

1 PAYSON CITY
2 CITY COUNCIL MEETING AND WORK SESSIONS
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, February 17, 2021
5

- 6 CONDUCTING William R. Wright, Mayor
7
8 ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet, Bob Provstgaard,
9 William R. Wright
10
11 STAFF PRESENT David Tuckett, City Manager
12 Cathy Jensen, Finance Director
13 Kim E. Holindrake, City Recorder
14 Jason Sant, City Attorney
15 Brad Bishop, Police Chief
16 Nestor Gallo, Development Services Director
17 Travis Jockumsen, Public Works Director/City Engineer
18 Scott Spencer, Fire Chief
19 Jill Spencer, City Planner
20 Karl Teemant, Recreation Director
21 Cameron Phillips, Water Superintendent
22
23 OTHERS Jeff Southard – South Haven Farms, Tyler Miles – AIM Development, Brad
24 Miles – AIM Development, Ken Berg – Berg Engineering, Dan Herbert
25

26 William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:00
27 p.m. The meeting was properly noticed.
28

29 A. WORK SESSION

30 1. Townhomes at South Haven Farms
31

32 Jill Spencer stated the focus tonight is whether private streets would be supported in this development. Last
33 November, the City Council approved ordinance amendments requiring all new streets in residential
34 development to be public streets. This was a collective recommendation from the DRC staff because
35 private streets have created enforcement, access, and maintenance issues.
36

37 Jeff Southard stated the South Haven Farms area is subdivided into four parcels with utilities and roads.
38 Their goal as the master developers is to buildout the three residential parcels as it has been discussed with
39 the City. The two senior buildings on lot 1 are under construction. The nine buildings on lot 3 are the 210
40 apartments in the RMF-20 Zone. Lot 4 includes the clubhouse along with the 110 townhomes in the RMF-
41 15 Zone. All these projects will share the clubhouse, and the density is needed to make the entire project
42 viable. Following development of these three parcels, they will own the commercial parcel (lot 2) free and
43 clear, which they are very committed to that future project. They also purchased the corner property to the
44 east as commercial in preparation for the future parkway from I-15.
45

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

50 stalls per unit to help minimize the parking concerns. There will not be individual garbage cans but large
51 garbage containers. The clubhouse will be a major amenity for their residents. It is a two-story architecture
52 and design. The roads meet the requirements of the Fire Department with a radius for the fire trucks. They
53 appreciate the willingness of the City to work with them.
54

55 Council Discussion:

56 Mayor Wright expressed his support for this project and the smaller roads. This project was started some
57 time ago, but the rules have changed during that process. It is a fairness issue the City should support. It's
58 not an HOA so there shouldn't be problems.
59

60 Councilmember Provstgaard stated he has personally worked with Tyler Miles and Brad Miles and watched
61 them develop large projects and make commitments. They have high integrity and honesty above and
62 beyond the normal contractor and developer. He noted their willingness to enter into a development
63 agreement, and assumes the alleyways and roads would remain as one tax ID parcel and stays private
64 property well into the future. He would like to know the comments from the DRC regarding the alleyways.
65

66 Tyler Miles stated this is their intent, and they do this quite frequently. Development agreements can
67 restrict the entitlement of land in the future; it will remain one tax ID.
68

69 Jill Spencer stated from the planning perspective, staff issues are mostly visual with streetscape,
70 landscaping, and architectural design. The development needs to feel like a part of the overall area. The
71 current ordinance does not allow for private roads so they are looking for an exception. Staff has not done a
72 complete review.
73

74 Scott Spencer stated he has reviewed the project and held a meeting to discuss some of the issues. One
75 concern is access to several buildings by medical personnel. They are working on access through the back
76 of a home via a garage entrance, man door, or key system. The challenge is parking behind and then having
77 to walk around to the front for access. There is a concern with parking in the private roads so those roads
78 need to be identified as no parking or fire lane. The minimum width is 20 feet, and these roads are 26 feet.
79

80 Councilmember Provstgaard stated he has had some experience with these private roads. The owner can
81 enforce the no parking with impounding, etc. These items can be part of the development agreement.
82

83 Brad Miles stated they are willing to put in key accesses, and it can be easily spelled out to the residents
84 that access may be through their garage.
85

86 Councilmember Hulet stated he is fine with the roads because it's one parcel and owner. It would be nice to
87 have some of the building offset so they aren't just straight rows of houses.
88

89 Councilmember Carter questioned all the buildings are white and asked if colors will be added.
90

91 Tyler Miles stated they are designing to setback requirements but see if there is some movement. He likes
92 to have breakups on roof lines and facades as well. There will be some varying color schemes; they won't
93 be uniformly white. The painted brick will be uniform and kept throughout.
94

95 Jill Spencer restated the current ordinance doesn't allow private roads, which was changed last November.
96 The Council needs to determine that the design of these four pads was far enough along, discussed, and laid
97 out before the ordinance changes. If there is not support, they need to know that now so they can complete
98 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 20th 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 3rd 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.
177

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.
194

195 Councilmember Hiatt stated the ballfields are coming great. She attended the High Line meeting, and the
196 amount of water at Strawberry was scary. She hopes a ton of water came to Strawberry with the storms
197 because water affects everybody. She appreciates the staff for working hard especially Nestor Gallo.
198

199 Councilmember Hulet is excited for the parking lot at Forebay and thanked those who worked on it. He
200 thanked Jon Snelgrove for his hard work on building permits and getting them out in two weeks. Many
201 cities aren't doing that even though they are required too. Winn Jeanfreau is working on a CDBG grant for
202 \$500,000 for the downtown area and culinary program. MTECH found funding to work on their
203 architectural plans and the plans for classes at the Payson site. He hopes they will get funding to build next
204 year.
205

206 Councilmember Provstgaard attended the Economic Development Committee meeting last week. He is
207 super excited on what is happening, and those who are on board and wanting to help. Jon Snelgrove's work
208 load is huge, and he still finds the time to pick up garbage around the City. HR is overworked as well,
209 which part-time help has been approved. He doesn't want staff to be distressed and look for another job. He
210 encouraged staff to talk to the council so they can get help that is needed. Employees are what makes
211 Payson successful.
212

213 Mayor Wright echoed everyone's comments. Payson has great employees. It's a great place to work and
214 live.
215

216 3. Scout Attendance Certificates
217

218 No scouts present
219

220 4. Update on the new ballfields (6:30 p.m.)
221

222 Dave Tuckett reported the original budget for the new ballfields prior to bidding was \$5.8 million with \$1.5
223 million from Woodbury, \$2 million from Payson, \$2 million advanced from gravel pit royalties, and a
224 \$300,000 donation from Kenny Seng, which isn't a done deal. The low bid from Kenny Seng came in at
225 \$8,559,911.46, which was \$2 million lower than the next lowest bid. The Council approved a budget
226 amendment of \$2 million from the Payson Redevelopment Agency, which would be paid back as the
227 Woodbury property develops. Also, \$300,000 was appropriated from impact fees for lighting upgrades. The
228 Council awarded the bid not to exceed \$8.1 million. There were some mistakes in the bid package that went
229 out such as an electric light pole and concrete quantities, which bumped the bid up to \$8,830,513.71.
230 Kenny Seng sharpened his pencil and came back with a final bid of \$8,256,470. Kenny Seng suggested
231 deleting the storage building with the cost of \$385,646.00, which left the bid at \$7,870,824.00 and a
232 contingency of \$229,176.00. Some councilmember expressed completing the ballfields with the storage
233 building. In November, the Council appropriated that \$250,000 to complete the ballfields with the storage
234 building, which brings the total current budget to \$8.35 million. Mayor Wright has been soliciting \$300,000
235 donations and have a ballfield named. Kenny Seng will donate his \$300,000 if others donate. Engineering
236 costs prior to the bid amount to \$56,138.30, and change orders add up to \$149,048.00 with optional change
237 orders of \$90,304.00. The storage building price is \$325,730.00, but there is no guaranteed amount because
238 of steel costs and timing. The entire project now comes to \$8,435,906.00 and is short about \$135,000.
239 Options include keeping the budget as is and work on additional donations, complete the project without
240 the storage facility with the current budget (short \$60,000), or consider a budget amendment adding
241 approximately \$400,000 without the Kenny Seng donation. There are some promising businesses that may
242 donate.
243

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

247
248 Council Discussion:

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

251
252 Councilmember Carter agreed that the project needs to be completed and waiting will cost more.

253
254 Councilmember Hulet stated we say it's just another \$400,000, but there was another \$500,000 before and
255 another million before that. It's millions of dollars since the project started. He would like to wait on the
256 storage shed, get the fields done, and then see if donations can be raised.

257
258 Councilmember Provstgaard stated he is fiscally concerned along with Councilmember Hulet but
259 understands it may never get done. He would like to finish the project and learn from some of the previous
260 decisions. There are people with money who are willing to donate.

261
262 Councilmember Hiatt stated she doesn't like spending that much money; but if we don't do it, it won't get
263 done.

264
265 Councilmember Christensen feels the additional building was undersized for the current needs. He would
266 like to take another look at impact fees to see if more impact fees could be used. It needs to get done and
267 done right.

268
269 Dave Tuckett noted staff justified the impact fees that could be used, which can't be used for existing
270 deficiencies. Future new park property will be purchased and developed with impact fees. If some funds
271 don't come through, the City will need to appropriate additional funds to complete the project.

272
273 Discussion regarding options on the storage building, size, materials, etc.

274
275 5. Update on the COVID expenses (6:55 p.m.)

276
277 Dave Tuckett reported the City received \$1,458 million in CARES Act funds that could be used for
278 COVID related expenses such as public safety, wages and benefits, etc., which is what staff has done. The
279 City did the stimulus package with the businesses and residents for about \$160,000, which the businesses
280 were grateful The CARES Act funds freed up some budget funds, which staff addressed and used
281 appropriately. There is just under one million remaining so staff is looking at remodeling the council
282 chambers and replacing the billboard sign, which uses most of the remaining funds.

283
284 6. Discussion on 800 South median between Main Street and 100 East (7:00 p.m.)

285
286 Dave Tuckett reported staff is recommending removal of the landscaping median on 800 South and north
287 of the new ballfields because of access issues to the new fields and traffic stacking. Most of it can be an
288 inhouse project, and the larger trees will be saved and planted elsewhere.

289
290 Mayor Wright stated this was put in to save the space for future traffic, and it has served its purpose. The
291 street needs to take care of cars and traffic flow.

292

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

294

295 Councilmembers Hiatt, Provstgaard, and Hulet also agreed.

296

297 E. ACTION ITEMS

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

300

301 Staff Presentation:

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

309

310 Applicant Presentation:

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

314

315 Council Discussion:

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

318

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

321

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

324

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

328

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

332

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

335

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

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341 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 device. 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

440 Yes - Brett Christensen
441 Yes - Taresa Hiatt
442 Yes - Brian Hulet
443 Yes - Bob Provstgaard
444

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.

479
480 G. WORK SESSION

481 1. Discussion regarding Pressurized Irrigation Rates (8:05 p.m.)
482

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.
555
556

557 _____
558 Kim E. Holindrake, City Recorder