

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, April 3, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley,
William R. Wright

STAFF PRESENT David Tuckett, City Manager
Cathy Jensen, Finance Director
Kim E. Holindrake, City Recorder (online)
Jason Sant, City Attorney
Brad Bishop, Police Chief
Robert Mills, Development Services Director
Travis Jockumsen, Public Works Director/City Engineer
Scott Spencer, Fire Chief
Janeen Dean, Community Events Coordinator
Tracy Zobell, Parks & Golf Director
Shawn Black, Power Director
Shelby Bohling, Communities That Care Coordinator

OTHERS Millie Swenson, Christian Jiminez, Sandy Huff, Kirtis Kennard

A. CALL TO ORDER

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.

B. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Dave Tuckett.

C. CONSENT AGENDA

1. Approval of the March 20, 2024, City Council Meeting Minutes
2. Proclamation – Arbor Day
3. Resolution – Municipal Wastewater Planning Program (MWPP) Annual Report

MOTION: Councilmember Rowley – To approve the consent agenda. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Anne Moss

D. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. CTC: Mayor's Youth Recognition

Mayor Wright and Shelby Bohling presented Mayor's Youth Recognition Awards to Milly Swenson, Mt. Nebo Middle School and Christian Jiminez, Payson Junior High.

Milly Swenson stated she likes to go camping and is in 7th grade.

Christian Jiminez stated he is in 9th grade and loves to read.

2. Public Forum (6:05 p.m.)

Sandy Huff stated she is here to represent her friend Sue Staheli Wilson, recalling the remarkable contributions of the Staheli sisters to the community. The Staheli sisters were daughters of Byron and Delsa Stahli and left a lasting impact despite not living in the city for at least 60 years. Byron Stahli was known for owning several restaurants including the well-known By's Seafood Gratto. All the Staheli sisters had attended the Peteetneet School. The first sister, Ann, who had been a librarian and avid reader, passed away in 2016, prompting a \$3,000 donation in her name to the library. Later, another sister, an antique collector, passed away, and Sue made a \$3,000 donation to the Peteetneet School in her memory. This sister collected the antique clock and bell from the Peteetneet School, which was donated back to the School and is now displayed there. In February, the last sister passed away, and Sue Staheli Wilson wanted to donate another \$3,000 to the Peteetneet School. All four sisters cherished memories of their school years at Peteetneet School, from sledding on the hill to swinging on the tall swings and playing marbles and hopscotch. They especially remembered the tradition of hiking up to the Bell Tower to sign their names, finding the wind's whistle through the windows eerie yet memorable, believing it to be the sound of Chief Peteetneet. The Peteetneet Museum, now housed in the historic school building, serves as a testament to preserving memories and history. Sandy expressed hope that the school's history, intertwined with the town's, would continue to be preserved through the museum. Volunteers dedicate countless hours to maintaining the building and welcoming visitors, providing Payson with a historic venue for community events and a place for visitors to learn about local history. She presented a \$3,000 check for Peteetneet School to Mayor Wright.

Mayor Wright noted he talked previously with Sandy on the phone and wholeheartedly supports this effort. He will prepare and send a letter to Sue Staheli Wilson.

Kirtis Kennard stated his neighbor Kevin Miller was instrumental in helping several youth to complete their eagle scout projects. He asked if the city would dedicate the pavilion in Dry Mountain Park, which was one of the projects, as the Kevin Miller Memorial Pavilion. Kevin Miller tragically passed away a few years back and wants to remember his service. Mayor Wright stated the council and staff will discuss and consider the request. Councilmember Rowley noted he knew Kevin Miller and supported anything to memorialize his hands-on help with the youth.

3. Staff and Council Reports

Staff Reports (6:15 p.m.)

COMMUNITY EVENTS – Janeen Dean thanked Mayor Wright and Dave Tuckett for their support with the Easter Egg Hunt. She thanked the Parks Department for physically making sure everything is at the right location and the fields are ready and cleaned up afterwards. She thanked Savannah Tew with the Recreation Department as well as Chief Bishop and Chief Spencer for providing police and EMT services. The Payson Drill Team passed out the eggs and oversaw the different age groups. Miss Payson and the attendants passed out the prizes, and Wendy Ellsworth sold products. A huge thank you to the sponsors; Walmart donated a bike, Ron Gordons donate a bike, Ace Hardware donated a wagon, and Payson city donated a bike. Large Easter baskets, one for each age group, were also donated by Gunnerson Dental, Quality Inn, State Farm (Cory), and Zions Bank. Smith donated potato chips and Payson Fruit Growers donated dried cherries. The Sunrise Easter Concert was held Sunday morning at 6:30 a.m. with 175 people in attendance and Mayor Wright and Councilmember Rowley there in support. As always, she reminds people to watch the marquee, Facebook, and the city website for event information. The next event is Arbor Day on April 25 at the East Hills Park. There will be a speaker and then Miss Payson will serve cookies and punch. Mayor Wright thanked Janeen for all she does.

COMMUNITIES THAT CARE – Shelby Bohling reported National Drug Take Back will be held on April 27 from 10 a.m. to 2 p.m. at the Payson Market Pharmacy and Mountain View Hospital. A car seat checkpoint will be held on April 11 from 10 a.m. to noon in the City Center parking lot to get car seats checked; this event requires an appointment.

DEVELOPMENT SERVICES – Robert Mills thanked Mayor Wright and Councilmember Rowley for assisting in interviewing new planning commission members. These will be presented at the next council meeting for appointment.

ADMINISTRATION – Dave Tuckett stated April 20 is the Bacon to Payson event. There is a ribbon on the Payson website to access a landing point for information. The goal for the state of Utah was to raise \$40,000 with about \$17,000 more to go. He is working with the Film Commission to do a thermometer to show the fund total. Registration is required to get on the football field for the event. Kevin Bacon will be here from 10:30 a.m. to 2 p.m. The goal is to complete 5,000 humanitarian kits for Mr. Bacon's nonprofit Six Degrees. Mayor Wright voiced great community support with Smiths, Walmart, Payson Market, Payson Fruit Growers, Stadium Cinemas, and Chubby's. He appreciates the community. Dave Tuckett noted there have been a lot of in-kind donations, which will be put on the Six Degrees website and national social media. Businesses have been very generous. Councilmember Hulet noted the Today Show will be there; the City is getting hundreds of thousands of dollars in free advertising.

Council Reports

Councilmember Hiatt thanked staff for all they do.

Councilmember Moss stated she met with Tracy Zobell and toured some parks and the cemetery to see what is entailed with those facilities. Tomorrow is the last night of the citizens academy, which has been an amazing experience. She encouraged the council to get involved next time it's offered. She was so excited to be involved at the Payson High School two Fridays ago at 5 a.m. for the Kevin Bacon announcement. The energy was off the charts. It is a lot of free advertising; Payson needs to take advantage of it with signs, a plaque, etc. People across the world watched the Today Show. The students have done an amazing job; she is proud of them.

Councilmember Rowley thanked Janeen for the Easter Sunrise Concert; it was a positive experience worshipping all together. He thanked Shelby Bohling for working with the youth and giving them a voice. He asked Chief Bishop if other agencies will be helping with the Bacon to Payson event. Everyone could wear red cowboy boots. He is grateful to the citizens who attend these meetings and speak to the council. Payson has wonderful people.

Councilmember Hulet stated MTECH is going vertical and moving along. He saw an old sign “Payson Downs” in Spanish Fork where old building materials were sold. He wanted to buy it and bring it back, but it was sold. Someone donated it to the Peteetneet. He thanked everyone helping with the Main Street project; staff is doing a great job talking to the business owners. The contractors have been great. He thanked Jonathan Knight for keeping the website updated. The Kevin Bacon event will be fun.

Councilmember Christensen loves to see the progress on Main Street; it feels open and inviting. The new ballfields are great; it’s good to know we were a part of moving that forward. He appreciates all Karl Teemant does for the youth. There is graffiti in the Dry Mountain Park to be cleaned up. He appreciates all staff does.

Mayor Wright stated Congressman Burges Ownes is coming down tomorrow to see some of the businesses.

E. ACTION ITEMS

1. Public Hearing/Resolution – Amendments to the Fiscal Year 2023-2024 Budget (6:34 p.m.)

Staff Presentation:

Cathy Jensen reviewed the proposed amendments for the Fiscal Year 2023-2024 budget.

Revenue		
ARPA Fund	Allocation	\$1,070,091
Fund Balance	ARPA Funds - Cap	\$1,070,091
Fund Balance		\$750,000
Bond Principal-Reserve Account	Sewer Fund	\$168,700
Transfer to Power	Down Payment for Power Plant	\$2,900,000
B&C Road Funds	Utah Avenue Project	\$1,316,000
Transfer to Capital Fund	Up to Amount	\$3,500,000
Landfill	DC Dozer	\$392,500
State Grant	Police	\$38,625
Total Revenues		\$11,206,007
Expenditures		
Payson Fruit Growers	Pass-Through from Grant	\$750,000
Transfer of ARPA Funds to Water	Well Project	\$1,070,091
ARPA Funds	Increase in Water Budget - Well Project	\$1,070,091
Bond Principal - Reserve Account	Sewer Bond Funding per Bond Agreement	\$168,700
Transfer (loan) to Electric	10% Plant Downpayment	\$2,900,000
Utah Avenue Road Project	Use of Fund Balance - Extend Main Street Project to Utah Avenue	\$1,316,000

Capital Fund Transfer-General Fund to Capital Fund	Recognition of Funds in CDBG Fund for Grant Façade Program	\$3,500,000
D6 Dozer - Landfill	Purchase D6 Dozer Using Fund Reserve	\$392,500
Police Mental Health Grant	Police Department Grant	\$38,625
Total Expenditures		\$11,206,007

Council Discussion:

Councilmember Hulet questioned the Capital Fund transfer and that there aren't specific projects assigned for the funds.

Cathy Jensen said yes.

Dave Tuckett clarified that there is about \$10 million in the capital project fund, but it's part of the Main Street project. This will help bolster that account for whatever projects the council decides to fund.

Councilmember Rowley voiced concern with purchasing six generators and would prefer purchasing only four generators. He would like the building built big enough for six generators. He wants to at least have the conversation.

Mayor Wright noted that this just give the city the flexibility; the funds don't have to be spent.

Dave Tuckett stated staff met with the consultants today and will give an update during the work session. If less is spent, it goes back to fund balance.

MOTION: Councilmember Hulet – To open the public hearing. Motion seconded by Councilmember Christensen. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Anne Moss
Yes - Ryan Rowley

Public Comment:

No public comments.

MOTION: Councilmember Hulet – To close the public hearing. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
Yes - Taresa Hiatt
Yes - Brian Hulet
Yes - Anne Moss
Yes - Ryan Rowley

MOTION: Councilmember Hulet – To accept (resolution) the amendments to the Fiscal Year Budget of 2023-2024. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
 Yes - Taresa Hiatt
 Yes - Brian Hulet
 Yes - Anne Moss
 Yes - Ryan Rowley

ADJOURN TO CLOSED SESSION

MOTION: Councilmember Rowley – To go into closed session to discuss real property. Motion seconded by Councilmember Moss. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
 Yes - Taresa Hiatt
 Yes - Brian Hulet
 Yes - Anne Moss
 Yes - Ryan Rowley

Discussion regarding purchase, exchange, sale, or lease of real property.

MOTION: Councilmember Christensen – To go out of closed session. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

Yes - Brett Christensen
 Yes - Taresa Hiatt
 Yes - Brian Hulet
 Yes - Anne Moss
 Yes - Ryan Rowley

F. WORK SESSION

1. Fiscal Year 2024-2025 Budget Discussion (7:01 p.m.)

Staff Presentation:

Dave Tuckett stated the all the budgets are balanced except power with some items funded and some not funded. The tentative budget will be adopted in May.

Cathy Jensen reviewed the proposed budget.

Funded		
B&C	680 W 800 S to 1100 S	\$98,600
	450 S 1050 W	\$84,600
	Loafer View Rd	\$144,712
	1260 S Daly-Riley	\$70,540
	1250 S Riley – 500 E	\$82,624
Assistant City Manager		
Building Maintenance	Roof Repair 40 S Main Building	\$11,000

	Carpet Banquet Hall	\$35,000
Fire	Halmatro Extrication Equipment (\$10,000 roll over)	\$56,000
	Polaris Side by Side	\$40,000
	Trailer for Polaris	\$25,000
Grounds	Ventric Mower Lease (2)	\$100,000
Justice Court	Door Scanners in Court Room (rollover)	\$7,000
Library	Feasibility Study	\$20,000
	Self-Check-In (PARC Tax Funds)	\$12,000
Planning	Nebo Beltway Plan (possible grant)	\$165,000
	Title 12 Subdivision and 13 Zoning – Code Amendments	\$100,000
	Moto X Studies	\$105,000
	Salem Canal Trail Matching Funds	\$4,500
	Equestrian Park Feasibility Study	\$50,000
	Chris Swenson Construction	\$75,000
	Forebay/Gladstan/Elk Ridge Planning Study	\$75,000
	Haskerville Eastside Comprehensive Plan	\$100,000
	Façade Grant \$200,000 Grant \$100,000 Match	\$150,000
Recreation	Playground Equipment (PARC Tax Grant)	\$250,000
	Outfield Fence Repair/Replace	\$32,000
RDA – Business Park	Maker Space	\$900,000
Seniors	Senior Bus (pending grant)	
Swimming Pool	Toy Refurbish	\$22,000
	Irrigation Controller	\$6,400
Streets	Road for Feasibility Study	\$20,000
	Sidewalk Repair	\$188,400
	Parking Lot	\$300,000
Electric Fund	Mini X	\$150,000
	650 W 800 S Distribution Circuit	\$60,000
	800 W and American Way Live Front Switches	\$50,000
	SUVPS Transmission Costs	\$650,000
Power Impact Fees	Transmission Line (85% impact fees, 2 fiscal years)	\$2,550,000
Golf Fund	People Moving Cart	\$15,000
	Entrance Gate	\$40,000
	Top Dresser/Reel Grinder	\$25,000
	Deck Chairs and Tables	\$10,000
Perpetual Care	Roads for 5-Year Project	\$187,000
Sewer	Spare Pump for Lift Station	\$20,000
	Sewer Plant	\$37,000,000
Sewer Impact Fees	I-15 East Off Ramp Trunk Line	\$210,000
	1/5 5-Year Allocation Red Bridge Reimbursement	\$343,423
Solid Waste	Garbage Truck Lease (annual 1-year)	\$66,500
	Full-Time Driver	
Storm Drain	City-Wide Curb and Gutter	\$300,000
	Box Culvert Project	\$2,000,000
	Business Park Injection Well	\$300,000
	Curb Box and Inlet Repair	\$25,000
Vehicle Maintenance	Larger Lift – Ambulance & Large Trucks	\$75,000
	Service Truck Equipment	\$10,000
Water	Mini X (\$70,000 trade-in)	\$90,000
	Patterson Pump Station	\$850,000
	Christian Life Assembly (grant)	\$343,000
	Upgrade Scada and Security Cameras	\$500,000
Water Impact Fees	Water 1700' of 24" pipe and 1550' of 12" pipe Payson Canyon	\$1,450,000
	1/5 5-Year Allocation Red Bridge Well	\$290,000

Revolving Loan	L109 Electric Line Truck	\$368,000
	L110 2021 Cemetery F150 2599	\$55,000
	L111 Administration Escape	\$29,000
	L112 Administration Escape	\$29,000
	L113 GIS Chevy Tail Boss	\$62,000
	L114 PW Construction Inspector F150	\$56,000
	L115 Golf 2004 F150	\$55,000
	L116 Golf Ranger	\$38,000
	L117 Water Chevy 2500 with Service Bed	\$70,000
	L118 Water One Ton Flat Bed	\$65,000
	L119 Water 2017 F150	\$60,000
	L120 Street 2021 F250	\$55,000
	L121 2004 Sewer Ford F350	\$70,000
	L122 Storm Drain Corridor Maintenance 2023 Ford F150 3708	\$50,000
	F123 Solid Waste 2021 F150	\$53,000
	F124 Building Inspection 2021 Ford F150	\$60,000
IT	Part-Time IT Person	
Not Funded		
Fire	Brush Truck	\$95,000
Planning	Economic Development Director	
	Grant Administrator/Community Relations Specialist	
Police	Property for Police Station	
Parks - Impact Fees	Property Estimate	\$4,000,000
Peteetneet	Restrooms	\$800,000
Ambulance Fund	2 nd New Ambulance	\$260,000
Sewer	Part-Time Collection Helpers (2)	
Storm Drain	Loafer View Pond & Injection Well (moved to 2026)	
Water	Truck #415 Flat Bed	\$85,000
	Full-Time Water Lead	
Revolving Loan	Roll-Off Bin/Bin Truck – Sewer	\$250,000

Council Discussion:

Councilmember Hiatt would like to fund the Grant Administrator/Community Relations Specialist and Economic Development Manager. All the cities she has talked with say their grant writer is awesome, and they can't believe Payson doesn't have one yet. Councilmember Hulet has done a lot but hasn't brought in businesses or development. There needs to be another person who has already built a city. Other cities have asked her why Payson doesn't have an Economic Development Director bringing in businesses when everyone else is bringing in businesses.

Councilmember Moss feels the Economic Development Manager needs to be separated from Councilmember Hulet; there are conflicts of interest. Councilmember Hulet previously left city council to be the Economic Development Director and then ran for city council again for a reason. He shouldn't be both; she would like to explore someone else. If it doesn't work, then Councilmember Hulet can take it over again. Mayor Wright has built a lot of relationships also; possibly more than anyone else in this room. Council members should be representatives to board and committees but not the directors or managers.

Councilmember Hulet stated he would be greatly dissatisfied if the council decided to hire someone to handle economic development because that's precisely what he excels at and enjoys doing. He is already deeply involved in these endeavors; he has extensive connections and serves on the

Mountainland Association of Governments board for economic development. He has collaborated with Commissioner Gordon and actively contributed to economic development efforts in Utah County. It seems like a redundant expenditure to bring someone else on board to perform tasks that he is already adept at, perhaps even surpassing. Hiring someone capable will cost around \$150,000 with benefits. He feels being on the city council gives him more clout with people. He doesn't want to write grants but does it because it has to be done. The city does need someone to do the city website and social media, which could be a part-time position.

Mayor Wright noted there was an Economic Development Director 20 years ago that was fired because he didn't bring in businesses, etc. Seeds are planted, and it takes time. Councilmember Hulet has been doing this for six years, which isn't very much time. He hears repeatedly that businesses aren't ready to come yet. Councilmember Hulet has personal relationships with these entities; and when the time comes, these entities will go to him instead of someone else. There are a lot of things coming our way as a direct result of Councilmember Hulet and himself. These entities look at the number of rooftops in the area and won't come until the rooftops are there.

Councilmember Christensen stated Councilmember Hulet is doing a great job but it may be too many hats. He suggested hiring an assistant for Mayor Wright and Dave Tuckett to cover economic development and grants. An Assistant City Manager can help with economic development and grants. There isn't enough economic development at this time to justify a manager position. The city needs someone out hunting down the opportunities, which is what Councilmember Hulet and Mayor Wright have been doing. Then the different departments step in to work through the details.

Dave Tuckett stated he has put the assistant city manager position in the budget every year but has cut it out. He kept it in this budget because now he's getting to the point where he wants to retire. An Assistant City Manager can work with economic development and grants along with Mayor Wright and Councilmember Hulet. In a couple of years, the Assistant City Manager can step into the city manager position. The city needs a succession plan. Filling the three positions with three people is too much. Councilmember Hulet has been effective, and there are good things coming. Parris RV and MTECH wouldn't have come if it weren't for Councilmember Hulet and Mayor Wright. An Economic Development Director would have done nothing to get them here. As far as a grant writer, they can't be paid based on what they bring in; they have to be paid a salary.

Councilmember Rowley feels too much stock is being put in this position of an Economic Development Director. As he has met with business owners, developers, and builders, not one has said they are here because of an Economic Development Director. They are here because of the proximity to I-15 and rooftops. He doesn't want to pay someone a bunch of money to do it either; you can't gauge success on that. Comparing Payson to Lehi isn't a fair comparison. Hiring an Assistant City Manager is far more important than replacing Councilmember Hulet as the Economic Development Director at this time.

Robert Mills clarified that he should have discussed these two positions with Dave Tuckett before putting them in his budget; they are in the budget as future place holders. He supports an Assistant City Manager who can also do economic development and grants. The city will one day grow to a point where these positions will need to be filled individually. Economic development is a cross-educational field that requires a lot of support and help. Economic development is tied to infrastructure, planning, and police. Putting economic development and grants under the Assistant City Manager is a much better situation.

Mayor Wright stressed that the city has a good thing going and an Economic Development Director could not have done what he and Councilmember Hulet have done. It is now up to individual builders and property owners. He has had back and forth discussions with Home Depot, and there is a relationship there. Applebee's and Jimmy Johns is looking at Payson and possibly a tractor store.

Councilmember Hulet noted that a lot of economic development can't be discussed in an open meeting.

Power Department

Shawn Black stated the debt was put together for the power plant, transmission line, and substation for the utility rate study with 5% increases every year over four years, which includes cash reserve of about \$10 million. Currently, there is about \$2.5 million in cash reserve. The City is close to buying out Strawberry Electric Service District at a cost of \$1.3 million, which can be done over five years and does not include infrastructure. He suggested six new generators for the Power Plant. It's risky to go into debt but money will be saved and made in the long run. Hydro generation requires a large reservoir and is less exact. Six new generators accommodates the current city; additional power sources will be needed as the city keeps growing.

Mayor Wright noted that hydro is dependent on mother nature providing water. Purchasing six generators gives a known product.

Dave Tuckett stated the consultants will be coming to show the date. Staff is working with UAMPS to get the agreements to put this in place. The rates are figured with the six new generators, which can be changed. The contract is needed with Wheeler Machinery by the end of April, or the costs go up. If the council is good moving forward, staff will take the necessary steps. Raising the rates will be addressed in the budget process. He believes everything in the budget can be funded without raising rates except the power. He suggested scrapping the transportation fee another year. A 5% increase would be about \$5.50 per month on an average home, which would need to be re-evaluated each year. Seniors can apply for assistance through the heat program.

Truth in Taxation

Dave Tuckett stated the city has done a truth in taxation hearing over the last 10 to 12 years. He asked if the council wants to go through the truth in taxation process or just raise the power rates.

Councilmember Hulet would like to keep the truth in taxation as an option and not change the tax rate if it isn't needed.

Mayor Wright noted that the truth in taxation keep a better rating for bonding.

Councilmember Christensen would like to at least keep the tax rate the same.

G. ADJOURNMENT

MOTION: Councilmember Christensen – To adjourn. Motion seconded by Councilmember Rowley. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.

The meeting was adjourned at 8:37 p.m.

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