

PAYSON CITY  
CITY COUNCIL MEETING, REDEVELOPMENT AGENCY, AND WORK SESSION  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, October 18, 2023

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter, Taresa Hiatt (online), 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  
Karl Teemant, Community Services Director  
Dona Gay, Library Director

OTHERS Tyler Moore, Brian Hulet, Lacey Smith

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 Linda Carter.

Pledge of Allegiance led by Bill Wright.

B. CONSENT AGENDA

1. Approval of the October 4, 2023, City Council Meeting Minutes
2. Proclamation – Lung Cancer Awareness Month

**MOTION: Councilmember Provstgaard – To approve the consent agenda with the change on the proclamation from women to individuals.** Motion seconded by Councilmember Beecher. A roll call vote was taken as follows and the motion carried.

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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Payson/Santaquin Chamber of Commerce Quarterly Report

Tyler Moore reported the Chamber refocused on the purpose of the Chamber last quarter. *“The Chamber of Commerce is an organization dedicated to supporting local businesses and making our community a better place for them to operate. The Chamber helps businesses grow and gain visibility, establish credibility, and provide resources, networking opportunities, and support. The Chamber represents the voice of the business community and advocates for laws, ordinances, and regulations that support business growth and expansion. Successful businesses create jobs, provide essential services, and generate tax dollars that are used to fund public amenities and services. As the Chamber of Commerce and local businesses work together, they enhance the business and economic climate which in turn enhances the quality of life in our community.”* Over the last quarter, the Chamber held eight ribbon cuttings, one groundbreaking ceremony, and welcomed nine new chamber members. The Chamber had booths at the Scottish Festival, West Mountain Farmers Market, and Latino Festival. Kat Santos was hired as the new marketing director and is doing a wonderful job. The new website program promoting businesses has done super well. Last month, a new recognition program was started to recognize student athletes, which has been great. The students received tickets to Stadium Cinemas. The Meet the Candidates Night was well attended last week. January 11, 2024, will be the annual chamber banquet at the Veterans Home with R&R BBQ catering the event.

## 2. Public Forum

Tyler Moore distributed a flyers for the Tabitha’s Way Food Pantry. Tabitha’s Way holds a food drive every year to provide a Christmas or Thanksgiving dinner for 400 to 500 families. He invited each council member to participate with Tabitha’s Way in handing out Christmas dinners on December 16 in Spanish Fork. Just scan the QR code and register. Donations can be given at Payson Market or Stokes.

## 3. Staff and Council Reports

### Staff Reports

ADMINISTRATION – Dave Tuckett stated staff participated in a kickball game with the fifth graders from Wilson Elementary; there were no injuries. The fifth graders beat the staff, but it was fun. He and Mayor Wright met with representatives of Rio Grande Railroad, who are looking to open the line to Alberta. They made them aware of several concerns. The Mayor of Goshen and Santaquin were there as well. There are some developments that want to start out near Alberta including industrial uses. There are some concerns with the infrastructure because the railroad hasn’t worked for years. Additional meetings are forthcoming.

Mayor Wright stated this isn’t a done deal and will be a year-long process to address the issues. They own the right-of-way, but there are environmental concerns.

POLICE – Chief Brad Bishop reported officers have been around the city removing garage sale signs, solar signs, and every sign under the book. Campaign signs have not been removed contrary to a post on Facebook.

### Council Reports

Councilmember Beecher stated thanked staff for doing a great job.

Councilmember Carter reported she attended the chamber meeting Thursday morning and appreciates the Chamber for all they do. She apologized for not playing kick ball this year; it's fun to play with the fifth graders.

Mayor Wright stated the Shop with the Cop event will be held December 9 at 6 a.m. and the Payson Royalty and Payson High School Bagpipers will be participating. This is a very good event and worthwhile. He attended the America First Credit Union ribbon cutting, which is a wonderful addition to the community. He mentioned smudging at the ribbon cutting and received a lot of looks and questions. Thankfully the CEO of America First Credit Union knew what it was, which is where the orchards are kept warm to keep the buds from freezing.

Councilmember Provstgaard reported the South Utah Power board meeting is next Thursday and asked if another council member could attend to cover. It's getting down to some commitments of a million dollars. Kirk Beecher offered to attend. Dave Tuckett mentioned Shawn Black and Brad Kearn will be there as well. The scale house is almost ready to open; the road is graded, and asphalt is coming. Power is being run from Kenny Seng's generator because power is still being figured out with Strawberry Electric Service District (SESD). He thought this issue with SESD would have been worked out in the 90's when he was on the council, but here we are 30 years later. An additional trailer was brought in last week for additional power, but the scales are currently getting only 35 amps. Dale Shaw noted that fiber is also needed for network connection to the computers, which he has discussed with Kent Fowden.

Councilmember Christensen appreciated the extra time with the irrigation water this year. The City has been doing a great job and he appreciates it. He talked with Anthony Huff regarding city vehicles yesterday, who is getting the garbage trucks rolled through and more efficient making money on vehicles when sold. Dave Tuckett noted he talked to the Highline Canal Company yesterday, and they will try to extend the pressurized water another week next year. The CUP water is still about three years out.

Councilmember Hiatt stated several people talked to her about growth and where water will come from, which is a worry with a lot of residents. The City needs to educate the residents more, so they don't worry about the lack of water or shutoffs. Councilmember Provstgaard stated the City currently uses about 3,300-acre feet of water per year from Strawberry Water Users Association and Payson Canyon. The guarantee from the CUP is 5,500-acre feet of water. Dave Tuckett noted irrigation water won't be a problem.

#### D. ADJOURN TO REDEVELOPMENT AGENCY

**MOTION: Councilmember Beecher – To adjourn to Redevelopment Agency.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

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

1. Resolution – Memorandum of Understanding with Mountainland Technical College (MTECH)

Staff Presentation:

Dave Tuckett stated this has been discussed in the past, and MTECH is building its new facility. The City requested a room be added called the Innovation Center to allow small businesses to use.

Brian Hulet clarified the space is for startup and small businesses to learn through a resource center. Startup businesses can rent space and there will be small items such as printers for use. There will also be phone booths, podcast rooms, and lessons/classes. Utah Valley University (UVU) will staff a part-time person, which he is working on an MOU with them. MTECH will take care of utilities and any costs associated such as cleaning.

Dave Tuckett continued there are funds in the RDA budget for the lease payments. The MOU is for the shell, and the details will come in a future agreement. It will be a great facility and much cheaper than building a separate center. To be partnered with MTECH and UVU will be great for small businesses to get started.

Director’s Discussion:

Councilmember Provstgaard stated this is a city investment for small businesses in Payson in order to get started.

**MOTION: Director Beecher – To approve the RDA resolution for the Memorandum of Understanding with MTECH and authorize the chair to sign said Memorandum.** Motion seconded by Director Christensen. A roll call vote was taken as follows and the motion carried.

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

E. ADJOURN FROM REDEVELOPMENT AGENCY

**MOTION: Director Provstgaard – To adjourn from Redevelopment Agency.** Motion seconded by Director Christensen. A roll call vote was taken as follows and the motion carried.

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

F. WORK SESSION (6:34 p.m.)

1. Discussion regarding City Survey

Staff Presentation:

Dave Tuckett reviewed a survey from a year ago that gathered great information from residents and included about 1,600 responses, which is a good response rate. There are budgeted funds for a follow-

up survey. He asked the Council about diving deeper into the top resident recommendations such as a recreation center and curb, gutter, and sidewalk in order to get more detail and interests from the residents. He presented highlights from the previous survey.

#### Key Takeaways:

- A Refer a Friend Score of 51 is between Strongly and Somewhat positive. Citizens tend to *love the small town* feel and the neighborliness of the community. Primary concerns included: Street and road issues, growth and increasing congestion and a lacking business district.
- Respondents tend to be *positive about the direction of the city*. 39% feel it has improved in the past 5 years and 63% feel the city is going in the right direction. Still, some do feel things are going in the wrong direction (37%).
- Of dozens of topics, the following are considered most important: *Manage the growth and density of the city, preserve the small-town feel, preserve a good cost of living, ensure the infrastructure is maintained, and maintain/expand streets, curbs, and sidewalks.*
- We asked citizens to evaluate 10 possible new city investments. Following are the three rated highest as being considered most worthy of city revenues to develop and maintain: *Complete curb, gutter, and sidewalks throughout the city, a Recreation Center, and a Lap Pool enclosure for year-around use.*
- Of the many city events put on throughout the year, the 5 that residents say are most important to their household include: *Onion Days, Salmon Supper, Band Concerts in the Park, Scottish Festival, and Christmas Creche (nativity).*
- How can leaders best preserve the small-town feel of Payson? The top 3 suggestions include: *More / wider sidewalks and/or trails throughout the city, agriculture protection, and community cleanup events.*

#### Demographics:

- Age – 18-39 = 32%, 40-54 = 31%, 55-74 = 31%, 75 or older = 6%
- Gender - Female = 52%, Male = 47%
- Years in City – Less than 1 year = 5%, 1-4 years = 20%, 5-9 years = 17%, 10-14 years = 9%, 15-19 years = 10%, 20+ years = 39%

Refer a Friend to the City in the 7 to 10 categories equates to almost 70%. The top three reasons included small-town feel/rural, neighborly/community/friendly, and safe & secure.

Direction of City shows improved at 63% with improved at 39%, stayed the same at 35%, and gotten worse at 26%. Compared to other cities ranked 15% much better, 30% somewhat better, 28% about the same, 22% somewhat worse, and 5% much worse.

Brian Hulet noted it's interesting that anyone who has been here 1 to 10 years was very positive about the city and said the city made great changes since they moved here. Anyone here 20+ years was pretty even. The people who have moved here really appreciate Payson.

#### Dave Tuckett continued:

- City Facilities and Events range in most importance (top 6 out of 12) included city parks, open spaces, and trail system; historic downtown; city events; library; community pool; and recreational programs.

- City Benefits range in most importance (top 3 out of 9) included small town feel (41%), good cost of living (40%), and family friendly (35%).
- Growth and Development range in most importance (top 2 of 7) included ensure maintenance of public infrastructure (streets, drainage, etc.) 52% and manage the growth and density of the city (41%).
- Safety and Security range in most importance (top 4 of 10) included traffic congestion management (38%), city beautification/neighborhood upkeep (32%), crime prevention initiatives (24%), and pedestrian safety (trails, sidewalks, crosswalks) (23%). The City has done well on several of these.
- City Operations range in most importance (top 3 of 7) included maintain/expand streets, curbs, sidewalks (45%), maintain/expand city infrastructure (water, sewer, storm) (31%), manage city budget (31%).
- Employee Contact top five included utility billing (20%), public works (20%), police (14%), library (12%), and administration (11%).
- Importance of City Events top five included Onion Days (78%), Salmon Supper (40%), Band Concerts in the Park (39%), Scottish Festival (36%), and Christmas Creche (28%).
- Keeping Small-Town Feel include more/wider sidewalks and/or trails throughout the City (41%), agriculture protection/operations (37%), community clean-up events (30%), add additional larger parks in the City (20%), add additional city celebrations/festivals (19%), and none of these (8%).
- Overview: Anything more to say? Top 3 items out of 23 included taxes/fees keep under control (27%), roads -improve, fix, widen, lights, etc. (19%), parks & public spaces – keep, expand, improve (18%).

There is good information here from the citizens who took the survey on how the City was doing. He reviewed the New Investment Priority from the survey and asked the council for discussion.

#### New Investment Priority:

- Complete curb, gutter, and sidewalk throughout City (48%)
- Recreation Center (47%)
- Lap pool enclosure for year-around use (37%)
- New library (32%)
- Payson canyon hiking trail to Maple Dell (27%)
- Fire Station (25%)
- Spring Lake improvements (20%)
- Additional parks (19%)
- New City Center (12%)
- Golf course reception center (3%)
- Other (7%)

#### Council Discussion:

Mayor Wright noted the survey consultant was surprised at the positivity of the survey from the residents. All the survey questions are still appropriate to ask to see if anything has changed.

Dona Gay noted she played with survey a lot when it first came out, and the library was mentioned many times.

Dave Tuckett stated curb, gutter, and sidewalk was mentioned often and recreation. The second survey could dive deeper into these items.

Mayor Wright noted a recreation center is expensive, extremely cost ineffective, and subsidized. The Council needs to make absolutely sure the City is financially able to support one.

Councilmember Christensen noted curb, gutter, and sidewalk has not fallen on deaf ears with the Council. It has been discussed, studied, and costs addressed. He would like to put a cost to these items including a cost for each household and ask the residents to re-rank them.

Councilmember Provstgaard stated storm drain and asphalt tie-in must be included with curb, gutter, and sidewalk, which quadrupled the cost. A broader stroke is needed to participate financially on curb, gutter, and sidewalk. Those who have it don't want to pay for it again, and those who don't have it don't want to pay for it. The City budgeted \$300,000 to do some this year. If the residents want more and quicker, how do the residents want the City to finance it? User fees won't pay for a recreation center. Recreation is important to the residents but always subsidized. The question needs to also ask what the residents want in a recreation center.

Councilmember Christensen stated this brings up the transportation fee. The City is bonded out with the sewer plant.

Dave Tuckett in the past, the City worked with Salem City on a recreation center. It broke down because each city wanted it in its city and it's hard to find a location in between. It may be better and more cost effective to put bubble over the existing pool and do plans at the Wilson Elementary for recreation.

Mayor Wright stated a library is on the residents' minds, and the City needs to look into a new library as well.

Councilmember Carter and Councilmember Provstgaard agreed a library needs to be addressed.

Dave Tuckett stated there are several buildings that would be nice to have in the city but what is the priority of the council and citizens. The City is working on getting trails and other items. Maybe the City needs to be more vocal on what is being done. Gathering additional information on what the residents want will help the Council and Staff focus the city's goals into the new budget year.

Councilmember Provstgaard suggested getting a broader sense on the first 5 or 6 items.

Brian Hulet mentioned a new city center because of the issues with this building with maintenance, energy, and upkeep costs. He suggested proposing information to the residents even though a new city center is down the list.

Mayor Wright noted it may be well to incorporate a new city center and library together. The on-point person can prepare the survey and bring it to the council for review.

Councilmember Christensen would like to see an education aspect with every question and item. The Payson Canyon hiking trail to Maple Dell in more in the works than the citizens know.

Lacey Smith noted as a citizen she feels she sees things, is involved, and pays attention. She looked at the statistics comparing the city's population and those who took the survey. She would hate to see the survey go out and fall on deaf ears again. She wants to make sure residents know the survey is out there so they can participate. She has been talking with people the last couple weeks, and they just don't know where to find information. A 16% participation of the community on the survey isn't accurate numbers. She is willing to help get the word out. She suggested breaking up neighborhoods with a chairman to get the word out or a community awareness program.

Councilmember Provstgaard stated he understands doing an educational component before sending out the survey. The City put the survey in the newsletter and conducted an open house. Somehow the City needs to spart the residents' interest.

Karl Teemant suggested if asking questions about the library and recreation center, the City may want to use companies who specialize in feasibility studies for those items.

Dave Tuckett stated he will get with staff internally and come up with some questions and then work with Onpointe Insights. Then the Council can weigh in on the questions and make the survey effective, so it means something moving forward. The sources and percentages of use that were used on the survey included email (50%), which comes from the Nebo School District, SMS/text (48%), water bill/newsletter (2%), and Facebook (0%). On surveys, it's not about the number of people who take the survey but the sample size, and a 16% sample size is pretty good. Once an item becomes a priority, then a concept, design, and estimated cost will be needed. Then the City can survey the residents asking what they are willing to pay for the item.

## 2. UTOPIA Report

Staff Presentation:

Dave Tuckett stated UTOPIA couldn't make it tonight because of fall break. UTOPIA bonded to finish out the city. The City indicated it would help pay the bond if UTOPIA didn't get the take rate, but the City is so far ahead and receiving rebates. People love the service; it's fast. This will be rescheduled.

## G. ADJOURNMENT

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

The meeting was adjourned at 7:07 p.m.

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