

PAYSON CITY  
CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, November 18, 2020

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt (6:10 p.m.), Brian Hulet, Doug Welton (6:08 p.m.), 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  
Jason Sant, City Attorney

OTHERS Mike Martinez, Shawn Herring, Steve Davies, Jeremy Searle - Wall Consulting Group

William R. Wright, Mayor, 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 Dave Tuckett.

Pledge of Allegiance led by Bill Wright.

B. CONSENT AGENDA

1. Approval of the November 4, 2020 City Council Meeting Minutes

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Staff and Council Reports

Staff Reports

**PUBLIC WORKS** – Travis Jockumsen stated the CUP project is moving along at 700 South, and city utilities are moved as the project progresses. Pressurized irrigation meters continue to be installed. The sewer line by Walmart is being finished in conjunction with the assisted living project, and then the road will be paved.

**DEVELOPMENT SERVICES** – Nestor Gallo stated the building department is very busy, but residential plans are returned within two weeks and commercial is returned within two to three weeks. Currently, 21 projects are under review. The planners are very busy scheduling public hearings, etc. Businesses are growing at four to six per month so business licensing is very busy. Currently, there are 700 active business licenses.

**RECREATION** – Karl Teemant reported the construction on ballfields is going well. Fencing, curbing, and mow strips are going in on the south fields. The pavilion and irrigation system started as well as the foundations for the concession building and score tower. The parking lot road base is being prepared along Main Street. Programs have been in a holding pattern, but the plan is to restart next week pending the governor’s discussion tomorrow. Basketball registration is very low. The Santa dash and Christmas lights at Peteetneet are in the works as smaller events. Staff is working with Fregonese on the Parks and Recreation Master Plan.

**FIRE AND AMBULANCE** – Chief Spencer stated last week, staff participated with the Park View Elementary veterans parade. It turned out well and was a fun event. Wild land fires continue to occur; it’s still very dry. The Department received a supply of binaxnow for COVID testing and public safety, which will be shared with Elk Ridge. Staff will prepare the necessary paperwork and schedule training. It’s a rapid test with results in about 15 minutes. The Department continues to receive a lot of calls day and night.

### Council Reports

Councilmember Carter reported she noticed the gang at the skate park hasn’t been there. She wished everyone a happy Thanksgiving.

Councilmember Hiatt wished everyone a happy Thanksgiving and travel safely.

Councilmember Hulet stated Pfizer completed testing for the COVID vaccine with 95% effectiveness so there may be a sense to an end of COVID. He thanked all the city staff for their hard work; the city is busy and growing. Parris RV purchased land northeast of Flying J property and will bring a dealership. They are one of the largest RV dealerships in Utah; they are great people. He thanked Mayor Wright, Dave Tuckett, and Winn Jeanfreau in making this happen; it was over a nine-month project. Happy Thanksgiving.

Councilmember Welton reported he had his first day at the State Capital today and was on a conference call with the Republican House Caucus and Department of Health a few days ago. The data they have on masks shows that where masks are worn, there is a decrease in cases and an increase in spending. If we want to help the economy, we need to wear masks. COVID rapid testing is happening; he was tested and got results in 15 minutes. The vaccine is expected to be in hospitals in Utah in two weeks. We are closer to the end. A big shout out to Councilmember Hulet, Mayor Wright, Dave Tuckett, and any staff for working on the Parris RV Dealership. Our employees are great. A resident missed their payment, received a late fee, and were frustrated so they sent a

comment to the group comments. Nestor Gallo responded saying he would love to help out and took care of their late payment. Obviously, we can't pay everyone's late fees but we can give and serve. He was grateful and touched by this act of kindness. He is excited for the Christmas lights.

Mayor Wright stated he talked with the film company and the Christmas lights won't be possible. The cost was about \$25,000 so the city will look at other possibilities. He wished everyone a happy Thanksgiving. He thanked Dave Tuckett, Winn Jeanfreau, and Councilmember Hulet in getting Parris RV here; they are ranked high in the both the state and nation.

### 3. Scout Attendance Certificates

No scouts present.

### 4. Update on the West Mountain Recreation Area (6:20 p.m.)

Jill Spencer reported there is still a lot of planning and work to be done on the West Mountain Recreation Area. The purpose of approaching the Bureau of Land Management (BLM) is twofold. South Utah County is experiencing a lot of growth and those open spaces areas are becoming more and more valuable as we grow. We want to support the already existing uses and needs in the area as well as allow uses that are not permitted in other areas such as OHVs. This area is owned by the Federal Government and managed by the Bureau of Land Management. Cities, counties, states cannot regulate what happens on this land. There are safety concerns and user conflict need to be reduced. Uses need to be designed that can continue in a safe manner. Impacts on other uses such as residential, business activities, agriculture such as orchards, grazing, archeological sites (petroglyphs), and fire hazards need to be reduced. There are a lot of authorized trails and many that have not been authorized. Recreation opportunities include a shooting range, OHV trails, motocross race track, and hiking, equestrian, mountain biking, etc. The BLM process included an application that was submitted in May 2020 where the BLM staff requested changes and a phasing plan. The application was amended and resubmitted in September 2020. The NEPA study will begin in January 2021 to review potential environmental impacts as well as continued BLM review throughout the process. Next steps include facility designs such as the shooting range and motocross track and partnerships with other cities, agencies, and public-private entities for design, construction, and maintenance. She asked anyone to share ideas or concerns with staff.

## D. ACTION ITEMS

### 1. PUBLIC HEARING/Resolution – Amendments to the Fiscal Year 2020-2021 Budget

Staff Presentation:

Cathy Jensen reviewed the proposed amendments to the Fiscal Year 2020-2021 Budget. Expenditures include an unpaid invoice of \$330,000 from impact fees for the power substation, \$39,625 from impact fees to upsize a water line, \$2,000,000 for engineering costs associated with the new sewer plant, \$24,000 for the Vereo Impact agreement on economic development, \$50,000 for rollback taxes for economic development, \$250,000 for the new ballfields, and \$10,800 for park a backhoe lease.

Dave Tuckett stated staff has been meeting with the state on the cost of the sewer plant upgrade, which may not be completely funded. The City needs to get the engineering started. When rates were raised four years ago, the City started saving \$300,000 each year from the sewer revenue fund

to start the design; and an RFP will go out. The state indicated it's helpful if the City has skin in the game. Staff is working with the state and Zions Public Finance. There is a timeline to have this upgrade up and running the first part of 2024. Mayor Wright has been working on additional donations for the ballfields to offset costs.

Councilmember Hulet stated the Parris RV rollback taxes is \$45,478.74, which is an incentive to get them to purchase the property. Parris RV will be very good for the city.

**MOTION: Councilmember Carter – 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:

Mike Martinez stated he comes from California and sees a lot of the city's fees are low. The City should be able to increase fees on new construction. Many builders are increasing prices because of the demand on housing. The City needs to look at how to generate revenue now.

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

**MOTION: Councilmember Welton – To accept the (resolution) 2020-2021 budget amendments are proposed.** 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

2. Appointment of City Attorney (6:51 p.m.)

Staff Presentation:

Dave Tuckett introduced Jason Sant for the city attorney position. The position is presented by Mayor Wright with the advice and consent of the council. Jason grew up here in Payson, went to school at USC, and then in Louisiana. When he worked for Utah County, he would come to Payson to do training for the police officers. He has been the assistant city attorney for Spanish Fork for 10 years.

Mayor Wright presented Jason Sant for the position of city attorney. He's known him for a number of years and sat in on the interviews. He's very confident Jason will be a great city attorney. He looks forward to working with him.

Councilmember Welton stated he sat in on the interviews as well, and there were a lot of good candidates. Jason will do a great job and is the top candidate for the position. He's excited to have him.

Councilmember Christensen stated he is excited to have Jason as the city attorney and was impressed with him at the SUMWA meetings.

**MOTION: Councilmember Welton – To accept and appoint Jason Sant as the city attorney.**

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

3. Final Plat for Springside Meadows, Plat P, located east of Main Street between 1650 South and 1800 South (6:56 p.m.)

Staff Presentation:

Jill Spencer reviewed the Springside Meadows development located on the southern end of the City. Plat P consists of eight single-family lots along Main Street ranging in size from .57 to .97 acres. The lots are large enough to accommodate onsite RV parking. The applicant will improve and dedicate a neighborhood trail connector as well as a 35-foot no disturbance area to protect the irrigation corridor. Main Street is a limited access street so the driveways are designed so vehicles will enter the street forward facing. Lot to lot grading and a stabilization plan will be required at the time of building permit. There will be a development agreement with similar requirements as other phases as well as the housing product, which will be addressed at a future meeting. The preliminary plan was approved a couple years ago. The Planning Commission recommended approval of the final plat.

Applicant Presentation:

Shawn Herring stated they would like to see side entry garages to address vehicle front entry to Main Street. Staff has been great to work with, and he appreciates everything staff has done.

Council Discussion:

Discussion regarding circular drives, issues with cemented front yards with side-entry garages, and access to the High Line Canal and Mountain. There is a trail access corridor at 1800 South, which may be a regional trail in the future.

(Councilmember Christensen excused)

**MOTION: Councilmember Hulet – To approve the final plat for Springside Meadows, Plat P, with findings and staff working with the applicant on driveway design for access to Main Street.**

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

4. Preliminary Plan and Final Plat for Payson Suites, Plat A, located in the 800 South Commercial District (7:14 p.m.)

Staff Presentation:

Jill Spencer stated this is a 6.25-acre parcel with a second land-use application to include the Payson Hotel Site Plan. There are three commercial lots and two footprint lots along an extension of Turf Farm Way (private street). The site plan and future site plans will be approved at the staff level. The applicant is looking for approval for the preliminary plan, final plat, and the private street extension. During the public hearing, the owners of Emerald Turf Farm brought up concerns with construction traffic and want to make sure there is a designated construction traffic route outside their operations.

Emergency access is provided on the south side of the development, which was worked out with Mike DeHart.

Applicant Presentation:

Mike Martinez stated Dickies BBQ is coming, and he is talking to a national donut shop. They are on hold with a steak house. It's difficult to get restaurants in because of COVID. He held off on several drink shops because they aren't a good fit. He works with a lot of cities, and everyone with Payson has been so helpful.

Steve Davies stated he's partners on this project for construction and happy to be a part of the project.

Council Discussion:

Councilmember Hulet thanked Mike Martinez for his hard work; he's excited for a new hotel.

Councilmember Welton stated this is a great addition to the City, and he appreciates the investment in the City.

**MOTION: Councilmember Hulet – To approve the preliminary plan and final plat for the Payson Suites, Plat A, with approval of a private road.** Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

5. Ordinance – Amendments to the Payson City Code, Title 19, Zoning

Staff Presentation:

Jeremy Searle reviewed the proposed amendments to Title 19 with a main focus on parking and to ensure there were no conflicts. The amendments clarify shared parking agreements, clarify calculating floor areas on proposed buildings related to required parking, and address each land use with parking requirements as compared to a number of cities with a table format. Some notable changes include splitting out automated and self-service cars washes including stacking lanes, added residential parking in this location, residential single-family lots of record require two covered parking spaces, and subdivisions require two car garages as a minimum. School parking is clarified with a school types broken out. If a use isn't indicated in the table, a parking study is required. Items were taken out that better fit in the Development Guidelines such as ADA accessible parking, design and construction standards, and parking maintenance. Shared parking agreements, maintenance, reduction in parking standards, and historic downtown are parking have been clarified. Multi-family zone RV parking has been required, which has been difficult to provide; and applicants often ask for a waiver. Many cities don't mention RV parking except for time restriction in the road. Orem and Provo do have requirements for RV parking for more than 12 multi-family units. The amendments propose no RV parking in multi-family developments because it can be provided by a private company. Larger side setbacks for RV parking or private RV parking for developments is allowed.

Jill Spencer noted the planning commission was not comfortable with just removing RV parking and wanted additional options such as a wider setback. The planning commission did not include a specific recommendation so staff could do some additional review on implementation and enforcement if needed.

Council Discussion:

Councilmember Welton stated he is okay saying no RV parking for larger developments with 12 plus units verses having weird RV parking requirements that no one uses or too many use.

Councilmember Hulet likes having the graph for the parking; it's easier to follow. RV parking has been waived almost every time. Enforcement is difficult. There are private places for RV parking so he would like to push them there.

Mayor Wright stated some companies doing enforcement charge an arm and leg so there might be ways to control it and not be so aggressive.

Brad Bishop agreed. Private towing agreements get aggressive and expensive; it creates a lot of contention. He noted that Ridgestone has RV parking, and the police don't have a problem with them.

Jill Spencer stated that when it's enforced in the development, it gets pushed in public right of way.

Staff Presentation:

Chris Van Aken addressed changes to the Business Park Development Zone to remove fabrication as a use and outdoor storage. It's also proposed to remove the option of changing between at-risk bonding and traditional bonding in the middle of a project.

Council Discussion:

Councilmember Hulet questioned removing fabrication in the Business Park. Fabrication in a building where the parts are brought in should be allowed. Currently, there is an RFI out for a fabrication company to put house parts together. He doesn't see a problem as long as it's inside a building.

Chris Van Aken clarified fabrication assembly is allowed of items created elsewhere. Fabrication is more of an industrial use for the I-1 and I-1 Zones.

Jill Spencer noted a lot of businesses do some minor fabrication. The standard land uses on Appendix A identify business under the fabrication category as a heavier industrial use. Fabrication inside the building or a minor component of the operation would still be allowed. Larger fabrication is more suited outside the Business Park because they store a lot of product outside the building.

Councilmember Hulet would rather allow some outside storage and allow fabrication.

Chris Van Aken stated storage in the Business Park needs to be done indoors according to the zone classification. There may be room for fabrication that stays indoors.

Staff Presentation:

Kevin Stinson addressed the proposed amendments to the home occupation section. The primary purpose of a residential zone is residential and not business. Preschools need to follow the distancing from tobacco, alcohol, and cannabis locations. Primary residents and accessory apartments can both have a non-impact business. Off-street parking cannot be removed. Currently, accessory structures cannot be used for a home occupation. The proposed amendments now include

using accessory structures under certain conditions. Home occupations cannot be in view of a street but swim lessons are an exception. If a home occupation becomes an impact to the neighborhood, the license can be terminated by the Business License Specialist or City Council. Prohibited home occupations include certain health care services that generate medical waste or present sanitation risks, tattooing, micro blading, scarification, tanning and hot tubs, laser treatment of any kind, onsite massage, vehicle repair, onsite vehicle wash, wrecking yard, impound yard, stables or kennels, and onsite repair of major appliances. It is against the code to operate without a license and penalty differs depending on the violation. The planning commission recommended approval.

Council Discussion:

Dave Tuckett noted a license denial should read by the Development Services Director or designee and remove city council. Then it falls to the city council on appeal.

Mayor Wright agreed.

Councilmember Welton stated a concern that some don't comply with the requirements and don't get a license so neighborhood residents are frustrated. Some just thumb their nose at the City and choose not to comply.

Kevin Stinson noted the code enforcement officer has been working with the courts on penalties and enforcement.

**MOTION: Councilmember Welton – To pass the (ordinance) Title 19, Zoning, amendments as presented with clarification that the Development Services Director or designee handles license denials and remove City Council.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Taresa Hiatt
Yes	-	Doug Welton
No	-	Brian Hulet

Councilmember Hulet noted he voted no because fabrication isn't allowed; fabrication is defined as putting things together. It's something the City should want in the Business Park.

6. Ordinance – Amendments to the Payson City Code, Title 20, Subdivisions (8:00 p.m.)

Staff Presentation:

Chris Van Aken stated this is the change to the bonding process as noted in Title 19.

Jeremy Searle stated section 20.10.4, planned residential development, is clarified to take out the required RV parking and should be handled with private storing companies.

**MOTION: Councilmember Hulet – To approve the (ordinance) amendments to the Payson City Code, Title 20, Subdivisions.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
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Yes - Taresa Hiatt  
Yes - Brian Hulet  
Yes - Doug Welton

7. Ordinance - Amendments to the Payson City Development Guidelines (8:03 p.m.)

Staff Presentation:

Chris Van Aken stated section 13 has been added to address design standards for parking facilities including some tables, street cross sections have been updated to be consistent with the newly adopted General Plan, and some minor changes for consistency.

**MOTION: Councilmember Hulet – To approve the (ordinance) amendments to the Payson City Development Guidelines.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter  
Yes - Taresa Hiatt  
Yes - Brian Hulet  
Yes - Doug Welton

8. Resolution – Agreement with Vereo Impact

Staff Presentation:

Dave Tuckett stated the agreement with Vereo Impact is similar to the two prior agreements. It extends the service for six months. Progress was made with the RV dealership, and we're moving forward with the downtown.

Council Discussion:

Mayor Wright stated Winn has been very good for the City, and he's satisfied with the work that has been done.

Councilmember Hulet stated he likes the emphasis on the downtown area as the heart of the city.

Councilmember Welton stated he's excited for the downtown work. An email came out earlier that there is potentially 360 acres that people are looking at developing. At some point in time when that much growth is added, people come because of population. There is a question long-term if this is still needed. The City isn't there yet.

**MOTION: Councilmember Hulet – To approve the (resolution) agreement with Vereo Impact.** Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

Yes - Linda Carter  
Yes - Taresa Hiatt  
Yes - Brian Hulet  
Yes - Doug Welton

9. Resolution – Lease Purchase Agreement with Zions First National Bank

Staff Presentation:

Dave Tuckett stated this is a lease purchase that he is comfortable with because the City has used Zions First National Bank in the past. The Water Department vac truck keeps breaking down; it's an older truck. It wasn't put in the budget this year because staff thought things would be okay. It broke down again, and the bill to repair it was over \$35,000. Over the last 18 months more than \$100,000 has been spent to keep this truck running. A payment on the lease purchase will not be due until the next budget year. It's a five-year lease purchase; and once paid, the City owns the truck. The agreement with the company is that the City can turn the truck back in for half the value toward another vac truck. These vac trucks have a lot of moving parts; staff wants to get them on a rotation schedule.

Mayor Wright saw the presentation and went to a job site to see how the truck works. It does reduce the time and footprint of time; it's a great addition to the Water Department.

**MOTION: Councilmember Hulet – To approve the (resolution) lease purchase agreement with Zions First National Bank.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

- Yes - Linda Carter
- Yes - Taresa Hiatt
- Yes - Brian Hulet
- Yes - Doug Welton

10. Discussion regarding the City's Annexation Policy Plan

Staff Presentation:

Dave Tuckett stated the Santaquin Payson southern boundary line was discussed a few meetings ago. Currently, the agreement between the two cities is that nothing in the overlap area can be annexed without approval from the other city. The agreement expires next summer so discussions between the two cities began. There have been proposals to draw the line at 12400 South or at 12000 South. Staff reached out to Mountainland Association of Governments (MAG) to get their opinion and thoughts. No meetings have been set up with MAG or Santaquin at this point.

Councilmember Hulet reviewed his ideas on the Payson Santaquin overlapping annexation policy plans and the interchange. When he first moved to Payson, the line in the sand was the High Line Canal, which Santaquin has annexed over. The agreement between the two cities helps with conflict and long-term planning. Previously, the Council discussed the transportation corridor at 12000 South. The MaG Regional Plan shows the interchange at 12400 South, which will still connect to Payson Main Street. State Road 198 will really be the main corridor of traffic moving through Payson. The frontage road from 800 South to Genola and Goshen is very busy so 12400 South will create an additional access to the west. The city's newly adopted master plan shows 12400 South as the interchange. The distance between the 800 South interchange and 12000 South is 1.43 miles, and it's 2.62 miles from 12000 South to Santaquin Main Street. The distance from 800 South to 12400 South is 1.92 miles, and it's 2.13 miles from 12400 South to Santaquin Main Street. There are four interchanges in five or six miles. Payson has discussed with Santaquin drawing a line at 12400 South with a new interchange, which is further north than the canal. The Spring Lake should come to Payson. Santaquin talked about a road from Summit Ridge up to 12000 South, but it could

easily go to 12400 South. Utilities will need to go down to Spring Lake so utilities to 12400 South shouldn't be a problem. People have purchased houses and land knowing the new interchange would be at 12400 South since it has been on the MAG plans for years. There is a high-pressure gas line on 12000 South as well. The cities can do revenue sharing at the interchange.

**Public Comment:**

Adam Heesch stated he is concerned with an interchange at 12000 South. There have been a lot of changes over the last 26 years. Everybody living on 12000 South between old State Road 198 and the freeway are living predominantly on agricultural property with 5.25 acres or better with animals, kids, and trailers with hay. An interchange at 12000 South would become a main thoroughfare for residents. There are already problems with muscle cars racing up and down the street. It is really a country road that is used as an access for those residents that live there. The street and area needs to be protected. Fences have been built to allow for access to utilities. There would be a lot of traffic, and it wouldn't be safe for animals and kids. The interchange is much better on 12400 South.

Debbie Hulet stated neighbors moved in believing the interchange would be on 12400 South and one would be forced to move because widening the street would become too close. She loves having the horses and country street. It would be a major disruption to the neighborhood.

**Council Discussion:**

Mayor Wright stated the interchange should stay at the 12400 South location that has been identified for some time.

Councilmember Carter agreed with Mrs. Hulet. She drove both roads, and 12400 South would be much better to build the interchange because it's a straight line, no houses, and open space.

Councilmember Welton stated previously, he voiced support keeping the interchange at 12400 South. Homes have been built knowing the interchange would be at 12400 South. There will be increased traffic on Main Street but that doesn't warrant the interchange at 12000 South. The southeast corner of the interchange should be kept in Payson, and revenue sharing can be done.

Nestor Gallo stated going over the Federal Highway Administration Guidelines, the minimum spacing for on and off ramps between two interchanges is one mile. Measured on Google Earth, the distance between 800 South and 12000 South doesn't meet the criteria. Therefore, UDOT wouldn't approve the interchange. An interchange at 12400 South meets federal and state guidelines.

The council consensus is that the interchange should be at 12400 South, and the southeast corner should come to Payson with revenue sharing.

**E. ADJOURN TO REDEVELOPMENT AGENCY (8:33 p.m.)**

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

1. Resolution – Sale of property at approximately 1700 West 1000 South

**Staff Presentation:**

Dave Tuckett reported the City is under contract with this property at 1700 West 1000 South. The purchaser is requesting addendum #6 to extend a couple deadlines with a review period to May. They want to purchase just a portion of the property prorated and then purchase the rest by May 30, 2021. They would take down a portion of the property by January 31, 2021, through a boundary line agreement, and they would be responsible for providing a survey. The remainder of the property would be purchase before 30 days after the review period. They are also asking to extend the Master Development Agreement to May 2021. The PID was created, the sewer designed, and easements obtained. If the Council is comfortable, the addendum can be approved to extending the deadlines and allowing them to purchase part of the property for \$700,000 with the remainder next year. This allows them to proceed with a phase of the development and get roads in place.

**Director Discussion:**

Councilmember Hulet stated he is good with this. They are taking the top triangle piece and leaving the piece that will have more density. The City would have cash and a good piece of land. MTECH was approved through the state with an agreement with this group. If there is no building in five years, the property goes to the City.

**MOTION: Director Hulet – To approve (resolution) addendum #6 to the Real Estate Purchase Contract for the Payson South Meadows Partners LLC.** Motion seconded by Director Welton. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
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 Hiatt. Those voting yes: Linda Carter, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

**G. ADJOURN TO CLOSED SESSION (8:41 p.m.)**

**MOTION: Councilmember Welton – To adjourn to closed session.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

**Pending or reasonably imminent litigation**

1. **Discussion regarding the character, professional competence, or physical or mental health of an individual**

**H. ADJOURNMENT OF CLOSED SESSION**

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

I. ADJOURNMENT

**MOTION: Councilmember Hiatt – To adjourn.** Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, 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