

PAYSON CITY
CITY COUNCIL MEETING AND WORK SESSION
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 16, 2023

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Kirk Beecher (online), Brett Christensen, Linda Carter, Taresa Hiatt, 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 (online)
Jill Spencer, City Planner
Michael Bryant, Planner II
Tracy Zobell, Parks & Golf Director
Karl Teemant, Community Services Director

OTHERS Tyler Moore, Mike Stagg – Utah Local Governments Trust, Kenny Ellsworth, Paul Johnson, Ross Holliday

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 Tyler Moore.

Pledge of Allegiance led by Bob Provstgaard.

B. CONSENT AGENDA

1. Approval of the August 2, 2023, Special City Council Meeting Minutes
2. Approval of the August 2, 2023, Regular City Council Meeting Minutes
3. Resolution – Utah County CDBG Subrecipient Agreement

MOTION: Councilmember Provstgaard – To approve the consent agenda. 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

C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. Yard of the Month

Linda Carter announced the Yard of the Month to Wesley and Alease Bott, 238 East 400 South, for the month of August.

2. Chamber Business of the Quarter (6:07 p.m.)

Diane Jensen announced the Chamber Business of the Quarter is Lou's Barber Shop, which opened in 1996. Lou and Sherry Ballamis have over 60 years combined in barbering experience. Lou and Sherry are strong believers in serving the community. Lou cuts hair for the veterans at the Benion Veterans Home.

3. Presentation by Utah Local Governments Trust - MAHC Audit for the Payson Swimming Pool

Mike Stagg stated as a risk manager he visits around 45 aquatic facilities around the state and conducts a comprehensive risk assessment of the facility for safety, security, and how it's run. The Model Aquatic Health Code (MAHC) has a list of guidelines from the Center of Disease Control. He also looks at lifeguards and their performances. The Payson lifeguards are incredible and do an amazing job with life skills. Last summer, the Payson pool upped the game by six percentage points to the gold category. Currently, Payson City is ranked about 5th in the entire state but will go higher next summer. He thanked Mayor Wright, City Council, Dave Tuckett, and Karl Teemant for all the support. He presented the award to Robbie Gard.

4. Public Forum (6:16 p.m.)

Kenny Ellsworth stated the City took his property last year, and he has been dealing with the road ever since. It's costing more money than he's getting back. The contractor promises and promises to fix his driveway. He bought his kid a new car for \$4,000; he drove over the curb, hit the oil pan, and it ran out of oil. He has plowed his neighbor's driveways every year for 20+ years but busted his plow on the sewer. This has been going on for over a year. His cars are getting beat up going over a 4-inch curb, and he had to buy new tires. It needs to be taken care of.

Paul Johnson thanked the council for the job they do. The farmer's market will be tomorrow from 5 p.m. to 9 p.m. by Memorial Park and the Baptist Church. There is a \$5 cost per night for booths if anyone is interested. He noted two safety issues at the bus stop by the Ridgestone Condos and the townhouses at 1700 West. On 1700 West, the traffic goes 40 or 50 mph, and then it changes to a 25-mph zone. Some of the traffic doesn't slow down. He and other parents have seen a car blow past the bus's stop sign twice. One if not multiple kids will get hit if this is not addressed. He asked for a cross walk, crossing guard, or a stop or yield sign. Second, there are multiple intersections in the City that don't have a stop sign or yield sign. A friend was t-boned several weeks ago.

Mayor Wright stated the City conducted a traffic study and some intersections have been addressed, but it will take some time.

5. Staff and Council Reports (6:25 p.m.)

Staff Reports

ADMINISTRATION – Dave Tuckett stated tomorrow afternoon at 4:30 p.m. is a pool party for staff and council.

Council Reports

Councilmember Beecher thanked everyone for the great work they do and the opportunity to be here as part of the council.

Councilmember Provstgaard stated he took the last meeting's public hearing on taxation and the budget to heart and did some homework. He heard everything that was said and felt what was said. The City can always do better. The majority of the city trusts the staff and council to manage the financial affairs of the City; and right now, they think the City is doing a great job. The City is in debt, but only because the City was forced to upgrade the sewer plant. A shoutout to the Fire Department who save a house from fire in Genola. The Police Department is helping people every day. He is willing to take the heat on the budget. The salaries are about where they need to be but not perfect. The staff is happy, and the City is reaping the benefits. Cathy Jensen was spot on with the budget. He questioned what the council will be riding in at the Labor Day parade.

Dave Tuckett stated he will reach out to Janeen Dean; she has been working on it.

Mayor Wright stated three police officers will receive commendations from the House of Representatives from the floor of Washington DC and Congressman Burgess Owens office. The City has a very good police staff that in some cases risks their lives for all of us.

Councilmember Carter recognized Janeen Dean and the work she has done especially for the Salmon Supper and all the other things this summer. She is a hard worker. She appreciates the rest of the staff also; The staff puts in a lot of work. The cemetery looks wonderful, and the park always looks good.

Councilmember Christensen noted he's received a lot of compliments regarding the hanging flower baskets on Main Street. A citizen reached out about graffiti on the walking path by Barnett Elementary.

Councilmember Hiatt recognized Sergio Gonzalez who works at Memorial Park; he's awesome. He is always there and does a good job.

D. ACTION ITEMS

1. Final Plat approval for Arrowhead Ranch, Plat A, for a 226-lot single-family attached home subdivision located at approximately 1400 North Arrowhead Trail Road (6:25 p.m.)

Michael Bryant stated nothing has changed since the preliminary plan approval. This project includes 226 attached, single-family homes and is just north of the Villages at Arrowhead Park. Plat B is to the east and is already under way with infrastructure improvements. The density is part of the DAE Annexation, which was approved for this region. Other phases and the McDougal property will also have some of the density. Moving east of this project, the lots become larger with detached homes. Private drive run through the center of the project that are 32-foot wide; the minimum is 26-foot wide. Amenities include a pool, shade structure, playground, and pickleball courts. There is natural open space with manicured areas around the homes. The required parking is 452 stalls, but the developer is providing 614 stalls, which includes the garages. The garages are large and can accommodate a full-

size truck, car, and garbage cans. The public hearing was held with the Planning Commission, and staff recommends approval.

Council Discussion:

Councilmember Provstgaard likes what he sees; it's been done very well. He questioned trails and a dog park. Statistics tell him over 70% of these residents will have a dog. People walk dogs all over the City, and there needs to be an area to recreate dogs in these larger scale projects. When heading east on Arrowhead Trail Road, it's a beautiful wide road and then nothing. Salem done a tremendous job. He questioned where Payson is on this road improvement.

Jill Spencer stated staff worked very closely with the applicant on pedestrian facilities to accommodate trails and sidewalks.

Michael Bryant noted most of the trails will be in a future phase. The trail connection is located in Salem.

Councilmember Christensen noted the road will be widened with the development.

Ross Holliday stated dogs are the new kids for a lot of people. We've contemplated a lot of this into the design where the exterior of the homes leads to yards and green space. They have looked at ongoing amenities in future phases, and a dog area is being contemplated but not currently designed. There are 570 homes in the entire Arrowhead ranch area. They looked at an area opposite of the Beer Creek channel just north of plat A.

MOTION: Councilmember Provstgaard – To approve the final plat for Arrowhead Ranch, Plat A, located at 1400 N Arrowhead Trail Road. 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

E. WORK SESSION

1. Discussion regarding Development Projects (6:51 p.m.)

(no recording until Station Area)

Development Projects:

Robert Mills stated staff flew over development project areas with a drone. It starts north of the Business Park and moves south, then to the north end of the City and Main Street, then finished with the station area and proposed new Nebo Beltway.

Jill Spencer noted this is the first of many work sessions on projects.

- Anderson Warehouse – Multi-tenant office/warehouse, approved, awaiting building permit submittal.

- Larson Warehouse – Multi-tenant office/warehouse, approaching completion, 27,000 square feet.
- Vision LED – Single tenant office/warehouse, approaching completion. The owners are relocating from Chico, California.
- Just Rite – Manufacturing and fabrication, waiting for revisions from applicant.
- Payson Tech Park – Multi-tenant office/warehouse, waiting for revisions from applicant.
- Payson Lot 2 – Multi-tenant office/warehouse, under construction, official name not known. Under construction.
- Outlook Park 2 – Two buildings, plat recorded, waiting to submit building permits.
- Cornaby’s – Shell complete, waiting on fire sprinklers, additional pads around the building, 20,000 square-foot building, produces jams and jellies.
- Payson Logistics – Multi-tenant office/warehouse, originally was 2 buildings and now one large building, awaiting revisions from applicant.
- The Easton – Multi-tenant office/warehouse, approved, awaiting building permit submittal, located south of Plunder building.
- Jones Paint and Glass – Single tenant office warehouse, focused efforts on retail store on 800 south, approved.
- WICP Pason Tech – Multiple multi-tenant office/warehouse, approved, under construction and moving along, currently building 2 of 4 buildings.
- Station Area – Working with consultant, Utah Valley University (UVU), PRI/LDS Church, and is an ongoing process. This will be the entrance to Payson. It will be important where the actual platform is for the City itself. The City is considering access for everyone in the community and not just one localized concern. The staff has been looking at where the station could be, cost benefit analysis, pros and cons of the location, etc.
- Future Nebo Beltway – This will go over the I-15 and go all the way to 2100 West and the highway. This is to give an understanding of the amount of land that will dramatically change with development in the future in Payson. The west side of the freeway will focus on the station area and the east side of the freeway will open a lot of opportunities for commercial and retail development. The intersections of the Nebo Beltway and Arrowhead Trail and the Nebo Beltway and SR-198 will be critical to attracting future retailers to the City. The City has budgeted for a specific area plan for this area. The Bambuger Ranch Plan never considered the Nebo Beltway. UVU is contemplating a rodeo arena on its property, and Mayor Wright has asked them to expand this vision. The Nebo Beltway intersects with Arrowhead Trail; it doesn’t go over.

Things to consider with the new Nebo Beltway include how it changes the development pattern. There is lots of land use for the transportation corridor.

Mountainland Association of Governments (MAG) Project:

Travis Jockumsen stated the City received funding for a MAG project to move the bus stop by the Wagon Wheel Park (100 N & Main Street) to SR-198 and 100 North. The Utah Department of Transportation (UDOT) is running this project. This will get the bus out from blocking the travel lane and makes the intersection better at SR-198 and 100 North. UDOT wants to know if the City is okay and then it will go out to bid.

The consensus of the council is it looks great.

Sewer Plant Update:

Dave Tuckett stated the 2022 parameters resolution to bond up to \$70,000,000 was adopted February 16, 2022. The initial estimate of the project was approximately \$40,000,000. Funding sources include a loan from the State Division of Water Quality for \$14,500,000 with \$1,000,000 debt forgiveness and an interest rate of 0.5%, ARPA grant for \$6,065,355 that includes \$2,000,000 to help the Payson Fruit Growers, Bank of Utah \$10,000,000 bond issued for purchasing equipment, and Bank of Utah \$41,500,000 bond issued that is in a PTIF Fund earning more interest than what it's costing. This makes the parameters resolution total debt issued \$65,000,000. The funding sources total \$72,065,355 and the new bid costs now total \$80,290,500. This makes the short fall approximately \$6,225,145, which will require additional funding sources. The City received construction management proposals from Keller & Associates at \$3.6 million, Forsgren at \$2.59 million, and the third company was too busy to bid. The early work was contracted with Alder Construction with a guaranteed maximum price of \$5,664,862.93 and includes mobilization, site groundwater control, install temporary sludge press, construct water department building, and demolition of drying beds. The contract for the main project can't be signed with Alder Construction until the State approves the grant, so a letter of intent was sent to Alder Construction. The City has spent to date \$3,540,954, which can go toward the shortage of funds (\$6,225,145). The staff are watching interest rates. There is the possibility of change orders along the way.

(Councilmember Christensen excused at 7:37 p.m.)

Discussion:

Discussion regarding the skyrocketing costs.

Dave Tuckett noted the silver lining is the sewer plant had some deficiencies; there were no redundancies. Redundancies have been built into this plant. If something goes down, it's bypassed and still complies with the State. This plant will be plumbed for more capacity when needed. More than double.

Travis Jockumsen stated the current plant maxes out at three million at capacity and runs at about 1.9 million. The new plant will run at four million at capacity with a peak at 5 or 6 million. Some of this depends on the type of industries that are let into the City.

ADJOURN TO CLOSED SESSION

MOTION: Councilmember Provstgaard – To adjourn to closed session. Motion seconded by Councilmember Hiatt. A roll call vote was taken as follows and the motion carried.

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

1. Pending or reasonably imminent litigation

ADJOURN FROM CLOSED SESSION

MOTION: Councilmember Provstgaard – To adjourn from Closed Session. Motion seconded by Councilmember Carter. A roll call vote was taken as follows and the motion carried.

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

F. ADJOURNMENT

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

The meeting was adjourned at 8:00 p.m.

Kim E. Holindrake, City Recorder