

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

6 CONDUCTING William R. Wright, Mayor
7

8 ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet (6:50 p.m.),
9 Bob Provstgaard, 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 Travis Jockumsen, Public Works Director/City Engineer
17 Scott Spencer, Fire Chief
18 Jill Spencer, City Planner
19 Janeen Dean, Community Events Coordinator
20 Karl Teemant, Recreation Director
21 Tracy Zobell, Parks and Golf Director
22

23 OTHERS House Representative Doug Welton, Bryan Chapman, Susan Palmer,
24 Ross McClintoch – Coldwell Banker
25

26 William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at
27 6:10 p.m. The meeting was properly noticed.
28

29 A. PRAYER & PLEDGE OF ALLEGIANCE
30

31 Prayer offered by Isaac Cowie.
32 Pledge of Allegiance led by Scott Spencer.
33

34 B. CONSENT AGENDA
35

- 36 1. Approval of the March 3, 2021 City Council Meeting Minutes
- 37 2. Resolution – Development agreement with Altitude Premier Construction LLC regarding
38 the Iron Horse Subdivision
- 39 3. Plat for road dedication and combining parcels for Parris RV Payson
- 40 4. Dedication plat for High Quality Carports, Plat A
- 41 5. Resolution – Amendments to the development agreement for Payson View Estates, Plat H

42 **MOTION: Councilmember Provstgaard – To approve the consent agenda.** Motion seconded
43 by Councilmember Carter. A roll call vote was taken as follows and the motion carried.
44

45 Yes - Linda Carter
46 Yes - Brett Christensen
47 Yes - Taresa Hiatt
48 Yes - Bob Provstgaard

49
50 C. PETITIONS, REMONSTRANCES & COMMUNICATIONS
51 1. Public Forum
52
53 No public comments.
54
55 2. Staff and Council Reports (6:14 p.m.)
56
57 Staff Reports
58
59 ADMINISTRATION – Dave Tuckett stated water is at 75%, and snowpack is at 68%. Governor
60 Cox issued an executive order declaring a state of emergency for drought. He encouraged things
61 that can be done to conserve water, which staff will address as spring moves forward. Hopefully, we
62 will continue to get some rainstorms.
63
64 Council Reports
65
66 Councilmember Provstgaard reported he spent time meeting with staff and pleased to see the
67 cheerfulness and attitudes with the workload. When meeting with the public and citizens, staff is
68 professional even with items that won't work. Staff spends the time to help applicants understand
69 what can be done. Hats off to the staff.
70
71 Councilmember Christensen stated he's grateful to participate via Zoom and represent the citizens
72 of Payson. There is a lot going on in the City. He thanked Karl Teemant who opened youth sport
73 registration for those sports mentioned previously. It would be nice to have a large building for
74 recreation. A shout out to all the staff and police officers.
75
76 Councilmember Hiatt echoed what Councilmember Christensen said and incorporating additional
77 teams. Planning and zoning is super busy, which makes all the other departments busy. Thank you
78 for your hard work. It's very intensive to get a development off and running, and it requires all the
79 different departments.
80
81 Councilmember Carter echoed the previous statements. She's appreciative of the staff; they all work
82 so hard. There are many things happening in Payson, and she appreciates how things are handled
83 and taken care of Facebook and what is seen. A shout out to Karl Teemant. She visited the new
84 ballfields, and they are beautiful. It will be wonderful to have them next year. We need to pray for
85 more water. She's amazed at how the pickleball courts are full all the time; they have been a great
86 addition. Thank you staff for all your hard work.
87
88 Mayor Wright echoed the previous comments and thanked the hard-working staff.
89
90 3. Scout Attendance Certificates
91
92 No scouts present.
93
94 4. Report from House Representative Doug Welton
95

96 Representative Welton reported it's good to be back standing here instead of as a councilmember.
97 He met with Santaquin and Elk Ridge city councils. There is a tremendous amount of growth
98 coming to the south end of the valley. It's important to have a partnership with state and local
99 representatives. There were 497 bills introduced in the House with 307 of those being signed into
100 law. People ask what it's like to be at the State Capitol. It's a like a long city council meeting that
101 goes to 11 o'clock at night, twice a day, five days a week for 45 days. The Utah budget was \$23.5
102 billion. Big winners were education with historic funding as well as infrastructure. There was \$100
103 million in tax cuts specifically to those on social security and our veterans. When there is any
104 discussion of a tax increase, the older residents are concerned because of fixed incomes.
105 Transportation received \$1.1 billion with some from saved cash and some from bonding. Wildfire
106 suppression received \$56 million, which is especially important with the drought conditions. The
107 big item for Payson City, which is official, was HB 433, Transportation and Infrastructure. Five
108 million was secured for rebuilding Payson Main Street. Combined with the water pipeline
109 installation, it should go from the traffic light down Main Street to 1400 South. This is a huge plus
110 for the City and communities to the south. He, Senator Mckell, Dave Tuckett, Mayor Wright, and
111 many others worked on this bill. These projects will take place over four years. Funds will be
112 released the first of July HB 262 deals with children's health insurance by connecting kids to health
113 care so they do better at school, etc. Utah has one of the lowest insured rates in the nation as far as
114 the percentage of children participating in health care. HB 287 is nurse practitioner amendments
115 allowing nurse practitioners to practice at the height of their education. It allows greater access to
116 health care particularly in rural Utah. There are 22 surrounding states that already have this. The
117 timing of streets will take over four years. The state will release the funds for the City to design and
118 contract the work. He requested that Forebay be put in a conservation easement. The ballfields are
119 looking great.

120
121 Mayor Wright has met with UDOT who felt July first was not unreal for receiving the street
122 funding. The city's goal is 100 North to 700 South. He explained underneath Main Street there is an
123 18-inch, concrete, steel reinforced road that was given to the City by the State back in 1935. The
124 utilities have not been accessed since that point. The funding is critical to help the City make the
125 repairs.

126
127 Dave Tuckett noted the City will need to do some things before receiving the street funding. The
128 funds will be requested in July. There needs to be a council discussion regarding a one-way street or
129 pulling some things out for a two-way street. Mountainland Association of Governments has
130 assisted with the initial design and cost estimates.

131
132 5. Discussion regarding Payson Rock Festival on June 30 and 31 (6:37 p.m.)
133

134 Janeen Dean stated Bryan Chapman is the managing director to the Utah Live Concerts Foundation.
135 He has some great ideas for a Rock Festival. In years past, the City had the Nebo Fest, which went
136 beyond what the City anticipated. She loves the idea of bringing music into the City. A lot of the
137 funds will come from sponsor and vendor fees. It will be a quality event and a great asset to the
138 City. There will be bands who have experience as well as youth bands to give them exposure and
139 learn from the event. The time frame is actually July 30 and 31. It will be a trial this year and then
140 changes can be made for future events. This is an opportunity to bring music and knowledge of
141 music into the community.

142

143 Bryan Chapman stated this group is a 501-C3 organization. The bands are local from Utah Valley.
144 A local charity will be brought in to receive donations, and the concerts are free. Classic rock is
145 played and is family friendly. They have done a similar event for Orem City since 2017. We hope to
146 have a lot of fun.

147
148 Councilmembers voiced their support and excitement for the event.
149

150 • Additional Item:

151 Mayor Wright stated as the City has been going through a branding of the City, video submissions
152 were received for the My Payson Adventure Video contest. He presented a gift card to Isaac Cowie
153 for his video submission snowshoeing in Payson Canyon with his happy dog. Brad Dayton was the
154 January winner for racing their mountain bikes through the snow-covered Payson Canyon.
155

156 D. ACTION ITEMS

157 1. Public Hearing/Resolution – Amendments to the Fiscal Year 2020-2021 Budget (6:48 p.m.)
158

159 Staff Presentation:

160 Cathy Jensen reviewed proposed budget adjustments.
161

- 162 1. Trailhead park located near Payson View Estates (\$68,400)
- 163 2. Use of General Fund Fund Balance for branding expenses with part from Utah Local
164 Governments Trust rebate (\$64,600 total)
- 165 3. Replace playground equipment at Peteetneet (\$55,000)
- 166 4. Begin paying down the 2019 sewer bond (\$300,000)
- 167 5. Reallocate a revolving loan between departments for a truck allocated to Development
168 Services instead of Streets (\$266,500)
- 169 6. Move SCBA equipment from external loan to revolving loan to avoid 3.5% financing rate.
- 170 7. Revenue received from scrap metal to be used for lockers, Water Department (\$3,900)
- 171 8. Victim Advocate-increased state funding (\$3,500)
- 172 9. New ballfields expense to pay for new power line (\$80,000)
- 173 10. New library grant (\$6,400)
- 174 11. Spring Creek / West side planning additional funding (\$34,400)
- 175 12. Wireless cameras for the pool and park (\$8,000) and finish phone system (\$28,500)
176

177 **MOTION: Councilmember Provstgaard – To open the public hearing.** Motion seconded by
178 Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian
179 Hulet, Bob Provstgaard. The motion carried.
180

181 Public Comment:

182 No public comments.
183

184 **MOTION: Councilmember Hulet – To close the public hearing.** Motion seconded by
185 Councilmember Provstgaard. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian
186 Hulet, Bob Provstgaard. The motion carried.
187

188 Council Discussion:

189 Councilmember Hulet suggested PARC Tax funds for the Peteetneet playground and use the
190 \$55,000 for fixing infrastructure.

191
192 Karl Teemant noted staff is working to get the match for the Hancock Trail Connection from the
193 PARC Tax funds this year.

194
195 Councilmember Christensen stated the northeast corner of the City doesn't have many parks. There
196 is just Memorial Park. The old playground equipment at Peteetneet was damaged and removed for
197 liability reasons. He advocated for this playground equipment. Leaving this neighborhood without
198 would be a detriment. If funds are available in the budget, it should be done now.

199
200 Dave Tuckett agreed with using PARC Tax funds, but the funding process will push it to July or
201 August. If the council is okay waiting for the PARC funds to go through the process.

202
203 Tracy Zobell noted it may take 8 to 12 weeks to order the playground equipment so waiting may
204 delay it this season.

205
206 Councilmember Provstgaard stated the PARC Tax rules don't allow for reimbursement. He is 100%
207 on board in getting this playground equipment installed as soon as possible.

208
209 Dave Tuckett stated there have been some requests for flowers and to fix the pond at Peteetneet
210 with PARC Tax funds. The PARC Tax funds allocated for a dog park were put on hold as well as
211 the baskets for Main Street. This totaled over \$70,000. He will review the PARC Tax guidelines and
212 contact the PARC Tax Committee to see if these funds can be reallocated. The Council has the
213 ultimate decision allocating the PARC funds.

214
215 Councilmember Provstgaard noted the idea of flowers is welcoming and needed. The Main Street
216 project won't be underway this year.

217
218 Councilmember Hulet stated he is fine doing the playground equipment now, and it's important to
219 get it done. He is always concerned about the infrastructure and roads, and we keep kicking the can
220 down the road.

221
222 Councilmember Christensen noted the PARC Tax funds need to go back before Committee to
223 determine where those funds go. The guidelines may need to be rewritten to allow the Committee to
224 address these types of issues and reallocate the funds based on Council approval.

225
226 Mayor Wright suggested approving the budget amendments including the \$55,000. Then there is
227 time to adjust to the other items that have been discussed.

228
229 **MOTION: Councilmember Christensen – To accept the (resolution) budget amendments as**
230 **proposed.** No second. Motion dies.

231
232 Discussion that approving the amendments allocates funds for the Peteetneet playground
233 equipment. Staff will review the PARC Tax Guidelines. Additional budget amendments can be
234 made at a future meeting. Discussion to word the motion that the playground equipment is only
235 funded in the budget if PARC Tax funds are not received.

236

237 **MOTION: Councilmember Christensen – To approve the (resolution) budget amendments as**
238 **proposed.** Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows
239 and the motion carried.

240
241 Yes - Linda Carter
242 Yes - Brett Christensen
243 Yes - Taresa Hiatt
244 Yes - Brian Hulet
245 Yes - Bob Provstgaard
246

247 2. Resolution – Utility reimbursement agreement with Arrowhead Partners LLC (7:15 p.m.)
248

249 Staff Presentation:

250 Travis Jockumsen stated the developer extended a culinary waterline so this reimburses the
251 developer as property develops and connects to that line. Also, as part of the annexation agreement,
252 there was a 200-lot minimum, which is now removed because the utilities have been extended.
253 There is a current limitation of 400 units because the project is served by culinary water for outdoor
254 use. The project is one phase away from having the pressurized irrigation line all the way down
255 Arrowhead Road. The project will then switch over to pressurized irrigation. The agreement covers
256 a 10-year time frame that began November 1, 2019 and expires November 1, 2029.
257

258 **MOTION: Councilmember Hulet – To approve the (resolution) utility reimbursement**
259 **agreement with Arrowhead Partners LLC.** Motion seconded by Councilmember Carter. A roll
260 call vote was taken as follows and the motion carried.

261
262 Yes - Linda Carter
263 Yes - Brett Christensen
264 Yes - Taresa Hiatt
265 Yes - Brian Hulet
266 Yes - Bob Provstgaard
267

268 **MOTION: Councilmember Hulet – To give Mayor Wright the right to amend the agenda as**
269 **needed.** Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett
270 Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

271
272 Mayor Wright moved item #7 next on the agenda.
273

274 7. Resolution – Pace Industrial Annexation petition for consideration of acceptance and further
275 review located at approximately 600 North 700 West consisting of 24.718 acres (7:20 p.m.)
276

277 Staff Presentation:

278 Jill Spencer stated the first step in the annexation process is for the council to consider accepting the
279 petition for further review. If approved, staff will begin the review, work with the applicant to meet
280 city and state requirements, and continue through the approval process. Acceptance for further
281 review doesn't obligate the city to approve the annexation. The applicant has talked to adjacent
282 landowners to join the annexation. The area is zoned industrial on the General Plan.
283

284 Susan Palmer stated Property Reserve is not interested in annexing at this time, which is the only
285 one they have talked with.

286
287 Council Discussion:

288 Councilmember Hulet doesn't want to hold up the annexation, but it would be nice to add other
289 properties up to 9600 North.

290
291 **MOTION: Councilmember Hulet – To approve the resolution for the Pace Industrial**
292 **Annexation Petition for consideration and acceptance and for further review.** Motion seconded
293 by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

294
295 Yes - Linda Carter
296 Yes - Brett Christensen
297 Yes - Taresa Hiatt
298 Yes - Brian Hulet
299 Yes - Bob Provstgaard

300
301 3. Resolution – Amendments to the Payson City Fee Schedule (7:27 p.m.)

302
303 Staff Presentation:

304 Jason Sant stated this adds a half hour for a total of one hour to allow for cleaning parks and
305 pavilions after each use.

306
307 **MOTION: Councilmember Provstgaard – To approve the (resolution) amendment as noted**
308 **giving staff time to clean and prepare the parks for the next renter.** Motion seconded by
309 Councilmember Carter. A roll call vote was taken as follows and the motion carried.

310
311 Yes - Linda Carter
312 Yes - Brett Christensen
313 Yes - Taresa Hiatt
314 Yes - Brian Hulet
315 Yes - Bob Provstgaard

316
317 4. Resolution – Interlocal agreement with Utah County regarding Elections

318
319 Staff Presentation:

320 Kim Holindrake stated the proposal is to contract with the Utah County Elections Office for the
321 2021 Municipal Election, which occurs November 2. The State of Utah is a vote-by-mail state, so
322 all elections are conducted in that manner. The Council adopted a resolution in February to do
323 Ranked Choice Voting, which means a Primary Election is not needed and is a huge savings. The
324 current proposal from the County is \$2.25 per registered voter. Ballots placed in drop boxes and not
325 the mail is a savings to the City. The price went up since 2019, which was \$1.85 per registered
326 voter, because the County felt they didn't cover their costs. As of February, Payson had 10,488
327 registered voters, which will increase with the development in the area. Staff requests the Council
328 adopt this Interlocal Agreement. At this time, she isn't sure if Vineyard has adopted Ranked Choice
329 Voting again. Several cities are looking at Ranked Choice Voting; they have until April 15 to adopt
330 a resolution. She and the Vineyard recorder have received numerous emails and requests for
331 information on doing Ranked Choice Voting. Also, the Utah Municipal Clerks Association

332 conference at the beginning of March held an election panel on Ranked Choice Voting. There is a
333 lot of interest. It would be very difficult for the City to conduct its own election by mail as well as
334 Ranked Choice Voting. The City Manager’s Association has been discussing the issue of not having
335 a choice other than the County to contract an election.

336
337 Dave Tuckett stated the city managers have been concerned with the election costs from the
338 County. Some have talked to the County. He feels the cost is pretty fair for Payson. Provo is still
339 considering Ranked Choice Voting, and Lindon decided against it. He isn’t sure if anyone has opted
340 in.

341
342 Council Discussion:

343 Councilmember Hulet noted the County did a great job with the last election.

344
345 **MOTION: Councilmember Hulet – To approve the resolution for the Interlocal Agreement**
346 **with Utah County regarding elections.** Motion seconded by Councilmember Provstgaard. A roll
347 call vote was taken as follows and the motion carried.

- 348
349 Yes - Linda Carter
350 Yes - Brett Christensen
351 Yes - Taresa Hiatt
352 Yes - Brian Hulet
353 Yes - Bob Provstgaard
354

355 5. Resolution – Carnival agreement with City of Fun (7:35 p.m.)

356
357 Staff Presentation:

358 Dave Tuckett stated the City has had a long-standing agreement with the City of Fun for the
359 carnival, which recently expired. There aren’t many changes from the previous agreement.
360 Previously, the police requested that the carnival close down early on Monday by 9 p.m., which has
361 been added formally. The upfront payment was increased to \$12,000. The total payment is at least
362 \$21,000 or 20% of what is collected by City of Fun. They are required to comply with all state
363 protocol relative to COVID. It is a 5-year agreement. The city can terminate 60 days prior to the
364 event. The location is specified in the agreement as 200 South Main, Payson, which may be
365 changed by a mutual agreement of the parties.

366
367 **MOTION: Councilmember Provstgaard – To approve the resolution for a five-year contract**
368 **with the City of Fun for a carnival supplying entertainment for the residents.** Motion seconded
369 by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

- 370
371 Yes - Linda Carter
372 Yes - Brett Christensen
373 Yes - Taresa Hiatt
374 Yes - Brian Hulet
375 Yes - Bob Provstgaard
376

377 6. Resolution – Ambulance services agreement with Mountain View Hospital

378
379 Staff Presentation:

380 Dave Tuckett stated this agreement is requested by Mountain View Hospital for ambulance
381 transportation with Payson as the preferred provider. Staff recommends approval of the agreement.

382
383 Scott Spencer clarified most calls are 911 related.

384
385 **MOTION: Councilmember Hulet – To approve the resolution for the ambulance services**
386 **agreement with Mountain View Hospital.** Motion seconded by Councilmember Hiatt. A roll call
387 vote was taken as follows and the motion carried.

388
389 Yes - Linda Carter
390 Yes - Brett Christensen
391 Yes - Taresa Hiatt
392 Yes - Brian Hulet
393 Yes - Bob Provstgaard

394
395 E. ADJOURN TO REDEVELOPMENT AGENCY (7:42 p.m.)

396
397 **MOTION: Councilmember Carter – To adjourn to Redevelopment Agency.** Motion seconded
398 by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian
399 Hulet, Bob Provstgaard. The motion carried.

400
401 1. **Public Hearing/Resolution – Disposal of Utah County Parcel Number 49:876:0003 consisting**
402 **of 1.99 acres and Real Estate Purchase Contract**

403
404 Staff Presentation:

405 Dave Tuckett stated parcel was purchased back by the Redevelopment Agency and will now be sold.
406 It is a fair-market offer at \$4 per foot, which is more than any of the other properties sold. Because it
407 is over 1 acre, a public hearing is required.

408
409 Ross McIntire stated the buyer is AML Holdings and wants to build two buildings as rental
410 investments. The price is \$350,000, and the business park guidelines have been sent to the buyer.

411
412 **MOTION: Director Provstgaard – To open the public hearing.** Motion seconded by Director
413 Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob
414 Provstgaard. The motion carried.

415
416 Public Comment:
417 No public comments

418
419 **MOTION: Director Carter – To close the public hearing.** Motion seconded by Director Hulet.
420 Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The
421 motion carried.

422
423 **MOTION: Director Provstgaard – To approve the resolution for disposal of the property**
424 **before us with conditions of the Real Estate Purchase Contract and that they meet all**
425 **applicable ordinances currently in place in the Business Park.** Motion seconded by Director
426 Hiatt. A roll call vote was taken as follows and the motion carried.

427

428 Yes - Linda Carter
429 Yes - Brett Christensen
430 Yes - Taresa Hiatt
431 Yes - Brian Hulet
432 Yes - Bob Provstgaard
433

434 F. ADJOURNMENT OF REDEVELOPMENT AGENCY
435

436 **MOTION: Director Provstgaard – To adjourn from Redevelopment Agency.** Motion seconded
437 by Director Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob
438 Provstgaard. The motion carried.
439

440 G. ADJOURN TO CLOSED SESSION
441

442 **MOTION: Councilmember Carter – To adjourn to closed session.** Motion seconded by
443 Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.
444

445 Yes - Linda Carter
446 Yes - Brett Christensen
447 Yes - Taresa Hiatt
448 Yes - Brian Hulet
449 Yes - Bob Provstgaard
450

- 451 1. Pending or reasonably imminent litigation
- 452 2. Character, professional competence, or physical or mental health of an individual
- 453 3. Purchase, exchange, sale, or lease of real property
454

455 H. ADJOURN FROM CLOSED SESSION
456

457 **MOTION: Councilmember Hiatt – To adjourn from Closed Session.** Motion seconded by
458 Councilmember Provstgaard. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian
459 Hulet, Bob Provstgaard. The motion carried.
460

461 I. ADJOURNMENT
462

463 **MOTION: Councilmember Carter – To adjourn.** Motion seconded by Councilmember Hiatt.
464 Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The
465 motion carried.
466

467 The meeting adjourned at 9:20 p.m.
468
469
470

471 _____
472 Kim E. Holindrake, City Recorder