

1 PAYSON CITY
2 CITY COUNCIL AND REDEVELOPMENT AGENCY MEETING
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, August 2, 2023
5

6 CONDUCTING William R. Wright, Mayor
7

8 ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter, Taresa Hiatt, Bob
9 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 Robert Mills, Development Services Director
17 Travis Jockumsen, Public Works Director/City Engineer
18 Scott Spencer, Fire Chief
19 Jill Spencer, City Planner
20 Michael Bryant, Planner II
21 Tracy Zobell, Parks & Golf Director
22 Karl Teemant, Community Services Director
23

24 OTHERS Loran Bishop, Les Curtis, Chris Kilmer, Sarah Ogden, Randy Lee Spencer,
25 Brian Hulet, Laura Noise, Jake Barker, Laurel Noyes
26

27 A. CALL TO ORDER
28

29 William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at
30 6:00 p.m. The meeting was properly noticed.
31

32 B. ACTION ITEMS

33 1. Public Hearing/Resolution – Truth in Taxation and Certified Tax Rate
34

35 Staff Presentation:

36 Cathy Jensen presented information regarding the proposed certified tax rate (CTR). Utah County
37 calculated the average home value in Payson at \$415,000. The proposed CTR (.001193) equates to
38 \$10.04 per year or about \$.80 per month, which is 3.8% above last year's property tax. The property
39 tax allocation is comprised by Nebo School District 76%, Payson City 12%, Central Utah Water
40 Conservancy 4%, Utah 7%, and County assessing 1%. Reviewing the history of the Payson CTR, the
41 rate has declined over the years because the City is only guaranteed the same revenue from the
42 previous year plus some growth. As the City grows, the rate shrinks. The policy of the City has been to
43 hold the rate steady to avoid significant increases or decreases.
44

45 **MOTION: Councilmember Beecher – To open the public hearing for the Truth in Taxation and**
46 **Certified Tax Rate.** Motion seconded by Councilmember Christensen. A roll call vote was taken as
47 follows and the motion carried.
48

49 Yes - Kirk Beecher
50 Yes - Linda Carter
51 Yes - Brett Christensen
52 Yes - Taresa Hiatt
53 Yes - Bob Provstgaard
54

55 Public Comment:

56 Loran Bishop questioned how much it will raise his property taxes. He understands taxes need to be
57 raised sometimes, but we also need to consider those on a fixed income and don't have money to pay
58 for things. Some have a hard time buying food.
59

60 Mayor Wright clarified the CTR is about \$.80 per month. The City tries to keep the same CTR as last
61 year because the County drops it.
62

63 Councilmember Hiatt noted people can go to Provo (Utah County Clerk Auditor - Abatement) to have
64 their taxes reduced, if needed.
65

66 Les Curtis stated he read the mayor's letter from June 7 regarding the tax increase. Two years ago, the
67 City allowed residents to vote for a recreation tax. He didn't vote for it, but a majority did, which is
68 fine. Last year was a huge property tax increase. Every year, it seems there is a different entity
69 increasing taxes. Some residents circulated a petition against raising taxes. He found 80% don't want a
70 tax increase. They think the council is doing a good job with essential services. They are against
71 raising taxes especially if it's going for purchasing Wilson Elementary. The City needs to tighten its
72 budget just like everyone else. We are asking for no tax increase this year. According to the letter,
73 there is a 10% electric department tax.
74

75 Jason Sant clarified that the utility fees (user rates) will not be addressed tonight. They were addressed
76 last month.
77

78 Mayor Wright noted the City has been using reserves to purchase power and not charging the citizens
79 for the higher cost of power. The public hearing on the utility rates was held in June. This hearing is
80 for the CTR.
81

82 Councilmember Beecher clarified that the utility rates are use rates, not taxes.
83

84 Les Curtis stated either way, it's coming out of our pockets. The funds for the Wilson Elementary
85 could be used for other things. There is always a reason why you should or shouldn't. We are saying
86 enough is enough. He questioned if those use rates go to Wilson Elementary School or other non-
87 essential government expenses. They respectfully ask for no more tax increases. There are other areas
88 to pull from, and we don't need any more non-essential government programs, which can be cut.
89

90 Chris Kilmer questioned how much the revenue has increased over the last five years or the last year,
91 how much has the Payson City property tax revenue increased, and how much has the sales tax
92 revenue increased. Since 2017, Payson City revenue has increased 105%. It was \$36 million in 2017,
93 and \$74.5 million in 2022. Property tax revenue was \$1.1 million in 2017, and \$1.8 million in 2022,
94 which is a 63% increase. Sales tax revenue was \$3.1 million in 2017, and \$5.1 million in 2022, which
95 is a 64% increase. We don't have a revenue problem here based on these numbers. We have a spending
96 problem. He hopes no one is running for re-election. This is either mismanagement or fraud.

97
98
99

Mayor Wright stated it's neither one.

100 Councilmember Christensen stated the cost of power has gone up exponentially in cost. Everything has
101 gone up in cost. He asked if he still pays \$1.85 for gas. The City can't pick up garbage without
102 purchasing gas for the truck.

103

104 Chris Kilmer stated he would really appreciate it if the council were more willing to hear from the
105 public. You act like we are the problem. The previous man had a valid point with raising rates; the
106 council should listen to him. The City has plenty of revenue; it's what the council does with it that
107 makes the difference.

108

109 Dave Tuckett invited Chris Kilmer to come in and he will go over every step of the budget. There is no
110 fraud going on.

111

112 Cathy Jensen stated revenue has increased, but utility fees are enterprise funds, which are like a
113 separate business that must support their own way. The Power Department is using all its reserves.
114 Impact fees are separate and can only be used for capital projects, which are electric, sewer, water, and
115 parks. The General Fund encompasses several funds, and each fund has to balance. Each impact fee
116 and enterprise fund are balanced.

117

118 Councilmember Christensen explained the City is purchasing Wilson Elementary for \$270,000 per
119 year over 10 years in a \$120 million budget. Wilson Elementary will allow the City to do a lot of
120 things. This administrative building has been under discussion for over 20 years for replacement. It
121 was built as a hospital. It doesn't suit the city's needs, but we are trying to get it to go as far as
122 possible. The City doesn't want to raise taxes for it.

123

124 Mayor Wright brought the discussion back to the issue of the CTR.

125

126 Sarah Ogden stated she doesn't envy the council's position and couldn't do what the council does.
127 Thank you for being the face that no one wants to be. She fears the council only hears from the citizens
128 when we are upset. Payson has amazing programs such as Adventure Days, Scottish Festival, Western
129 Heritage Festival, and the National Night Out. Her family sets a budget in hard economic times to
130 ensure a comfortable and affordable future. It may cut out fast food, vacations, and new toys. As of
131 late, they have been doing that a lot more often because of a lot of factors. She asked the council to
132 consider those things that the City can forgo such as a recreation center. She appreciates what the
133 council is doing.

134

135 Randy Lee Spencer stated she loves this City but is disheartened with the things around the City that
136 aren't beautified, and the roads are horrible. Her home gets flooded every time there is a big rain fall.
137 We pay for storm drains and roads. These things are more precedent than purchasing a building when
138 everyone is under hard economic times. Everyone just wants the taxes used judiciously. If a recreation
139 center works down the road, great; but let's take care of what we have now. Let's beautify the City
140 now instead of being taxed and taxed. She questioned who will pay for the recreation center down the
141 road; there will be another and another increase. She works in public service and sees the pain and
142 suffering from those on fixed budgets. Paying for a \$2 million building makes no sense in the current
143 community situation. She asked the council to use the money judiciously for the time we are in.

144

145 Mayor Wright stated he is on a fixed income as well as Councilmember Carter, so they are very
146 cognizant of this.

147
148 Cathy Jensen noted the tax increase will generate between \$80,000 and \$88,000, which is to fund
149 apportion of a police officer. The City is trying to be conservative and recognize it's a hard time.

150
151 Brian Hulet stated his property taxes are going down so thank you.

152
153 Councilmember Beecher clarified Truth in Taxation and the way the taxes are assessed by the County
154 depends on the value of your property. The County takes that value and decreases it by a percentage on
155 residential. Then the County multiplies it by the current tax rate. At that point, it's all added up and
156 they see if it equals last year plus growth. The amount the City receives depends on the value of the
157 home. The County tries to equalize the amount, so the City gets the same amount plus growth each
158 year. The City is trying to keep the rate the same as it was last year. The tax rate increase for Payson
159 will amount to less than \$100,000 in addition to last year plus growth. This Truth in Taxation amounts
160 to almost nothing just to keep the value the same in what the City is getting.

161
162 Chris Kilmer stated this is an opportunity for everyone's taxes to go down and the council is taking
163 away that opportunity. The taxes are going down because homes are depreciating. The council is
164 keeping the tax rate the same, which is a tax increase. The amount of money I would have paid and the
165 amount of money I'm going to pay is an increase.

166
167 Laurel Noyes admitted she doesn't study a lot and doesn't understand things. Her daughter mentioned
168 how some streets in Payson don't have stop signs, and yet the City put up a big kiosk across from
169 Walgreens, which she questioned if it is needed. The City is going to need lots of stop signs and stop
170 lights.

171
172 Mayor Wright explained that a traffic study is in process. Some quadrants have been brought up to the
173 study criteria and some still need to be addressed.

174
175 **MOTION: Councilmember Hiatt – To close the public hearing on Truth in Taxation and the**
176 **Certified Tax Rate.** Motion seconded by Councilmember Carter. A roll call vote was taken as follows
177 and the motion carried.

178
179 Yes - Kirk Beecher
180 Yes - Linda Carter
181 Yes - Brett Christensen
182 Yes - Taresa Hiatt
183 Yes - Bob Provstgaard

184
185 Council Discussion:
186 Councilmember Christensen noted there is a bill headed through the State to cut \$100 million from
187 state property taxes to offset this as well. He is hearing the residents even though they don't think he's
188 listening. The Council has to pick something that's above the tax break; it's what it comes down to.
189 The item above that tax break is a police officer. If the citizens don't want the tax rate raised to \$0.85
190 per month, it's something the Council can do. He can support that direction and can support the tax
191 increase for an additional officer.

192

193 Councilmember Provstgaard stated having gone through the process as a council and having the
194 citizens here tonight pleases him very much. But at the same time, it saddens him because they weren't
195 there during the budget work sessions when the Council pained and cut the things laying on the floor
196 that weren't budgeted. He recognizes two and soon to be three councilmembers that are fixed income
197 that are trying to balance a budget and pay the increased costs of labor, fuel, parts, and almost
198 everything the City needs in essential services, which has gone up. The Council is trying to keep staff
199 and employees happy by keeping a competitive wage scale and keeping them from not going to other
200 communities. This has been paramount to him as a councilmember; he's tired of training police
201 officers and staff to see them go to neighboring communities that pay a few dollars more. The City has
202 been trying to be competitive in that market and trying to keep staff in salaries and wages, but also a
203 decent place to come to work. He is worried about the air conditioning on the second floor of the
204 building. Spanish Fork and Santaquin are in the finishing process of a new city building. The Council
205 aches to do that but have tightened our belt to make do. The council chambers were to be completely
206 remodeled but the funds were cut and left on the floor. He feels bad that the citizenry there tonight,
207 which he hears loud and clear, weren't there when discussion took place to cut and to budget. He's
208 glad to be a member of the council and proud of the budget that has been put together. Is it a perfect
209 budget? No. He's grateful for the input of the citizenry, but he's proud of what the council and the staff
210 have done to present tonight.

211
212 Councilmember Carter stated she is also on a fixed income and lost her spouse two years ago. She
213 comes here twice a month along with the other council members and very few other people attend. She
214 has been here many times and has not seen one face here tonight. She loves this City and has lived
215 here. She's not publicly shaming anyone but would like to see everyone's faces here at council
216 meetings. She appreciates everyone being here tonight.

217
218 **MOTION: Councilmember Beecher – To (resolution) hold to the 0.001193 rate that the City had**
219 **last year.** Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the
220 motion carried.

221
222 Yes - Kirk Beecher
223 Yes - Linda Carter
224 Yes - Taresa Hiatt
225 Yes - Bob Provstgaard
226 No - Brett Christensen

227
228 2. Public Hearing – Enterprise Fund Transfers

229
230 Staff Presentation:
231 Cathy Jensen reviewed the proposed budget including enterprise fund transfers.

- 232
233 Changes Since Adoption of the Tentative Budget:
- 234 • Perpetual Care - Road repair from fund reserves. This is a trust type fund for the cemetery.
235 \$420,000.
 - 236 • Water Fund - Adjusted for ARPA grant received for water project for 1600 linear feet of 12-
237 inch culinary line on Riley Drive and 1300 linear feet of 24-inch culinary line from tanks.
238 \$1,000,000
 - 239 • Community Services - Exchanged work on pool bathroom expense for work on Wilson
240 Elementary, same budget amount.

- 241 • Landfill - Adjusted the Garbage Truck lease interest in the Landfill Fund.
- 242 • Facilities - Additional funds for the Administration building AC allocated, expenses have gone
- 243 up. \$200,000.
- 244 • Transportation fee study – Added for analysis of road fees. \$20,000.
- 245 • Ambulance - Preorder an ambulance, which takes about two years to receive. Encumber (ear
- 246 mark) funds in the revolving loan fund for payment. \$260,000.
- 247 • Development Services – Added \$30,000 for contract inspections; FT inspector position cut,
- 248 which can be added later.
- 249 • Police - Added city-wide crucial incident software. \$15,000.
- 250 • Automatic re-balance of workers compensation and indirect service amounts based on budget
- 251 size. This is based on individual budgets.
- 252 • Power - Adjusted power revenue to meet projections.
- 253 • Administration - Adjusted bank fees, which are going up.
- 254 • Streets, Storm, Landfill - Rolled over projects not completed in 2023 (B&C 1120 South 1100
- 255 West Bridge
- 256 • \$350,000)
- 257 • Recreation - PT Forebay attendant added (approx. \$5,000 plus taxes). Previously done by a
- 258 volunteer.
- 259 • Golf - Carried over golf projects, building exterior, pathways. Added \$15,000 for paths due to
- 260 increased bid amount. This is a self-sustaining enterprise fund.
- 261 • Storm Drain - Received grant for box culverts. \$2,000,000.
- 262 • Water - Received grant for Christian Life Church water line. \$343,000.
- 263 • Community Services - Rolled over unspent pool projects, instead will replace hydro-chloric
- 264 acid tanks. \$26,700.
- 265 • Community Services - Added Wilson Elementary payment to capital fund. \$2,700,000 over 10
- 266 Years at 0% interest.
- 267 • Parks - Flip-the-Strip program. \$20,000.
- 268 • Public Works - Took out drone purchase as it was purchased in FY 2023, left in software.
- 269 • Some employees pay adjustments were made such as streets foremen, storm, B&C.
- 270 • Impact Fees - Updated revenue budgets.
- 271 • Library - AC compressor went out and will need to be replaced. \$18,000.
- 272 • Downtown Project - Adjusted amounts already paid.

273
274 Budget Highlights:

- 275 • Added market adjustment to individual wages to keep wages competitive and increased some
- 276 part-time wages.
- 277 • Department heads were given what they requested in operational budgets in most cases.
- 278 • Worked to distribute capital projects and equipment amongst departments.

279
280 Requested and Funded Personnel:

- 281 • Funded – Police Officer, Parks Worker, Parks Events Seasonal-Restrooms, Recreational Ball
- 282 Parks Maintenance/Irrigation, Seasonal GIS, Forebay Part-Time Maintenance, Water
- 283 Maintenance Trainee, Ambulance Part-Time Night Coverage, Storm Water System Op 1.
- 284 \$742,601.
- 285 • Requested/Not Funded – Assistant City Manager, CDBG Grant Administrator, City Engineer
- 286 Restructure, Economic Development PIO, Ambulance Captain, Storm Water System Op 1,
- 287 Power Secretary. \$510,706.

288
 289 Water Fund: \$9,622,888
 290 • Water maintenance trainee employee.
 291 • Priority projects for water are fire hydrant repair; broken/additional valves.
 292 • Forebay bond amount to be transferred from the General Fund to allow additional projects in
 293 the water fund.
 294 • CDBG grant for 500 South from 100 West to 500 West.
 295 • Patterson pump station.
 296 • Fiber to Spring Lake Pumphouse for SCADA connection.
 297 • Salem City interconnect.
 298 • Red Bridge well (1/5th).
 299
 300 Water Impact Fees: \$1,398,400
 301
 302 Solid Waste Fund: \$4,754,289
 303 • Compactor (5-year lease)
 304 • Refuse collection truck lease (1 year)
 305
 306 Electric Power Fund: \$21,520,670
 307 • Line truck is carryover from 2023 budget
 308 • Rate study in process
 309 • Significant increases in cost to purchase power
 310 • Large capital projects scheduled but not funded yet (transmission line, SUVPS participation in
 311 bonding, power plant).
 312
 313 Power Impact Fees: \$722,230
 314
 315 Sewer Fund \$30,164,788
 316 • Retiring 2019 sewer bond (sewer plant upgrade)
 317 • Anticipated costs to begin sewer plant construction
 318 • New bond(s) for sewer plant construction
 319
 320 Sewer Impact Fees: \$1,785,217
 321
 322 Ambulance Fund: \$1,406,732
 323 • Expanded coverage 24/7 day and night shift using part-time employees
 324 • Major source of expenditures is operational expenses
 325
 326 Golf Fund: \$1,856,926
 327 • Entrance gate
 328 • Ball washer
 329 • Equipment trailer from sale of surplus equipment
 330 • Flooring for grill
 331 • Deck chairs and tables
 332 • Paths, pavilion fencing
 333 • Cement for paths/staging areas
 334

335 Storm Drain Fund: \$4,124,016
 336 • City-wide curb and gutter improvements \$300,000
 337 • Added \$2 million grant for box culverts
 338
 339 Internal Service Funds: (funded through contributions from other departments)
 340 • Vehicle Maintenance \$478,795
 341 • IT \$639,204
 342
 343 Revolving Loan Fund: \$2,163,027
 344 • Vehicles purchased and sold in a short period of time as a profit
 345
 346 PARC Tax Fund: \$350,000 (allocated by parc tax committee)
 347
 348 General Fund: \$26,341,944
 349 • Legislation allows 35% of revenue fund balance
 350 • Proposing a truth in taxation CTR adjustment to keep tax rate the same as last year (.001193)
 351 • Wage and insurance adjustments have been made
 352 • B&C Road funds, historic, Scottish Festival, Peteetneet, Salmon Supper, and Payson
 353 Community Theater are in separate fund to track activities but rolled back into the General
 354 Fund
 355
 356 Special Revenue and Capital Funds:
 357 • Redevelopment Town \$18,000 (cell tower revenue)
 358 • Redevelopment Business Park \$912,500 (sale of property revenue)
 359 • PARC Tax \$350,000
 360 • Impact Fee Park \$736,200
 361 • Impact Fee Public Safety \$307,300
 362
 363 Capital Fund: \$9,570,000
 364 • ARPA fund to still expend (well #2, high school sewer line, canyon water line)
 365
 366 Perpetual Care Fund: \$458,000
 367
 368 Transfers and Indirect Costs:
 369 • Each department pays into the general fund for services and vehicles.
 370
 371 Interfund Transfers:
 372 • Operating fund transfers to the general fund.
 373 • Traditionally transferred 9% of enterprise revenue to the general fund to offset the amount not
 374 received in tax from nontaxable entities.
 375

From	Purpose	Amount	To
Water Fund	Operating Transfer	\$558,434	General Fund
Solid Waste Fund	Operating Transfer	\$315,639	General Fund
Electric Fund	Operating Transfer	\$1,427,508	General Fund
Ambulance	Operating Transfer	\$108,000	General Fund
Storm Drain	Operating Transfer	\$84,780	General Fund

Sewer Fund	Operating Transfer	\$531,261	General Fund
General Fund	Operating Transfer	\$7,000	PCT
General fund	Bond Coverage	\$260,000	Electric Power Fund
General Fund	Bond Coverage	\$405,762	Water Fund

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Changes to Fund Balance and Enterprise Cash Reserves:

- These are projections that are finalized with the audit.

MOTION: Councilmember Beecher – To open the public hearing on enterprise fund transfers.

Motion seconded by Councilmember 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

Public Comment:

Chris Kilmer stated he is against transferring this money. The power fund is running short and now the City is transferring from the power fund to the general fund. The justification for the tax increase was not enough money to purchase power.

Councilmember Christensen explained Doug Welton once figured this out. Basically, it’s a loophole that allows the City to tax nontaxable entities. Churches, schools, and other entities of that nature use these funds, and this helps to balance it. If these transfers were not taken out, the City would have to raise taxes to cover this deficit. It then sits on the citizens as a whole rather than the community as a collective. Taylor Elementary School, across the street, pays into the electric fund because it uses a lot of power. Otherwise, this would have to be added to the overall tax burden.

Chris Kilmer stated it would be interesting if the individual departments had to operate on what they were making. The general fund would survive on what it gets. The department heads and city manager should go back and cut 10% based on last year’s budget. It would be easier to see what is being spent, and staff would be more accountable. If the general fund can’t survive on its own, the City needs to re-evaluate what is being spent in the general fund.

Dave Tuckett stated this idea has floated around a lot. The problem with the general fund is it’s not self-sustaining. The general fund is funded through property taxes and sales taxes. To be self-sustaining, the City would have to lay off police officers, firemen, and administration.

Chris Kilmer stated he has no problem helping the general fund a little bit. His point is the City could be more efficient with a different approach. Directors could cut 10% and then give \$500 to employees as a bonus. The City can do better. The council was voted in to reduce costs, not increase taxes.

Mayor Wright noted if the City doesn’t have enough funds to run a department, then citizen services are not provided. People wouldn’t be covered by ambulances or fire.

419 Councilmember Christensen explained that the northeast quadrant of the City was out of power today.
420 If Payson were under Rocky Mountain Power, the City would be at their discretion to get the power
421 fixed. West Valley City had one to two inches of rain today with a foot of water running down the
422 streets. West Valley City would take precedence with Rocky Mountain Power because there are more
423 people in that area. The City could either wait on Rocky Mountain Power or continue to fund these
424 enterprise funds.

425
426 Les Curtis agreed. It's a mindset that every time there is a need for more services, taxes are increased.
427 The answer is to go to the nonessentials and reduce. It's nice to have a recreation center, but
428 purchasing Wilson Elementary is not worthy of a tax increase. If the mindset is to not increase taxes
429 and skim where needed, that's where the City will go. He read from his petition, *Thoms Paine,*
430 *Common Sense ...expense and luxury as well as the oppression of kings ... and he will take your fields*
431 *and your olive yards, even the best of them, and give them to his servants; and he will take the tenth of*
432 *your feed, and your vineyards, and give them to his officers and his servants... (1 Samuel 8:14-15). If*
433 *you include federal, state, and local, we are well over 10%. He asked the council to reconsider and*
434 *skim where possible. When his family is having problems, they skim. They don't ask others to help*
435 *with their expenses. He sees that 80% or more of the residents don't want more tax increases. There*
436 *are some services citizens don't want and maybe a majority. He suggested selling some of the Forebay*
437 *property for revenue.*

438
439 Mayor Wright stated he appreciates the comments, but the council's mandate is to take care of citizens.
440 Many departments don't generate money so the enterprise funds can help. The police department and
441 fire department don't generate money. The City must spend the money needed to protect the citizens
442 and make sure the fire department has the needed equipment, which helps with fire insurance for the
443 residents. Selling some Forebay property goes against quality of life, and there would be citizens
444 vehemently against that as well. It's a tight rope that the City walks.

445
446 Randy Lee Spencer questioned the ARPA funds and where that money is going because it's money
447 that won't continue.

448
449 Mayor Wright noted the Federal Government states where these funds can be spent.

450
451 Cathy Jensen explained ARPA stands for American Rescue Plan Act. These funds were allocated to
452 three specific projects.

453
454 Travis Jockumsen explained the sewer line down 800 South was replaced and upsized before UDOT
455 repaved 800 South at a cost of \$1.2 million. Construction on Well #2 begins in September at \$1.2
456 million to bring it up to code. Phase 1 of the canyon culinary line was completed to upsize to a 20-inch
457 line. A 24-inch line and 12-inch line are being designed to better deliver water and keep the pressures
458 from fluctuating. The funds can only be spent on water and sewer projects.

459
460 Karl Teemant explained the Nebo School District will be vacating the Wilson Elementary within a 10-
461 year period and discussed this with the City over the last year and a half because the City has the first
462 right of refusal. The recreation department will lose its offices at the high school, which is too small
463 anyway. Several buildings and land were addressed for building or adding on including this
464 administration building. Discussions were held regarding parks and open space in the north end of
465 town, which is limited. Wilson Elementary provides an opportunity for seven acres of park space for

466 the public, which neighbors close voiced not want it sold to a developer for apartments. The purchase
467 is partly through park impact fees.

468
469 Mayor Wright noted the purchase is at 0% interest over 10 years.

470
471 Councilmember Christensen stated the District looks at this as an opportunity to pay back to the
472 community, which is how the City acquired Petetneet. It keeps coming up as a recreation center, but
473 that is not the intention of Wilson Elementary. It will house recreation offices and be a community
474 center.

475
476 Mayor Wright noted the City needs to get healthier with retail and taxes to support a recreation center.
477 The City is working extremely hard on retail stores and light industry for a tax base to support these
478 kinds of things and be less and less dependent on enterprise funds.

479
480 Jake Barker questioned the cost of a new building. He likes that recreation already uses a portion of
481 Wilson Elementary for gymnastics and recreation. He questioned the standpoint on buy local, shop
482 local. He buys local when possible. He doesn't want the City to cut itself off at the knees trying to save
483 a mom-and-pop shop. He noted he has three businesses and owns a building in the City and is all for
484 shopping local.

485
486 Karl Teemant clarified it's estimated at \$1.3 million just for land and office space.

487
488 Councilmember Christensen noted Wilson Elementary can be used to expand gymnastics and other
489 programs, soccer fields, dog park, and possibly house the library. The City has contracted with an
490 economic development director to bring in business. The key to keeping and shopping local is to stop
491 giving people a reason to leave town.

492
493 Mayor Wright stated the time will come.

494
495 **MOTION: Councilmember Christensen – To close the public hearing.** Motion seconded by
496 Councilmember Beecher. A roll call vote was taken as follows and the motion carried.

497
498 Yes - Kirk Beecher
499 Yes - Linda Carter
500 Yes - Brett Christensen
501 Yes - Taresa Hiatt
502 Yes - Bob Provstgaard
503

504 **MOTION: Councilmember Hiatt – To approve the resolution to accept the enterprise fund**
505 **transfers as shown.** Motion seconded by Councilmember Christensen. A roll call vote was taken as
506 follows and the motion carried.

507
508 Yes - Kirk Beecher
509 Yes - Linda Carter
510 Yes - Brett Christensen
511 Yes - Taresa Hiatt
512 Yes - Bob Provstgaard
513

3. Public Hearing/Ordinance – Fiscal Year 2023-2024 Budget

MOTION: Councilmember Beecher – To open the public hearing. Motion seconded by Councilmember 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

Public Comment:

Loran Bishop stated the City has a problem that he brought up to the mayor and the city person over roads, but he never heard from them. It's a dangerous situation where people go on the wrong side of road to get through. There will be a serious accident at some point. He talked to a lady with a similar situation who talked to the City and nothing was done. She went through when there was snowed and almost totaled her car. Another person knocked off the front end of his bumper. These places are dangerous. These roads won't be fixed because the City doesn't have the money to do it. He knows that and the City knows that. But at least take a few dollars and fill in the places that are so bad. One place is 700 West 100 South. He appreciates the City looking into it.

MOTION: Councilmember Christensen – To close the public hearing. Motion seconded by Councilmember Hiatt. 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

Council Discussion:

Councilmember Christensen stated before COVID, the City rolled over vehicles, and it was quite lucrative. He wanted to make sure that going forward the City isn't losing money in comparison to maintenance, etc. The public may see it as always driving new vehicles and then raising taxes.

Mayor Wright noted as a previous city employee for 37 years, he dealt with vehicles that weren't maintained properly and left an official situation where his vehicle wouldn't start. This program not only helps the officers and employees, but the citizens who receive the services.

MOTION: Councilmember Christensen – To approve the (ordinance) fiscal year budget for 2023-2024. Motion seconded by Councilmember Hiatt. 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

562
563 C. ADJOURN TO REDEVELOPMENT AGENCY (8:44 p.m.)
564

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

567
568 Yes - Kirk Beecher
569 Yes - Linda Carter
570 Yes - Brett Christensen
571 Yes - Taresa Hiatt
572 Yes - Bob Provstgaard

573
574 1. Public Hearing/Ordinance – Fiscal Year 2023-2024 RDA Budget
575

576 Staff Presentation:

577 Cathy Jensen stated the Town RDA includes an incentive with Walgreens to return a portion of the
578 sales and property taxes to Walgreens, which has been a benefit because the City has come out ahead.
579 Revenue comes from cell tower rental. The Business Park RDA is creating a maker space and funds
580 come from the sale of property.

581
582 **MOTION: Director Beecher – To open the public hearing for the 2023-2024 RDA budget.**

583 Motion seconded by Director Christensen. A roll call vote was taken as follows and the motion carried.
584

585 Yes - Kirk Beecher
586 Yes - Linda Carter
587 Yes - Brett Christensen
588 Yes - Taresa Hiatt
589 Yes - Bob Provstgaard

590
591 Public Comment:

592 Sarah Ogden noted with the discussion about shopping local, she makes large purchases of chicken
593 food; and there needs to be a place in Payson.

594
595 Randy Lee Spencer stated her uncle works for Syracuse City and does investing in stocks and bonds
596 for city revenue. She questioned if Payson does anything like this.

597
598 Cathy Jensen stated Payson invests in PTIF funds, which is getting more interest than in the past. Staff
599 is looking at other options like sweep accounts and higher interest in checking accounts. The City also
600 invests with Mortin Investments in stocks and bonds.

601
602 **MOTION: Director Provstgaard – To close the public hearing.** Motion seconded by Director

603 Carter. A roll call vote was taken as follows and the motion carried.
604

605 Yes - Kirk Beecher
606 Yes - Linda Carter
607 Yes - Brett Christensen
608 Yes - Taresa Hiatt
609 Yes - Bob Provstgaard

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MOTION: Director Christensen – To approve the (ordinance) fiscal 2023-2024 RDA budget.

Motion seconded by Director Hiatt. 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

Discussion:

Councilmember Christensen stated he realizes things got a little heated and defensive, but he really appreciated the comments and concerns. Thank you for coming out tonight.

Mayor Wright agreed. Sometimes there is little that can be done to change decisions. He knows he wants his opinions listened to and knows the residents do as will. He appreciates those attending tonight.

D. ADJOURN FROM REDEVELOPMENT AGENCY

MOTION: Director Provstgaard – To adjourn from Redevelopment Agency. Motion seconded by Director Hiatt. 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. ADJOURNMENT

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

The meeting was adjourned at 7:53 p.m.

Kim E. Holindrake, City Recorder