is excited to move forward.

Adam Cowie stated he has lived in Payson for 16 years and recreates at the Forebay property. He participated on the committee as this plan developed. He appreciates the city staff and the supporters of the Forebay area. As this property becomes more known, there is a broader diversity of users. The majority of users are not from Payson. Payson City supports large bond payments for the property, which they appreciate and is a small investment once it's paid off. Users are investing money at gas stations and restaurants as they come to recreate. They met as a committee with other entities to discuss grants, etc. Forebay is a unique spot and will be used for generations.

Amy Young stated she is excited but not familiar with this area. Her family likes to hike. She questioned if there are signs identifying access to the Forebay area.

Mayor Wright clarified access is up Payson Canyon over the Bigler Bridge to a gate (mile post 3).

Jill Spencer stated a sign is at Bigler Bridge on the east side of the road. This draft plan is on the Payson City website along with additional maps.

Councilmember Welton stated there is also access from the scout park, Maple Dale, through the overflow parking.

Darce Trotter stated he appreciates all the work done by the City Council and Mayor to preserve this area. Carey Pierce walked this area 16 years ago and realized its potential. He and his wife started helping later on and have started working on winter type sports for the area. There are year-around opportunities for this area. The parking lot will be a great addition. He thanked the private land owners who have people passing through the area.

Carey Pierce thanked the Mayor, City Council, Jill Spencer, and Karl Teemant. Burtis Bills has been a big supporter for a long time. There will be long-term benefits to everyone with this management plan. It has been great working with the City, SWUA, and all the users. There is a lot of use in the area; many will enjoy and benefit forever.

MOTION: Councilmember Hulet – 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.

Council Discussion:

Councilmember Welton thanked Jill, Brandon, Carey, Darce, Karl, and all who have been involved. He has been a big advocate to keep Forebay. It's important to protect and maintain this land. It's a gem that will benefit generations of residents in Payson and throughout the state. He encouraged the City to hold on to it. He would like to create a conservation easement that spells out specific uses. Lindon City did a similar easement where Lindon City owns the property but the easement is in Orem City's name to protect future councils from selling or developing it. He doesn't want Forebay to go away with a new council. This area defines Payson in both the summer and winter.

Adam Cowie stated this would be a protection so people aren't politically motivated to sell or make changes. Lindon City has a wetland area with a trail on its border with Vineyard City. They worked through a joint ownership to preserve and protect the land so it wouldn't be developed in the future. The cities would need permission or authorization from the other cities to sell. Those entities with interest in preserving Forebay would be good candidates. Payson City would own the land but others own the rights to the land.

Councilmember Hulet stated he appreciates Jill, Brandon, Karl, and Friends of Forebay who have created such a great place. He likes the plan. The City needs to consider how it will enforce no motorized vehicles, hunting, etc. because it will be a difficult challenge. The City also needs to address fire suppression because a fire will take away a lot of the value. It could be grazed off periodically to control the weeds, trim limbs, and create firebreaks. As Payson City moves forward with the branding, Home to Adventure, the City might consider a small area for clamping to help pay for the upkeep of Forebay. He would like to look at conservation, and adding winter sports is great.

Councilmember Christensen stated his opinion of the area has changed, and he appreciates the passion for the area. It is more peaceful without the motorized vehicles. On the clamping aspect, the RV park at golf course could include a trail to mesh together with a trail to Forebay.

Councilmember Welton stated he is more on the semi-primitive and primitive use with primitive camping. There may be a possibility for a KOA aspect, but he isn't sure it's big enough. He likes the idea of some ongoing funding. He questioned the anticipated upkeep costs with the parking lot and additional trails. Currently, the City isn't spending any money on upkeep.

Karl Teemant stated once the parking is installed, there will be upkeep as well as with trash and the restrooms. Sustainability is a part of the management plan. The more use, the more potential for trash and other issues.

Brandon Stocksdale stated there is an implementation section in the plan to allow partnership opportunities with Utah County, the Cattleman's Association, Friends of Forebay, and Forest Service. There are also a number of funding sources including grants. Permitted camp sites were discussed to generate revenue, but the expense of operating those facilities doesn't cover the costs.

Mayor Wright stated a conservation easement would need to be carefully crafted so something isn't done that is unintended. It is critical that the City has a committee with access to the City Council to make these things happen. The City is currently working to combine resources with other entities.

Scott Spencer noted with the concern of a fire, the Fire Department can add this into its Community Wildfire Protection Plan to take care of some of the concerns in Forebay.

MOTION: Councilmember Hulet – To approve the (ordinance) Payson Forebay Area Management Plan. 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
Yes - Brian Hulet
Yes - Doug Welton

3. Resolution – Amended deferral agreement with Saints Peter and Paul Orthodox Christian Church

Staff Presentation:

Chris Van Aken stated when the deferral agreement was signed with the Church, the parking lot paving was not deferred as part of phase 1. This addendum defers the parking lot paving for a period not to exceed 60 months. Representatives from the Church are supportive of the change.

MOTION: Councilmember Hulet – To approve the (resolution) deferral agreement for the Saint Peter and Paul Orthodox Christian Church. 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

4. Preliminary Plan for the Villages at Arrowhead Park, Phases 5 and 6 (7:48 p.m.)

Staff Presentation:

Jill Spencer stated this is a modification to the phases approved in 2018. The area has seen a lot of development with construction beginning on phases 9, 10, and 11. Phases 1, 2,3, and 4 includes 50 single-family lots and 80 townhomes. Phases 9 and 10 includes 43 single-family lots and 48 twin homes. Phase 8 is to be determined. Phases 5, 6, and 7 were approved for 85 single-family lots but was revised in early 2020 for 132 single-family lots. The current proposal is for 116 single-family lots. The Planning Commission concerns included number and size of lots, RV parking/storage and on-street parking, modified setbacks, mid-block trail connection, clear view areas, porch forward design, project amenities, and engineering review. The applicant has addressed the concerns by reducing the number of lots with increased lot sizes and width, no basements, removal of mid-block trail access, accommodations of RV parking on lots, added playground area, updated setbacks, and eliminating the porch-forward option. This development can build no more than 400 units until the pressurized irrigation system is installed, and the applicant is aware of this requirement. The public hearing was held with the Planning Commission.

MOTION: Councilmember Hulet – To approve the preliminary plan for the Villages at Arrowhead Park, Phases 5 and 6 including the modifications with the final plat and development agreement to come later. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

5. Final Plat for Payson View Estates, Plat H (8:12 p.m.)

Staff Presentation:

Jill Spencer stated Payson View Estates is a large development in the City with Patterson Construction invested in the community for many years. Most of the lots are large view lots with an opportunity for higher-end housing. There is an opportunity for a trailhead park along Canyon Road, and there will be a retention basin. The applicant has worked through the challenges of the topography, power line, etc. A development agreement will be reviewed at subsequent meeting.

Applicant Presentation:

Ross Welch stated they haven't begun marking these lots yet, which will be premium lots. Patterson Construction will be building the homes, which will be more than \$500,000 homes. They are looking at smaller lots on the south end of the entire development, and these are the larger lots. They are anxious to start building.

MOTION: Councilmember Hulet – To approve the final plat for Payson View Estates, Plat H.

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

6. Ordinance – Amendments to Title 4 Business Licenses (8:23 p.m.)

Staff Presentation:

Kevin Stinson reviewed the proposed amendments to Title 4 Business Licenses encompassing food trucks, late renewals, free standing ATM's, Christmas tree lots, firework stands, produce stands, and tobacco.

MOTION: Councilmember Hiatt – To accept the (ordinance) amendments to Title 4 Business

Licenses. Motion seconded by Councilmember Hulet. 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

7. Ordinance – Amendments to Title 10 Water (8:31 p.m.)

Staff Presentation:

Travis Jockumsen stated the ordinance was updated to be in line with the master plan for pressurized irrigation. The City only accepts water shares from Strawberry, Salem Canal, or the Central Utah Water Project.

MOTION: Councilmember Hulet – To approve the (ordinance) amendments to Title 10

Water. 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

8. Resolution – Amendments to the Personnel Policy

Staff Presentation:

Melanie Marsh stated the current policy requires an employee to use vacation or sick time for bereavement leave. This new policy would allow up to three days of leave that is not charged against vacation or personal leave.

Council Discussion:

Councilmember Hulet stated it is a good change but questioned having three days for a spouse or parent but maybe one day for an aunt or uncle. He sees a difference between someone really closely related and someone not so closely related.

Mayor Wright questioned travel distance as well.

Melanie Marsh clarified it is up to three days with supervisors having some latitude, and the City can request documentation. It's not something that resets but is per occurrence.

MOTION: Councilmember Hulet – To approve the (resolution) amendments to the personnel policy for bereavement. 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

F. WORK SESSION (8:40 p.m.)

1. Discussion regarding Pressurized Irrigation Rates

Staff Presentation:

Travis Jockumsen stated staff looked at different cities and options as to what would be a fair charge for pressurized irrigation (PI). He compared different city calculations. The proposal is to charge \$36.30 for a 0.25-acre lot, \$68.40 for a 0.50-acre lot, \$100.90 for a 0.75-acre lot, and \$135.00 for a 1-acre lot. American Fork City bases PI usage off the size of the lot, but it would require Payson City to determine every lot size and put it into the billing system. He reviewed PI rates for Spanish Fork, Santaquin, Springville, and Roosevelt. Some cities have a base rate with a rate per usage, some have a lot of tiers while others have a few tiers, and some don't charge during the winter months. He took each of the four acreage sizes, plugged in the proposed water usage per lot to calculate the proposed fee. He then calculated the yearly revenues to ensure the City doesn't go into a negative.

Discussion:

Councilmember Christensen stated his concern with those residents who owned water rights that came down the ditch will now pay \$135 a month, which includes him. He does like having an allocated amount of water. It does cost to get the water to his property; but at the same time, his

property had the water at one point in time. The CUP water will be expensive; a rate hike now, when it wasn't the objective, will be that much worse. If the City waits to raise the rates until the CUP water comes on, it would be better off.

Councilmember Hiatt noted the price of water has gone up, and a resident would be paying a lot more if the water were still on their property. Her water bill from SWUA goes up every year. She looks at it differently because she pays a lot for her water. If you use a lot of water, you pay a lot for water.

Travis Jockumsen stated he lives on a 0.17-acre lot and uses between 21,000 to 29,000 gallons per month depending on the month. A neighbor near him used almost 60,000 a month on almost the same size lot. A lot near the LDS Temple used over 90,000 a month on a smaller lot. There are a lot of water projects that aren't being done because there aren't funds. Payson has very low rates compared to other cities and the city's infrastructure is failing. The PI system was installed in 1992 with four and six-inch lines, which should have been eight or ten-inch lines. The City has taken out a nine-million-dollar bond for PI projects that needs to be paid with 5.1 million just for PI meters.

Councilmember Welton stated this is the crux of the argument; usage is usage to a certain extent. An amount was allotted to a property so he's not sure how to calculate it. Residents were told the cost of the meters was built into the fee structure when the City raised water \$6 per month. To now say the City needs to pay for meters is hard to swallow; the City dropped the ball somewhere.

Mayor Wright stated people who own water rights pay the water company per year. Now the City pays the water company, and the person pays the City. The City hasn't been charging a reasonable rate so it will be a sticker shock.

Councilmember Hulet stated that through discussions, the City was going to keep the current rates; but he sees Travis's point. The Council could look at raising rates to cover expenses in two years. The City should match what residents are paying now for the first year. If a resident uses over 60,000 gallons per month, then it could really pump up, which will make up the funds.

Dave Tuckett stated he doesn't think the City has dropped the ball, and the Council discussed trying to be revenue neutral. The struggle is the City charged too little for the larger lots. He doesn't know how to make that revenue neutral. It can be done with the smaller lots. Rates were raised to cover the cost of the bond payment. The City can come up with its own model. Most cities try to come up with a fair rate. This is the cost to deliver the water to the lot.

Councilmember Hulet stated the City could be revenue neutral on the smaller lots but raise the rate on the larger lots.

Councilmember Welton suggested creating three lot categories and calculate how much water is needed for a lot. Then charge a higher price when water is wasted.

Councilmember Christensen noted that residents need sufficient motivation to maintain their property. Otherwise, it looks bad. Even though this is an arid climate, it's not a desert.

Councilmember Welton stated conserve doesn't mean getting below what you need for your lot. Water is a previous commodity, and meters ensure people aren't wasting water.

Councilmember Hulet questioned the purpose of installing PI meters if the City wasn't going to charge for usage.

Nestor Gallo stated every city is required to have a water conservation plan to reduce water waste. The main reason is because the Department of Water Rights over allocated water rights on paper. Now with more accurate technology, the Department can quantify the volume of water in each aquifer. Therefore, there is more water on paper than in the ground. The population keeps growing, but the amount of water is not. A water conservation plan is not to save water but to stop wasting water, which is different. A recommendation to reduce water waste is the implementation of PI meters. If people pay more for a higher use, they will reduce waste.

Councilmember Carter stated the citizens know this is coming. If they haven't given it some thought, they should have done that this summer and noticed how much water they were using. The lawn and trees don't need to be watered every day. Those watering every day should pay for the water, and they know it's coming.

Councilmember Christensen stated he would like to do an education push for 1 or 1.5 years and then put forth something like this. He would like to educate residents by putting on their bill what they are using and what their target rate should be.

Dave Tuckett stated staff is coming to the Council early because meters will be in by next spring. The City raised the rates to cover the bond payment. There will be more discussions, and there needs to be a plan. He has no issues saying the rates will be the same this next year and show people how much water they are using. There needs to be a formula to start having some public meetings. The numbers can be played with to be revenue neutral; but the challenge is doing that with the bigger lots unless the allocation is 125,000 gallons for \$33.44 per month.

Councilmember Welton stated then the problem is everyone else is subsidizing the larger lots. Doug monitor and have some basic lot size criteria so residents don't use a lot of water during the next year to make the average higher.

Councilmember Hiatt stated the City needs to let residents know what the CUP water will cost. Residents need to understand that water is costing more money. There are those who really try to conserve and those who don't care.

Travis Jockumsen noted there will be a portal on city's website where resident can see their water usage.

Dave Tuckett stated he would like to schedule some public meeting and begin educating the residents.

ADJOURN TO CLOSED SESSION

MOTION: Councilmember Hiatt – To adjourn to closed session. 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

1. Purchase, exchange, sale, or lease of real property

ADJOURNMENT OF CLOSED SESSION

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

G. ADJOURNMENT

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

The meeting adjourned at 9:40 p.m.

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