

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 21, 2021

CONDUCTING Brett Christensen, Mayor Pro Tem; William R. Wright, Mayor (6:55 p.m.)

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

EXCUSED: Brian Hulet

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
Chris Van Aken, Planner II
Kim Lefler, Communities That Care Coordinator

OTHERS Ann Humpherys – Library Board, Dona Gay, Library Director

MOTION: Councilmember Hiatt – To appoint Brett Christensen as Mayor Pro Tem. Motion seconded by Councilmember Provstgaard. Those voting yes: Linda Carter, Brett Christensen, Rick Lee, Taylek Bryant, Taresa Hiatt, Bob Provstgaard. The motion carried.

Brett Christensen, Mayor Pro Tem, called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Rick Lee.

Pledge of Allegiance led by Taylek Bryant.

B. CONSENT AGENDA

1. Approval of the April 7, 2021 City Council Meeting Minutes
2. Proclamation – Police Week
3. Proclamation – Municipal Clerks Week
4. Proclamation – National Public Works Week
5. Resolution – Appointment of director, alternate director, and technical committee to South Utah Valley Municipal Water Agency
6. Resolution – Appointments to the Economic Development Board

MOTION: Councilmember Hiatt – To approve the consent agenda. Motion seconded by Councilmember Carter.

AMEND MOTION: Councilmember Hiatt – To appoint to the SUVMWA Board, Brett Christensen as director and Travis Jockumsen as alternate director and technical committee representative. 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	-	Bob Provstgaard

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Staff and Council Reports

Staff Reports

PUBLIC WORKS – Travis Jockumsen stated the pressurized irrigation system will be energized on Monday, which will take a couple days. It will be ready for use by Wednesday except Spring Creek will take another day. About 80% of the water comes from the High Line Canal in order to sustain the pressure through the system; this is why the system isn't turned on earlier. Water was at 70% last week.

Council Reports

Councilmember Provstgaard reported Development Services is very busy but holding their own. They appreciate the new hire who is helping out. He read an email about xeriscaping yards and future planning from the City to require less grass and more xeriscape. He appreciated the citizens concern; the City needs to look into xeriscape.

Councilmember Carter reported she is thrilled to have the pickleball courts, which are full almost all the time. Thank you to the staff for all they do.

Councilmember Hiatt noted the Chamber is putting on two pickleball tournaments, which will be a lot of fun and was very successful last year.

Councilmember Christensen stated he's grateful to get the irrigation water on. The ballfields are moving forward and wrapping up. He enjoys driving through the City and seeing the beauty of Payson especially with spring growth and flowers.

3. Scout Attendance Certificates

No scouts present.

4. CTC: Mayor’s Youth Recognition

Mayor Pro Tem Christensen and Kim Lefler presented Mayor’s Youth Recognition Awards to Taylek Bryant, Payson Junior High, and Christian Durrant, Payson High School.

Consent agenda motion restated for the audio record.

MOTION: Councilmember Hiatt – To approve the consent agenda and appoint to the SUVMWA Board, Brett Christensen as director and Travis Jockumsen as alternate director and technical committee representative. 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	-	Bob Provstgaard

5. Library Board Report

Ann Humpherys reported last year the library received great was supported by the mayor, council, city administration, and residents during COVID. The library closed on March 16 because of COVID. At that time, curbside services were provided by creating a checkout/pickup system, and late fees were suspended. The library staff made a lot of adjustments and many programming changes were made due to COVID. Many programs were conducted on line. The library reopened on June 15 with reduced hours and began regular hours on August 31. The radio frequency identification system is now fully in place, which was funded by a grant and matching funds from Payson City. Accomplishments in 2020 included library initiatives and Friends of the Library Onion Days book sale. The library board adopted a mission statement, revised bylaws, amended the library title in the city code, adopted a code of ethics, and considered a church building as a future library. Total collection circulation went down considerably last April and May but has come up since. The library circulates several types of kits such as community adventure, digital, and discovery kits. Computer and internet usage remained consistent over the last couple years, which is a valuable resource to the community. The state online system for audio books (Libby) has increased access and usage with library patrons for ebooks, audiobooks, and digital magazines. Next year the focus for the Library Board includes identifying and procuring a site for a new library and a six-month trial for non-resident library cards.

Discussion regarding non-resident library cards. Non-residents pay \$20 for a six-month card and \$40 for a twelve-month card. Less than 15 people purchase a card each year. Payson and Santaquin library cards are interchangeable between the two libraries. Other cities charge up to \$120 for non-resident library cards per year. The Library Board proposed a six-month trial for a free library card to non-residents. After six months, it will be evaluated and a long-term option proposed. The non-resident area could be drawn along the annexation policy plan boundaries. Many of those who

request a library card that are non-residents pay utilities to Payson, shop in Payson, and attend school in Payson. An action item will be scheduled on a future agenda.

(Mayor Wright in attendance and conducting)

D. ACTION ITEMS

1. PUBLIC HEARING - Amendment of Jay Thomas Subdivision, Plat A including public utility easements, vacation of Red Point Subdivision, Plat A, Lot 3, including public utility easements, to create the Final Plat for Red Point Subdivision, Plat B, located at approximately 700 South and 500 East (6:56 p.m.)

Staff Presentation:

Chris Van Aken stated the applicant purchased the house behind them and wants to make the yard of their current home larger. This amendment will also fix some minor discrepancies with property lines. The existing easement with Century Link will remain in place. There are no issues with the underlying zone requirements.

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

Public Comment:

No public comments.

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

MOTION: Councilmember Christensen – To accept the amendments to the Jay Thomas Subdivision, Plat A, the vacation of the Red Point Subdivision, Plat A, Lot 3, and the creation of the Red Point Subdivision, Plat B with any staff red line changes. Motion seconded by Councilmember Hiatt. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Bob Provstgaard. The motion carried.

2. Resolution – Deferral Agreement for Quality Steel Buildings LLC at approximately 1048 West 170 North (7:05 p.m.)

Staff Presentation:

Travis Jockumsen reported this project is just west of Apex Storage off I-15 and Utah Avenue. Frontage, and access is from 170 North. The deferral is because 300 North is a future road and doesn't exist at this point so there isn't anything to tie into. The applicant will be responsible to install the infrastructure in the future at their cost.

Council Discussion:

Councilmember Christensen questioned the process of the development to the west and whether a deferral should be given at this time.

Jill Spencer clarified staff has a meeting in the morning regarding the property to the west, but no application has been submitted. Only a small portion of 300 North fronts this project.

Travis Jockumsen clarified all deferral agreements have a clause that the City can require the improvements at any time. The City doesn't require a bond because a bond may not cover future costs because of the increase in materials. A deferral agreement gives the City the authority to required the installation of the improvements.

Jason Sant stated it is probably easier to enter into the agreement now. With the 30-day notice, the City can easily enforce it especially if one of the other properties is starting or in the process of starting the road. There are several clauses in the agreement where the City can make the installation due. The City doesn't accept a bond because if the road improvements are delayed for a long time, the City would be responsible for the costs not covered by the bond.

Councilmember Christensen stated with this discussion he agrees with deferring until the properties to the north develop and then they have 30 days to install the infrastructure. He's not opposed to deferring at this time.

MOTION: Councilmember Christensen – To accept the (resolution) deferral agreement with Quality Steel Buildings to defer the construction of curb, gutter, sidewalk, and asphalt on the north end of their property. Motion seconded by Councilmember Provstgaard. A roll call vote was taken as follows and the motion carried.

Yes	-	Linda Carter
Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Bob Provstgaard

3. Final Plat for Elm Hollow Subdivision located at approximately 550 West 100 North (7:14 p.m.)

Staff Presentation:

Chris Van Aken stated there is one unit less from the preliminary review per the previous request of the City Council and discussions. The overlay and preliminary plat were approved January 6, and the density requirements have been met. The final plat meets the conditions imposed and pending staff redlines.

Council Discussion:

Councilmember Christensen noted this type of housing is market driven. He would like to see more single-family homes and larger lots.

MOTION: Councilmember Christensen – To accept the final plat for Elm Hollow Subdivision as presented with staff redlines. Motion seconded by Councilmember Provstgaard. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Bob Provstgaard. The motion carried.

E. WORK SESSION

1. Historic Downtown Main Street

MOTION: Councilmember Christensen – To table the work session for historic downtown Main Street. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Bob Provstgaard. The motion carried.

F. ADJOURNMENT

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

The meeting adjourned at 7:18 p.m.

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