

PAYSON CITY  
CITY COUNCIL MEETING AND WORK SESSIONS  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, February 17, 2021

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet, Bob Provstgaard, William R. Wright

STAFF PRESENT David Tuckett, City Manager  
Cathy Jensen, Finance Director  
Kim E. Holindrake, City Recorder  
Jason Sant, City Attorney  
Brad Bishop, Police Chief  
Nestor Gallo, Development Services Director  
Travis Jockumsen, Public Works Director/City Engineer  
Scott Spencer, Fire Chief  
Jill Spencer, City Planner  
Karl Teemant, Recreation Director  
Cameron Phillips, Water Superintendent

OTHERS Jeff Southard – South Haven Farms, Tyler Miles – AIM Development, Brad Miles – AIM Development, Ken Berg – Berg Engineering, Dan Herbert

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:00 p.m. The meeting was properly noticed.

A. WORK SESSION

1. Townhomes at South Haven Farms

Jill Spencer stated the focus tonight is whether private streets would be supported in this development. Last November, the City Council approved ordinance amendments requiring all new streets in residential development to be public streets. This was a collective recommendation from the DRC staff because private streets have created enforcement, access, and maintenance issues.

Jeff Southard stated the South Haven Farms area is subdivided into four parcels with utilities and roads. Their goal as the master developers is to buildout the three residential parcels as it has been discussed with the City. The two senior buildings on lot 1 are under construction. The nine buildings on lot 3 are the 210 apartments in the RMF-20 Zone. Lot 4 includes the clubhouse along with the 110 townhomes in the RMF-15 Zone. All these projects will share the clubhouse, and the density is needed to make the entire project viable. Following development of these three parcels, they will own the commercial parcel (lot 2) free and clear, which they are very committed to that future project. They also purchased the corner property to the east as commercial in preparation for the future parkway from I-15.

Tyler Miles stated they are working on the townhomes on lot 4, which is one parcel with one tax ID. It is an apartment rental design owned by one group, which will be professionally managed by an onsite company. They are open to a development agreement to secure some of the concerns for the future such as keeping the drive isles clear with no illegal parking. This project is designed with 90 extra parking spaces with 3.12

stalls per unit to help minimize the parking concerns. There will not be individual garbage cans but large garbage containers. The clubhouse will be a major amenity for their residents. It is a two-story architecture and design. The roads meet the requirements of the Fire Department with a radius for the fire trucks. They appreciate the willingness of the City to work with them.

Council Discussion:

Mayor Wright expressed his support for this project and the smaller roads. This project was started some time ago, but the rules have changed during that process. It is a fairness issue the City should support. It's not an HOA so there shouldn't be problems.

Councilmember Provstgaard stated he has personally worked with Tyler Miles and Brad Miles and watched them develop large projects and make commitments. They have high integrity and honesty above and beyond the normal contractor and developer. He noted their willingness to enter into a development agreement, and assumes the alleyways and roads would remain as one tax ID parcel and stays private property well into the future. He would like to know the comments from the DRC regarding the alleyways.

Tyler Miles stated this is their intent, and they do this quite frequently. Development agreements can restrict the entitlement of land in the future; it will remain one tax ID.

Jill Spencer stated from the planning perspective, staff issues are mostly visual with streetscape, landscaping, and architectural design. The development needs to feel like a part of the overall area. The current ordinance does not allow for private roads so they are looking for an exception. Staff has not done a complete review.

Scott Spencer stated he has reviewed the project and held a meeting to discuss some of the issues. One concern is access to several buildings by medical personnel. They are working on access through the back of a home via a garage entrance, man door, or key system. The challenge is parking behind and then having to walk around to the front for access. There is a concern with parking in the private roads so those roads need to be identified as no parking or fire lane. The minimum width is 20 feet, and these roads are 26 feet.

Councilmember Provstgaard stated he has had some experience with these private roads. The owner can enforce the no parking with impounding, etc. These items can be part of the development agreement.

Brad Miles stated they are willing to put in key accesses, and it can be easily spelled out to the residents that access may be through their garage.

Councilmember Hulet stated he is fine with the roads because it's one parcel and owner. It would be nice to have some of the building offset so they aren't just straight rows of houses.

Councilmember Carter questioned all the buildings are white and asked if colors will be added.

Tyler Miles stated they are designing to setback requirements but see if there is some movement. He likes to have breakups on roof lines and facades as well. There will be some varying color schemes; they won't be uniformly white. The painted brick will be uniform and kept throughout.

Jill Spencer restated the current ordinance doesn't allow private roads, which was changed last November. The Council needs to determine that the design of these four pads was far enough along, discussed, and laid out before the ordinance changes. If there is not support, they need to know that now so they can complete the engineering.

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Jason Sant clarified staff felt they were far enough along in the process, and concerns can be identified in a development agreement.

Discussion to address future amendments to the ordinance to clarify projects that are one parcel and single ownership.

ADJOURN TO CLOSED SESSION

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

Discussion regarding the purchase, exchange, sale, or lease of real property

ADJOURN FROM CLOSED SESSION

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

B. PRAYER & PLEDGE OF ALLEGIANCE

- Prayer offered by Bob Provstgaard.
- Pledge of Allegiance led by Brad Bishop.

C. CONSENT AGENDA

- 1. Approval of the February 3, 2021 City Council Meeting Minutes

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

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

- 1. Public Forum

No public comments.

- 2. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop reported the February statistics included 67 arrests, 128 offenses, 109 citations, 167 violations, 517 calls for service, 4 DUIs, 148 traffic stops, and 13 traffic accidents. There were a few domestic violence incidents over the weekend; one resulted in a stabbing and one aggravated assault. Traffic accidents haven’t been too bad this week with all the snow.

147 PUBLIC WORKS – Travis Jockumsen stated with the fire in 2019, the City did the EWP program to clean  
148 the channels and remove trees. They are now moving in the water shed opts where they approved redoing  
149 the dams and outlet structures at McClellan and Maple Lakes. He’s not sure if the City will need to provide  
150 funds. This will also update the smaller box culverts in the Dry Creek Channel on the west and south sides  
151 of the freeway. Hopefully, this will pull out the floodplain issue by Walmart and the Business Park, which  
152 will cause the FEMA map to be amendment.

153  
154 FIRE AND AMBULANCE – Chief Spencer stated the 20<sup>th</sup> anniversary of September 11 is coming up so  
155 staff is working on an event for a 5K run/walk, 343 pushups or do stair steppers, and full flights of the twin  
156 towers in turnouts. It will be a south county challenge between fire departments to recognize and honor  
157 those from September 11. Calls are busy especially medical calls. There were quite a few accidents on I-15  
158 but nothing serious and no deaths.

159  
160 ADMINISTRATION – Dave Tuckett stated the March 3<sup>rd</sup> meeting will be in person possibly in the  
161 banquet hall, but he will look at the COVID numbers prior. Councilmember Hulet would like a zoom link  
162 as well and Councilmember Christensen agreed. The year-to-date water/precipitation is at 79%, and the  
163 snow pack is at 72%. Mayor Wright, Councilmember Christensen, and he had lunch with UTOPIA, who is  
164 installing fiber throughout the City. Through the bond, the City would have to guarantee the bond if there  
165 weren’t enough connections, but the number of connections has already been exceeded. It’s a great service  
166 for the community; it’s working well.

167  
168 DEVELOPMENT SERVICES – Nestor Gallo stated the Forebay parking lot bid was held with the low bid  
169 from Kenny Seng, which has been awarded. The bid documents have been prepared for the sewer line  
170 replacement on 800 South between Main Street and HWY 198. The South Meadows Specific Plan  
171 amendments have been reviewed around the Red Bridge Village mixed use, which will go to the Planning  
172 Commission. Staff met with White Horse Development on their proposed southwest project. Staff met with  
173 Patterson who is moving forward with a concept layout east of Springside Meadows with 399 new  
174 residential units. Red Bridge, Arrowhead Ranch, the Villages, Patterson, and Spring Creek all add up to  
175 about 4,000 residential units over the next five years. The Spring Creek Specific Plan bid opening was held  
176 with six very good proposals. The building department is very busy, and Jon Snelgrove is doing a great job.

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178 RECREATION – Karl Teemant reported there will be a pre-construction meeting on Monday with Kenny  
179 Seng for the Forebay parking lot and trailhead, which will permit through the County. PEC Engineering is  
180 wrapping up the Hancock Trail Connection documents. Staff will apply for the Outdoor Recreation Grant  
181 for this project and should know by April 15. Staff will also apply for a mini grant for some snow grooming  
182 equipment for cross country trails at the Forebay area.

#### 183 184 Council Reports

185  
186 Councilmember Carter thanked all the staff and everyone for their kind words and thoughtfulness; she  
187 really appreciates it. She loves Payson City, the staff, and everyone she has worked with over the last  
188 month.

189  
190 Councilmember Christensen stated he appreciated the outpouring from citizens on the dog park at the last  
191 meeting. The City needs to push forward and make our trail systems dog friendly as well as the park areas  
192 where the trails go through. He was glad to see the water come this way. He thanked the staff for all they  
193 do. He appreciates the new stop signs and the change in the traffic flow.

Councilmember Hiatt stated the ballfields are coming great. She attended the High Line meeting, and the amount of water at Strawberry was scary. She hopes a ton of water came to Strawberry with the storms because water affects everybody. She appreciates the staff for working hard especially Nestor Gallo.

Councilmember Hulet is excited for the parking lot at Forebay and thanked those who worked on it. He thanked Jon Snelgrove for his hard work on building permits and getting them out in two weeks. Many cities aren't doing that even though they are required too. Winn Jeanfreau is working on a CDBG grant for \$500,000 for the downtown area and culinary program. MTECH found funding to work on their architectural plans and the plans for classes at the Payson site. He hopes they will get funding to build next year.

Councilmember Provstgaard attended the Economic Development Committee meeting last week. He is super excited on what is happening, and those who are on board and wanting to help. Jon Snelgrove's work load is huge, and he still finds the time to pick up garbage around the City. HR is overworked as well, which part-time help has been approved. He doesn't want staff to be distressed and look for another job. He encouraged staff to talk to the council so they can get help that is needed. Employees are what makes Payson successful.

Mayor Wright echoed everyone's comments. Payson has great employees. It's a great place to work and live.

### 3. Scout Attendance Certificates

No scouts present

### 4. Update on the new ballfields (6:30 p.m.)

Dave Tuckett reported the original budget for the new ballfields prior to bidding was \$5.8 million with \$1.5 million from Woodbury, \$2 million from Payson, \$2 million advanced from gravel pit royalties, and a \$300,000 donation from Kenny Seng, which isn't a done deal. The low bid from Kenny Seng came in at \$8,559,911.46, which was \$2 million lower than the next lowest bid. The Council approved a budget amendment of \$2 million from the Payson Redevelopment Agency, which would be paid back as the Woodbury property develops. Also, \$300,000 was appropriated from impact fees for lighting upgrades. The Council awarded the bid not to exceed \$8.1 million. There were some mistakes in the bid package that went out such as an electric light pole and concrete quantities, which bumped the bid up to \$8,830,513.71. Kenny Seng sharpened his pencil and came back with a final bid of \$8,256,470. Kenny Seng suggested deleting the storage building with the cost of \$385,646.00, which left the bid at \$7,870,824.00 and a contingency of \$229,176.00. Some councilmember expressed completing the ballfields with the storage building. In November, the Council appropriated that \$250,000 to complete the ballfields with the storage building, which brings the total current budget to \$8.35 million. Mayor Wright has been soliciting \$300,000 donations and have a ballfield named. Kenny Seng will donate his \$300,000 if others donate. Engineering costs prior to the bid amount to \$56,138.30, and change orders add up to \$149,048.00 with optional change orders of \$90,304.00. The storage building price is \$325,730.00, but there is no guaranteed amount because of steel costs and timing. The entire project now comes to \$8,435,906.00 and is short about \$135,000. Options include keeping the budget as is and work on additional donations, complete the project without the storage facility with the current budget (short \$60,000), or consider a budget amendment adding approximately \$400,000 without the Kenny Seng donation. There are some promising businesses that may donate.

Mayor Wright stated the city's does itself a disfavor if the full project isn't completed. Doing it later will cost more and may not get done. He is in favor of completing the project in full. He is still working with some businesses; 3 in addition to Kenny Seng. He believes these donations will come through.

Council Discussion:

Councilmember Provstgaard stated he knows of a couple of businesses that may be interested; he will work with the mayor.

Councilmember Carter agreed that the project needs to be completed and waiting will cost more.

Councilmember Hulet stated we say it's just another \$400,000, but there was another \$500,000 before and another million before that. It's millions of dollars since the project started. He would like to wait on the storage shed, get the fields done, and then see if donations can be raised.

Councilmember Provstgaard stated he is fiscally concerned along with Councilmember Hulet but understands it may never get done. He would like to finish the project and learn from some of the previous decisions. There are people with money who are willing to donate.

Councilmember Hiatt stated she doesn't like spending that much money; but if we don't do it, it won't get done.

Councilmember Christensen feels the additional building was undersized for the current needs. He would like to take another look at impact fees to see if more impact fees could be used. It needs to get done and done right.

Dave Tuckett noted staff justified the impact fees that could be used, which can't be used for existing deficiencies. Future new park property will be purchased and developed with impact fees. If some funds don't come through, the City will need to appropriate additional funds to complete the project.

Discussion regarding options on the storage building, size, materials, etc.

#### 5. Update on the COVID expenses (6:55 p.m.)

Dave Tuckett reported the City received \$1,458 million in CARES Act funds that could be used for COVID related expenses such as public safety, wages and benefits, etc., which is what staff has done. The City did the stimulus package with the businesses and residents for about \$160,000, which the businesses were grateful. The CARES Act funds freed up some budget funds, which staff addressed and used appropriately. There is just under one million remaining so staff is looking at remodeling the council chambers and replacing the billboard sign, which uses most of the remaining funds.

#### 6. Discussion on 800 South median between Main Street and 100 East (7:00 p.m.)

Dave Tuckett reported staff is recommending removal of the landscaping median on 800 South and north of the new ballfields because of access issues to the new fields and traffic stacking. Most of it can be an inhouse project, and the larger trees will be saved and planted elsewhere.

Mayor Wright stated this was put in to save the space for future traffic, and it has served its purpose. The street needs to take care of cars and traffic flow.

Councilmember Carter agreed; two lanes of traffic will be more beneficial.

Councilmembers Hiatt, Provstgaard, and Hulet also agreed.

E. ACTION ITEMS

1. Extension of the overlay approval for the Red Bridge Village Development, Phase 1, at approximately 800 South and 1950 West (7:05 p.m.)

Staff Presentation:

Jill Spencer stated the Red Bridge development is approximately 100 acres with various applications being reviewed. The South Meadows Station area (phase 1) is located on the southeast corner of the overall development. Overlay approval was given in August 2019 based on a number of conditions, which still need to be addressed. The development team has been working on other aspects of the project. City ordinance indicates an overlay is only good for one year, which expired August 2020. They are requesting a six-month extension to move forward with the preparation submittal of the development plan and feel they have done substantial work on the project. Staff is looking for an official direction from the Council.

Applicant Presentation:

Ken Berg stated since May 2020 when he came on this project, many items have been solved that support this project as well as much of the southwest portion of the city including the sewer outfall and a new well location. They are now ready to do the preliminary plan, which matches the city's MOU.

Council Discussion:

Councilmember Hulet is fine renewing the overlay. They have put a lot of time, money, and effort into the project. He questioned when the contract is up for them paying the City for the city property.

Dave Tuckett stated the addendum to the real estate purchase contract pushes out to May 30, but they were to close by January 31, which the City may need to work with them on that.

Councilmember Provstgaard questioned if six months gives them ample time to complete the preliminary plan.

Jill Spencer stated staff has discussed options with the development team, and Ken Berg has been working on the preliminary plan, which is close to submitting. Ken Berg was confident six months was enough time to submit, review, change, and go to Planning Commission and Council.

Ken Berg stated the development team is really excited to move forward with phase 1 and have been pushing him to get the preliminary plan submitted and move to final. They hope to have this area finalized by fall to begin construction.

Mayor Wright stated the project is very important to the future of the City and giving the extra six months would be a good move.

**MOTION: Councilmember Hulet – To approve the extension of the overlay approval for Red Bridge Village Development, Phase 1, for six months from today's date.** Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

2. Resolution – Municipal alternative voting methods – Ranked Choice Voting (

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Staff Presentation:

Kim Holindrake stated Payson City used Ranked Choice Voting for the 2019 Municipal Election. From feedback from residents, staff, and council, it went very well. The City received funds from the State for outreach and education, but it is unsure what funding will be available for this election. Ranked Choice Voting eliminates the need for a Primary Election, but a primary wasn't needed in 2019 because of the number of candidates. The candidate filing period is pushed to August 10 through the 17. At this time, the Council needs to determine if the City will use Ranked Choice Voting for the 2021 Municipal Election so that notice can be sent to the Lt Governor's Office by April 15, 2021, which is the same date to opt out. The proposed resolution is attached.

Dave Tuckett stated he would like to hear the council's thoughts; he has received a lot of positive comments on using Ranked Choice Voting.

Council Discussion:

Councilmember Hulet stated he previously voted against Ranked Choice Voting because the County hadn't done a very good job with elections previously. The new County elections staff did a fantastic job; he was very pleased with how it turned out. He is all for it except the reporting at the end is a little cumbersome.

Councilmember Provstgaard likes Ranked Choice Voting and is in favor.

Councilmember Carter agreed, is for it, and it worked out well.

Councilmember Hiatt and Mayor Wright are for it as well.

**MOTION: Councilmember Hulet – To approve the alternative voting method, Ranked Choice Voting, for the upcoming election.** 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	-	Bob Provstgaard

3. Ordinance – Amendments to Title 10, Water (7:20 p.m.)

Staff Presentation:

Cameron Phillips stated a few changes have been made to Title 10, Water, with definitions and administration rules for the cross-connection control administrator program required by the state. The Patterson development has some backflow prevention devices on private residential connections because they use culinary water for irrigation. Someone certified in testing assemblies can inspect these devices each year. Staff is implementing the program now, which is required by the state. Then staff will put information in the city newsletter and send out reminders to those who need to be inspected.

Nestor Gallo stated the Villages has a backflow prevention device, which is owned by the City. The City does the inspections and maintenance and keeps records. These devices are installed by the owner at the owner's expense. Privately owned devices are the responsibility of the owner, and the City inspects their records to ensure it's being done.

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Council Discussion:

Councilmember Hulet suggested a fee for those that have to be inspected by the City.

Scott Spencer stated commercial buildings with a fire sprinkling system are required to have a backflow devise. It is their responsibility to have it tested yearly and to send the report to the City.

**MOTION: Councilmember Hulet – To approve the (ordinance) amendment 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	-	Taresa Hiatt
Yes	-	Brian Hulet
No	-	Brett Christensen
No	-	Bob Provstgaard

Further discussion to have Patterson put something in their contracts to notify buyers that they are responsible for the inspection of the backflow device and sending the report to the City on a yearly basis. This is a state unfunded mandate. Those developments that are already in place will need to be monitored by the City. Future developments can be addressed in development agreements.

4. Ordinance – Amendments to Title 12, Sewer and Wastewater (7:37 p.m.)

Staff Presentation:

Travis Jockumsen stated this allows the City to serve residents outside the city limits who are also connected to culinary water. It can be clarified to be on a case by case basis.

**MOTION: Councilmember Provstgaard – To approve (ordinance) amendments to Title 12, Sewer and Wastewater, with the clause that staff review the wording and make sure it is acceptable to a case by case basis from either the city engineer or the appropriate staff.**

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	-	Bob Provstgaard

5. Ordinance – Amendments to Title 9, Streets and Sidewalks (7:42 p.m.)

Staff Presentation:

Travis Jockumsen stated this gives the City authority to remove basketball standards, skateboard ramps, etc. from the streets and right of ways.

**MOTION: Councilmember Hulet – To approve the (ordinance) ordinance amendment to Title 9, Streets and Sidewalks.**

Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
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440 Yes - Brett Christensen  
441 Yes - Taresa Hiatt  
442 Yes - Brian Hulet  
443 Yes - Bob Provstgaard  
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445 F. OTHER

446 1. Annual Training - Open and Public Meetings Act and Municipal Officers' and Employee Ethics Act  
447 (7:43 p.m.)  
448

449 Jason Sant reviewed the Open and Public Meetings Act and Municipal Officers' and Employee Ethics Act.  
450

451 Open and Public Meeting Act (OPMA)

- 452 • Covers all political public entities that conduct the people's business.
- 453 • Meetings must be open to the public.
- 454 • Meetings must be convened and have a quorum present.
- 455 • A quorum is a simple majority of the membership of the public body. For Payson City it is three
- 456 councilmembers.
- 457 • Notice is required of the meeting at least 24 hours before the meeting.
- 458 • Written minutes and a recording are required.
- 459 • Closed meetings are allowed under certain reasons such as a person's character, competence, or
- 460 health; pending or imminent litigation; or acquisition or sale of real property.
- 461 • Emergency meetings can be held and the 24-hour notice is not required.
- 462 • Electronic meetings require adopted procedures, which is covered by Payson Code 2.2.6. An anchor
- 463 location is required, but the Utah Legislature is looking at removing this requirement.
- 464 • Electronic message transmissions can only be transmitted to another member of the public body at a
- 465 time when the public body is not convened in an open meeting. OPMA does not apply to a change or
- 466 social meeting but these cannot circumvent OPMA.
- 467 • Penalties include the voiding of a final action by a court from an open meeting and a Class B
- 468 misdemeanor for violating a closed meeting.  
469

470 Municipal Officers' and Employees Ethics Act

- 471 • Bottom line is disclosure of actual or potential conflicts of interest between public duties and personal
- 472 interests.
- 473 • Cannot use their office for personal benefit.
- 474 • It is okay to receive a gift or non-pecuniary gift of less than \$50, an award presented in recognition
- 475 of public services, any bond fide loan, or political campaign contribution.
- 476 • Disclosure is required either as a public disclosure in an open meeting and/or in a sworn statement.
- 477 • Failure to disclose include loss of position or job, criminal penalties, or rescission of prohibited
- 478 transaction.  
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480 G. WORK SESSION

481 1. Discussion regarding Pressurized Irrigation Rates (8:05 p.m.)  
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483 Travis Jockumsen reviewed some city pressurized irrigation (PI) meter readings and what the bill could be  
484 with the proposed rates, which came from a report from Sensus Analytics. He reviewed comparisons from  
485 different cities against the proposed Payson City rate. The base rate was lowered to \$12.50 with three tiers  
486 of 1,000-30,000 at \$0.85 per 1000 gallons, 30,001 to 80,000 at \$0.95 per 1000 gallons, and 80,001 or  
487 greater at \$1.10. Staff has looked at multiple options. Unfortunately, the City has probably not been

488 charging enough for the larger lots. There is a challenge with the billing software and trying to add the lot  
489 size for each individual lot. It would be very challenging to give a certain amount of water based on a lot  
490 size.

491  
492 Dave Tuckett stated staff would like to be able to show residents what their bills will be in the future if they  
493 use the same amount of water. Then residents can work on conservation efforts. He believes the state  
494 requires tiered rates.

495  
496 Council Discussion:

497 Councilmember Christensen questioned pushing pushes people in wondering if it's worth having grass or a  
498 garden. It's key and important to have a self-sufficient community. If he had a year to practice, he may  
499 water the lawn less to keep the garden green. Residents were told the rates wouldn't be changed, but the  
500 City is between a rock and a hard place with the situation. He questioned how it works if you own water  
501 rights.

502  
503 Mayor Wright stated it seems the base rate of \$12.50 is fair and then it's based on water usage.

504  
505 Councilmember Hiatt stated people need to realize water goes up every year so the rates will keep going  
506 up. With the proposal, residents pay for what they use. As far as a garden, she would pay more for water  
507 knowing she has something home grown. If they use it, they should pay for it. We still live in a desert and  
508 may still have drought over the next few years. She pays Strawberry Water for delivery, every turnout, and  
509 even the paperwork. Water went up again this year. People don't understand there are a lot of fees added on  
510 that they don't see.

511  
512 Councilmember Hulet stated he receives two bills, one for delivery and one for the water received. As we  
513 roll this out, we need to educate and show products on how to reduce water usage. The Water Conservancy  
514 District has a grant the City can look into on water conservation. Censors can be put in so the system waters  
515 only when water is needed. Residents can save money and save water with these conservation uses.

516  
517 Dave Tuckett stated the City can educate, show the thought process, then implement next year. The City  
518 needs to do some projections to show costs are covered. Everyone needs to monitor what they use.

519  
520 Councilmember Provstgaard stated he would feel good about going to the citizenry telling them the City is  
521 giving them the best rate possible. The City isn't competing with other communities. The City is delivering  
522 water without subsidizing it; it's the fair price of doing business.

523  
524 Travis Jockumsen stated when the City activates the portal so residents can see their usage, the cost is at  
525 least \$25,000 per year. The City is charged a higher price (3 to 4 times higher) per acre foot from the High  
526 Line Canal Company than what Councilmembers Hulet and Hiatt pay.

527  
528 Dan Herbert questioned if the base rate of \$12.50 is charged throughout the year or just the five months. He  
529 appreciates the City is trying to keep this revenue neutral and not just a rate hike.

530  
531 Travis Jockumsen clarified the base rate is charged over 12 months and helps to even out the budget. He  
532 noted his personal bill would go up with the proposed changes. The City will have over 11,000 meters  
533 between culinary and PI. If the base rate is kept at \$25 and the 1,000 to 3,000 usage is dropped to \$0.65, his  
534 personal bill goes up even higher.

535

536 Councilmember Christensen is concerned about balancing the revenue. The \$25.00 base rate paid for  
537 maintaining the meter, maintaining the service line, and maintaining the pond. Residents may choose to pay  
538 the \$12.50 and let their grass go dry. He is against this, but the City needs to increase its revenue a little bit.  
539

540 Councilmember Hulet would like to stay neutral the first year and then re-evaluate and look at rates next  
541 year.  
542

543 Dave Tuckett stated staff will work on projections and set up some public meetings. Staff will contact  
544 Central Utah Water or the Utah State Extension on ways to conserve and help with the water situation.  
545

546 The consensus of the council is to move forward.  
547

548 H. ADJOURNMENT  
549

550 **MOTION: Councilmember Christensen – To adjourn.** Motion seconded by Councilmember  
551 Provstgaard. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob  
552 Provstgaard. The motion carried.  
553

554 The meeting adjourned at 9:45 p.m.  
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558 \_\_\_\_\_  
Kim E. Holindrake, City Recorder