

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, January 19, 2022

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Linda Carter, Taresa Hiatt, Brian Hulet (6:00 p.m.) 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
Robert Mills, Development Services Director
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Jill Spencer, City Planner
Chris Van Aken, Planner II
Janeen Dean, Community Events Coordinator
Karl Teemant, Community Services Director

OTHERS Brittany Johnson – Library Board, Jen Hickens, Jason Broome – Forsgren Associates, Chris Thunhorst

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:00 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Bob Provstgaard.

B. CONSENT AGENDA

1. Approval of the January 5, 2022 City Council Meeting Minutes

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Public Forum

No public comments.

2. Staff and Council Reports

Staff Reports

POLICE – Chief Brad Bishop reported the COVID testing site at Wasatch Mental Health has been backed up the last couple weeks. It will be moved to the ball parks and swim pool parking lots beginning January 24 for about 8 to 9 weeks.

Council Reports

Councilmember Provstgaard reported he, Dave Tuckett, and Mayor Wright attended the city council day with the Legislature and Senate. The State has been commissioned to create a new flag. It will be a great challenge to meet all the diversities for the flag. They toured the senate/house chambers in the 90's and toured it again today. We have a stronger voice as advocates for Payson City in the Senate and House. They met with President Christensen and his group regarding MTECH who presented to the senate/house for funding, which was very positive. They are very close to building. He thanked staff and the landfill staff in keeping the landfill clean.

Councilmember Hiatt appreciates the landfill staff in cleaning up along streets; they do an awesome job. Kudos to all the employees.

Councilmember Carter appreciates the city staff and all they do; they put in a lot of hours. The Hometown Heroes event was good. The Chamber banquet was a nice night. She's thankful for the Chamber and the work they do.

Councilmember Christensen stated the Chamber banquet was good. A shout out to the Parks Department that cleared out a tree causing a safety issue. He would like to see more sidewalks, widen them, make them useable, and clean them up. It's good to see Forebay being used by snowmobiles, snowshoeing, and bikers. Staff does a great job.

D. ACTION ITEMS

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2021-2022 Budget (6:12 p.m.)

Staff Presentation:

Dave Tuckett reviewed the proposed budget amendments.

- \$16,000 Additional professional services – janitorial
- \$27,000 Additional Christmas decoration rehabilitating
- \$150,000 Additional for Hidden Cove Park
- \$25,456 Move excess golf tournament revenue to Economic Development
- \$257,377 Rebuild power engine through insurance reimbursements
- \$12,000 Grounds trailer; old trailer can't be rebuilt
- \$20,800 Increased revenue to replace football helmets
- \$65,000 Power F350 sold and replacement vehicle
- \$10,000 Bandstand repairs with 2021 Municipal Recreation Grant
- \$34,700 Additional for the Water Department mini-X
- \$20,212 Additional for City Engineer position including payroll transfers from planning to engineering
- \$60,000 16-inch water pipe crossing the golf course

- \$40,000 Golf course water pump motor repairs
- \$20,800 Fire water tender chassis increase
- \$23,850 Cinderella theater donations and increased revenue
- \$7,000 Additional City Hall roof repairs
- \$70,000 Parris RV tax incentives
- \$40,800 Additional Power Plant generator rebuild
- \$9,500 Donations raised for half of Kacee Fields statue
- \$12,900 Business Park RDA sidewalk match improvements
- \$10,000 Additional Fire skid steer through grant
- \$1,600 Additional for Council retreat

MOTION: Councilmember Christensen – To open the public hearing regarding amendments to the Fiscal Year 2021-2022 Budget. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

Public Comment:
No public comments.

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

Council Discussion:
Councilmember Provstgaard questioned the status of the air conditioning at the city center. He would like to address it sooner than later.

Dave Tuckett stated it needs to be addressed with the new budget. There are some funds in current budget, but some funds were spent on portable units. There will be additional budget adjustments in a couple months. Buildings will be discussed at the budget retreat.

Cathy Jensen noted some funds were used for roof repairs, but there is still some funding for air conditioning.

MOTION: Councilmember Provstgaard – To approve (resolution) the budget adjustments 1 through 22 with the total of \$909,539. Motion seconded by Councilmember Christensen. 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

2. Resolution – Library Board Appointments (6:30 p.m.)

Presentation:
Brittany Johnson stated Library Board elections were held and Ann Humpherys will continue as chair, Brittany Johnson as vice chair, and Emily Edman as secretary. She thanked Rebecca Billings for her

service on the Board. Her replacement is Jen Hickens who has lived in Payson for the last 20 years and has been a long-time patron of the Payson Library. She has led the story time for twelve years expanding the children’s programs and organizing and decorating the story-time room. She has a love for the Payson library and instilling a love of reading and literacy in children. She is very excited for this opportunity.

Jen Hickens stated she is excited to be here.

Council Discussion:

Mayor Wright thanked her for her dedication to the library. The Council is actively looking to build a new library.

MOTION: Councilmember Hulet – To approve (resolution) Jen Hickens to a 3-year term on the Library board. 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. Review of the Peteetneet Museum Restroom Remodel

Staff Presentation:

Janeen Dean stated there are a lot of new events at the Peteetneet throughout the day and evening. She reviewed pictures of the current restrooms. It is a huge task keeping the restrooms working. The architect has already been paid for these drawings by the People Preserving Peteetneet. The remodel estimate is about \$252,000. The 50/50 matching grants want to know if funds are already secured. Then the City can apply to receive a half match. She feels the community could also pitch in funds.

Council Discussion:

Councilmember Christensen can’t imagine having this as a public facility without fixing the restrooms. The City was penalized with the audit again for having too much money.

Councilmember Hulet stated he is a proponent in having good bathrooms. He saw a survey once, and the first thing people judge at a facility or business are the bathrooms. He questioned if there is a grant this large for \$135,000.

Karl Teemant stated a grant he looked into will give up to \$500,000. It’s not a typical historical grant for \$10,000. It is a competitive grant so there is no guarantee. The next cycle is due in June. With these matching grants, the City spends 100% and is then reimbursed.

Dave Tuckett stated the Council could reopen the budget amendments to address the funds now. Funding would come from the General Fund. Staff can then apply and also put it in the next budget.

Councilmember Christensen is in favor of reopening the budget amendments to take care of this.

MOTION: Councilmember Provstgaard – To reopen the amendments to the fiscal year 2021-2022 budget. Motion seconded by Councilmember Christensen. 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

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2021-2022 Budget (Continued)

MOTION: Councilmember Provstgaard – To reopen the public hearing with the intent of amending the fiscal year 2021-2022 budget in amount of \$275,000 for the restrooms at the Peteetneet. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

Public Comment:
No public comments.

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

MOTION: Councilmember Provstgaard – To amend (resolution) the budget for an additional \$275,000 for the purpose of the renovation of the restrooms at the Peteetneet. 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

4. Resolution – Orchard Grove Annexation petition for consideration of acceptance and further review located at approximately 11804 South 4600 West consisting of 21.43 acres (6:50 p.m.)

Staff Presentation:

Chris Van Aken reported the Orchard Grove Annexation is four parcels totaling 21.43 acres. The applicant went through the new process with the County, and the annexation is not creating an island or peninsula.

Council Discussion:

Councilmember Hiatt questioned if there isn't enough sewer capacity, why annex more property.

Chris Van Aken stated this is acceptance for review further. Staff will get into the details if accepted for further review. Staff will work to make sure it's in line with the General Plan.

Councilmember Hulet stated the General Plan shows part of the frontage as commercial.

Councilmember Provstgaard sees low density in the General Plan.

MOTION: Councilmember Christensen – To accept the Orchard Grove Annexation petition for consideration of acceptance and further review located at approximately 11804 South 4600 West.

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. Final plat approval for Quail Mountain Subdivision, Plat A, located at approximately 370 South 1300 East in the R-1-10 Residential Zone (6:55 p.m.)

Staff Presentation:

Chris Van Aken stated the preliminary plan was approved November 17, 2021, and this is the final plat for 26 lots in the R-1-10 Zone. It also meets the General Plan and East Side Comprehensive Plan.

MOTION: Councilmember Hulet – To approve the final plat for the Quail Mountain Subdivision, Plat A, at approximately 370 South 1430 East in R-1-10 Residential Zone. Motion seconded by Councilmember Christensen. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

6. Resolution – Amendments to the Payson City Fee Schedule

Staff Presentation:

Travis Jockumsen stated this is a continuation of the last pressurized irrigation rate discussion a few months ago. The costs have been adjusted because the water rates were raised with the last budget. The current base rate is \$24.63 per month, and the proposed base rate would be \$19.00 per month. Then monthly usage from 1,000 to 50,000 gallons would be \$0.60 per 1,000 gallons, 50,001 to 90,000 gallons would be \$0.75 per 1,000 gallons, and 90,001 or more gallons would be \$1.00 per 1,000 gallons. The idea is to keep the pressurized irrigation cheaper than culinary water but cover the cost of improvements. In comparison, a resident paying \$295.56 yearly would now pay for \$294.00 yearly. A monthly bill goes up during the summer for everyone because of usage. The equal pay option is available. These charges are per meter.

Dave Tuckett stated when this was started a couple years ago, the Council wanted it as revenue neutral as possible. These examples of the current yearly rate and new yearly rate show this. If a resident uses the same amount of water, their bill should be pretty equal. If a resident uses more, it goes up.

Council Discussion:

Councilmember Provstgaard asked about delivering the CUP water in the next two years. At some point, the CUP water will have to be addressed. He wants to start looking at it and educating the residents. He would like to see data projections going forward.

Travis Jockumsen noted the CUP water is probably about four years out. The cost will be approximately \$1.7 million per year. CUP water is not included in this rate structure.

Dave Tuckett stated there are a couple options with the CUP water. It can be deferred for a 10-year period to pay over 40 years instead of 50 years. The advantage of deferring is having more house to help pay, but the disadvantage is a shortened period of time. With growth, the City needs the water. It will have to be addressed in the future.

Travis Jockumsen would like to look at this in the 2023-2024 budget and go up incrementally.

Dave Tuckett noted the Council amended the water ordinance about a year ago. The City has remnant water available, but developers who don't have water are required to purchase CUP water.

Councilmember Christensen stated the CUP water may counteract other expenditures the City may be looking at with irrigation ponds, which can be used as holding tanks.

Travis Jockumsen clarified the City can't really count on the canyon water anymore. If adopted tonight, the Council can decide the effective date of April 1 prior to the pressurized irrigation water coming on line. The Utah Legislature voted to make meters mandatory by 2040, but new connections all require a meter. Currently, it's difficult getting meters because of COVID. The Highline Canal Company Board voted to give Payson its full allocation this year.

Councilmember Christensen stated he appreciates the efforts and keeping the costs neutral. The tools are in place for residents to look at their meter/water usage. The City put forth the effort. Benefit if conserving water.

Councilmember Hiatt wants to make sure the City covers its costs if the water costs go up.

Councilmember Hulet would like to see information on the city website on water conservation and the rate changes.

Dave Tuckett stated staff will put information out on the city website, social media, and in the Chronicle. Next, staff is proposing an increase to the salmon supper from \$16 to \$18.50.

Councilmember Hulet suggested raising the price more to slow down the number of people. He suggested \$25.

Councilmember Hiatt suggested \$22. Salmon is more expensive and the priced may need to be checked.

Janeen Dean suggested \$20. She proposes offering tickets to Payson residents first and then opening it up to others.

Councilmember Christensen suggested putting the salmon in a separate clam shell to distribute easily.

Councilmember Provstgaard is in favor of \$22.

MOTION: Councilmember Provstgaard – To amend the fee schedule (resolution) for the pressurized irrigation that was presented this evening and raise the salmon supper fee to \$22.
Motion seconded by Councilmember Christensen.

Further discussion.

Councilmember Hulet feels \$22 is too high and may vote against it for that reason.

Discussion to go up to \$22 based on the cost of salmon.

AMENDED MOTION: Councilmember Provstgaard – To amend the motion to up to \$22 and staff makes the final recommendation after checking the market price for the products. Motion seconded by Councilmember Christensen. 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

MOTION: Councilmember Provstgaard – To suspend the agenda and let the Mayor move at his discretion. Motion seconded by Councilmember Carter. Those voting yes: Linda Carter, Brett Christensen, Taresa Hiatt, Brian Hulet, Bob Provstgaard. The motion carried.

H. WORK SESSION (7:24 p.m.)

1. Wastewater Treatment Plant Upgrade

Staff Presentation:

Travis Jockumsen stated the contractor is on board helping with the design. There have been a lot of unanticipated issues.

Jason Broome stated the projected goals included the best long-term solution at the best cost, meet the expected growth demands, convert the process to biological nutrient removal, design for easier future expansion, provide type II reuse water with space for type I, meet future low nutrient limits for Utah Lake with minimal charges, reduce odors, improve staff safety, leverage existing assets (buildings, space, land), and reduce ongoing maintenance costs. The preliminary cost estimate is \$50 to \$55 million. He will discuss how this compares with neighboring cities, why the costs are higher, and how we are minimizing impact of higher costs. Cost comparisons include Payson at \$13.00 per gallon, Salem at \$13.33 per gallon, Spanish Fork at \$17.42 per gallon, and Provo \$11.30 per gallon. Cost increases are because of construction cost escalation, underestimation of original scope, and vision of the project has evolved (goals). Construction costs are up 6% to 8% because of a high volume of local construction work, labor shortages, material supply problems, and COVID. Construction costs will continue to rise. Facility plan evolution includes the blower building should be 2 times larger and the basin should be 5 to 10 times larger. The dewatering building upgrades are \$720,000, and the headworks upgrades are \$182,000. New major structures include headworks, secondary clarifier, RAS/WAS pump station, sludge dewatering building, sludge tanks blower building, reuse tank and pump station, odor control, and water department building.

Council Discussion:

Councilmember Provstgaard voiced a concern with processing 4 million gallons per day with roughly 40,000 people. He questioned if it's enough with what the City has on the drawing board. The intake line from the west is over capacity. He would like to get another \$5 million to upgrade this line. Development is coming faster than we realize.

Jason Broome noted the target population was around 55,000. Four million gallons is the average over a year. Then they target a max day and a max month and a peak hour. On a worse day, it can treat over 8 million gallons per day. To process an additional million would cost \$15 to \$20 million.

Chris Thunhorst explained the project is based on projection to 2045. Additional future structures are planned to take the facility to 6 million gallons per day. This is preparing for the future by building to give enough capacity for growth but not overbuild.

Travis Jockumsen clarified Hansen, Allen, & Luce is working on the sewer model so he will know soon where the City stands on the west intake line.

Dave Tuckett stated the City was awarded \$11.5 million from the state, and staff will be asking for more. Then the City will have to go out on market for balance. Once the design is 100% complete, it can go out for bid.

Travis Jockumsen clarified this was not included in the 2020 impact fee because there wasn't a price, but now the impact fees can be updated. The impact fee cannot include for redundancy.

Councilmember Hulet agrees with Councilmember Provstgaard on the impact fee because every new house is not paying the increase.

Jason Broome continued. Financing and rates considerations include a 30-year loan using excess funds to pay off early, funds from the State, impact fee increase, and rate increase. The state affordability limit is \$53.67. The rate comparison with the increase puts Payson at the high end, but other cities are increasing their fees as well. What's next is to obtain additional funding from the state, close this state loan earlier, finalize full funding package, and move forward with the design to be under construction by fall 2022. The deadline to complete construction is fall 2024. Rates can be bumped up over time.

Dave Tuckett stated staff will bring resolutions through Zions and Gilmore Bell in February to start the process, get the loan package closed, and start purchasing some of the needed items.

D. ACTION ITEMS (Continued)

7. Resolution – Utah Main Street Program (8:00 p.m.)

Staff Presentation:

Dave Tuckett stated staff is looking at a grant for the Main Street Program that is due by end of month, and a resolution is needed. Staff found that the City wasn't registered; but with this resolution, the City will be ready for the next round of funding in the summer. He is hoping for some matching grants for the businesses to spruce up the backs of the buildings.

MOTION: Councilmember Hulet – To approve the resolution for the Utah Main Street Program. 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 - Brian Hulet
Yes - Bob Provstgaard

E. ADJOURN TO REDEVELOPMENT AGENCY

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

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2021-2022 RDA Budget

Dave Tuckett stated the only budget item is the \$12,900 to do the trail along the frontage that is being developed.

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

Public Comment:
No public comments.

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

MOTION: Director Provstgaard – To approve (resolution) the amended fiscal year 2021-2022 RDA budget in the amount of \$12,900. Motion seconded by Director 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

Councilmember Hulet would like to see funds for monument signs for business park.

Dave Tuckett said he will include this in the new budget.

F. ADJOURNMENT OF REDEVELOPMENT AGENCY

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

G. OTHER

1. Annual Training - Open and Public Meetings Act and Municipal Officers' and Employee Ethics Act (8:05 p.m.)

Staff Presentation:

Jason Sant reviewed the Open and Public Meetings Act. The purpose is to act in an open meeting and deliberate in an open meeting. A meeting includes two or more together with an exclusion such as watching a movie and not discussing city matters. A quorum is three members excluding the mayor, and a vote must be unanimous with only three. A closed meeting can address the character, competence, or health of an individual, pending or imminent litigation, or certain matters regarding acquisition or sale of real property. Emergency meetings do not require a 24-hour notice but a quorum must approve the meeting. Electronic meetings can be held with an anchor location. Electronic message transmissions such as text messages can be done when not in a public meeting. Penalties include a final action being voided and a class B misdemeanor for violation of closed meeting provisions. The Municipal Officers' and Employee Ethics Act bottom line is air on the side of disclosure. Please let staff know of any question so disclosure can be addressed. Your office may not be used for personal benefit. Gifts are okay if \$50 or less, awards publicly presented for recognition of public service, any bona fide loan made in the ordinary course of business, and a political campaign contribution. Disclosure is required. Personal interest or investment creating a conflict of interest with duties is the big one. Failure to disclose includes loss of position or job, criminal penalties, and rescission of prohibited transaction.

I. ADJOURN TO CLOSED SESSION

Item not addressed.

1. Purchase, exchange, sale, or lease of real property

J. ADJOURN FROM CLOSED SESSION

K. ADJOURNMENT

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

The meeting adjourned at 8:16 p.m.

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