

1 PAYSON CITY
2 CITY COUNCIL MEETING, REDEVELOPMENT AGENCY, AND WORK SESSION
3 Payson City Center, 439 W Utah Avenue, Payson UT 84651
4 Wednesday, October 18, 2023
5

6 CONDUCTING William R. Wright, Mayor
7

8 ELECTED OFFICIALS Kirk Beecher, Brett Christensen, Linda Carter, Taresa Hiatt (online), 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 Karl Teemant, Community Services Director
17 Dona Gay, Library Director
18

19 OTHERS Tyler Moore, Brian Hulet, Lacey Smith
20

21 William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at
22 6:00 p.m. The meeting was properly noticed.
23

24 A. PRAYER & PLEDGE OF ALLEGIANCE
25

26 Prayer offered by Linda Carter.
27

28 Pledge of Allegiance led by Bill Wright.
29

30 B. CONSENT AGENDA

- 31 1. Approval of the October 4, 2023, City Council Meeting Minutes
32 2. Proclamation – Lung Cancer Awareness Month
33

34 **MOTION: Councilmember Provstgaard – To approve the consent agenda with the change on**
35 **the proclamation from women to individuals.** Motion seconded by Councilmember Beecher. A roll
36 call vote was taken as follows and the motion carried.
37

38 Yes - Kirk Beecher
39 Yes - Linda Carter
40 Yes - Brett Christensen
41 Yes - Taresa Hiatt
42 Yes - Bob Provstgaard
43

44 C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

- 45 1. Payson/Santaquin Chamber of Commerce Quarterly Report
46

47 Tyler Moore reported the Chamber refocused on the purpose of the Chamber last quarter. *“The*
48 *Chamber of Commerce is an organization dedicated to supporting local businesses and making our*

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

63

64 2. Public Forum

65

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

71

72 3. Staff and Council Reports

73

74 Staff Reports

75

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

83

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

86

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

90

91 Council Reports

92

93 Councilmember Beecher stated thanked staff for doing a great job.

94

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

98
99 Mayor Wright stated the Shop with the Cop event will be held December 9 at 6 a.m. and the Payson
100 Royalty and Payson High School Bagpipers will be participating. This is a very good event and
101 worthwhile. He attended the America First Credit Union ribbon cutting, which is a wonderful addition
102 to the community. He mentioned smudging at the ribbon cutting and received a lot of looks and
103 questions. Thankfully the CEO of America First Credit Union knew what it was, which is where the
104 orchards are kept warm to keep the buds from freezing.

105
106 Councilmember Provstgaard reported the South Utah Power board meeting is next Thursday and asked
107 if another council member could attend to cover. It's getting down to some commitments of a million
108 dollars. Kirk Beecher offered to attend. Dave Tuckett mentioned Shawn Black and Brad Kearl will be
109 there as well. The scale house is almost ready to open; the road is graded, and asphalt is coming. Power
110 is being run from Kenny Seng's generator because power is still being figured out with Strawberry
111 Electric Service District (SESD). He thought this issue with SESD would have been worked out in the
112 90's when he was on the council, but here we are 30 years later. An additional trailer was brought in
113 last week for additional power, but the scales are currently getting only 35 amps. Dale Shaw noted that
114 fiber is also needed for network connection to the computers, which he has discussed with Kent
115 Fowden.

116
117 Councilmember Christensen appreciated the extra time with the irrigation water this year. The City has
118 been doing a great job and he appreciates it. He talked with Anthony Huff regarding city vehicles
119 yesterday, who is getting the garbage trucks rolled through and more efficient making money on
120 vehicles when sold. Dave Tuckett noted he talked to the Highline Canal Company yesterday, and they
121 will try to extend the pressurized water another week next year. The CUP water is still about three
122 years out.

123
124 Councilmember Hiatt stated several people talked to her about growth and where water will come
125 from, which is a worry with a lot of residents. The City needs to educate the residents more, so they
126 don't worry about the lack of water or shutoffs. Councilmember Provstgaard stated the City currently
127 uses about 3,300-acre feet of water per year from Strawberry Water Users Association and Payson
128 Canyon. The guarantee from the CUP is 5,500-acre feet of water. Dave Tuckett noted irrigation water
129 won't be a problem.

130
131 D. ADJOURN TO REDEVELOPMENT AGENCY

132
133 **MOTION: Councilmember Beecher – To adjourn to Redevelopment Agency.** Motion seconded by
134 Councilmember Carter. A roll call vote was taken as follows and the motion carried.

135
136 Yes - Kirk Beecher
137 Yes - Linda Carter
138 Yes - Brett Christensen
139 Yes - Taresa Hiatt
140 Yes - Bob Provstgaard

141
142 1. Resolution – Memorandum of Understanding with Mountainland Technical College (MTECH)

143
144 Staff Presentation:
145 Dave Tuckett stated this has been discussed in the past, and MTECH is building its new facility. The
146 City requested a room be added called the Innovation Center to allow small businesses to use.

147
148 Brian Hulet clarified the space is for startup and small businesses to learn through a resource center.
149 Startup businesses can rent space and there will be small items such as printers for use. There will also
150 be phone booths, podcast rooms, and lessons/classes. Utah Valley University (UVU) will staff a part-
151 time person, which he is working on an MOU with them. MTECH will take care of utilities and any
152 costs associated such as cleaning.

153
154 Dave Tuckett continued there are funds in the RDA budget for the lease payments. The MOU is for the
155 shell, and the details will come in a future agreement. It will be a great facility and much cheaper than
156 building a separate center. To be partnered with MTECH and UVU will be great for small businesses
157 to get started.

158
159 Director's Discussion:
160 Councilmember Provstgaard stated this is a city investment for small businesses in Payson in order to
161 get started.

162
163 **MOTION: Director Beecher – To approve the RDA resolution for the Memorandum of**
164 **Understanding with MTECH and authorize the chair to sign said Memorandum.** Motion
165 seconded by Director Christensen. A roll call vote was taken as follows and the motion carried.

166
167 Yes - Kirk Beecher
168 Yes - Linda Carter
169 Yes - Brett Christensen
170 Yes - Taresa Hiatt
171 Yes - Bob Provstgaard

172
173 E. ADJOURN FROM REDEVELOPMENT AGENCY

174
175 **MOTION: Director Provstgaard – To adjourn from Redevelopment Agency.** Motion seconded by
176 Director Christensen. A roll call vote was taken as follows and the motion carried.

177
178 Yes - Kirk Beecher
179 Yes - Linda Carter
180 Yes - Brett Christensen
181 Yes - Taresa Hiatt
182 Yes - Bob Provstgaard

183
184 F. WORK SESSION (6:34 p.m.)
185 1. Discussion regarding City Survey

186
187 Staff Presentation:
188 Dave Tuckett reviewed a survey from a year ago that gathered great information from residents and
189 included about 1,600 responses, which is a good response rate. There are budgeted funds for a follow-
190 up survey. He asked the Council about diving deeper into the top resident recommendations such as a

191 recreation center and curb, gutter, and sidewalk in order to get more detail and interests from the
192 residents. He presented highlights from the previous survey.

193
194 Key Takeaways:

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

214
215 Demographics:

- 216 • Age – 18-39 = 32%, 40-54 = 31%, 55-74 = 31%, 75 or older = 6%
- 217 • Gender - Female = 52%, Male = 47%
- 218 • Years in City – Less than 1 year = 5%, 1-4 years = 20%, 5-9 years = 17%, 10-14 years = 9%,
219 15-19 years = 10%, 20+ years = 39%

220
221 Refer a Friend to the City in the 7 to 10 categories equates to almost 70%. The top three reasons
222 included small-town feel/rural, neighborly/community/friendly, and safe & secure.

223
224 Direction of City shows improved at 63% with improved at 39%, stayed the same at 35%, and gotten
225 worse at 26%. Compared to other cities ranked 15% much better, 30% somewhat better, 28% about the
226 same, 22% somewhat worse, and 5% much worse.

227
228 Brian Hulet noted it's interesting that anyone who has been here 1 to 10 years was very positive about
229 the city and said the city made great changes since they moved here. Anyone here 20+ years was pretty
230 even. The people who have moved here really appreciate Payson.

231
232 Dave Tuckett continued:

- 233
234 • City Facilities and Events range in most importance (top 6 out of 12) included city parks, open
235 spaces, and trail system; historic downtown; city events; library; community pool; and
236 recreational programs.
- 237 • City Benefits range in most importance (top 3 out of 9) included small town feel (41%), good
238 cost of living (40%), and family friendly (35%).

- 239 • Growth and Development range in most importance (top 2 of 7) included ensure maintenance
240 of public infrastructure (streets, drainage, etc.) 52% and manage the growth and density of the
241 city (41%).
- 242 • Safety and Security range in most importance (top 4 of 10) included traffic congestion
243 management (38%), city beautification/neighborhood upkeep (32%), crime prevention
244 initiatives (24%), and pedestrian safety (trails, sidewalks, crosswalks) (23%). The City has
245 done well on several of these.
- 246 • City Operations range in most importance (top 3 of 7) included maintain/expand streets, curbs,
247 sidewalks (45%), maintain/expand city infrastructure (water, sewer, storm) (31%), manage city
248 budget (31%).
- 249 • Employee Contact top five included utility billing (20%), public works (20%), police (14%),
250 library (12%), and administration (11%).
- 251 • Importance of City Events top five included Onion Days (78%), Salmon Supper (40%), Band
252 Concerts in the Park (39%), Scottish Festival (36%), and Christmas Creche (28%).
- 253 • Keeping Small-Town Feel include more/wider sidewalks and/or trails throughout the City
254 (41%), agriculture protection/operations (37%), community clean-up events (30%), add
255 additional larger parks in the City (20%), add additional city celebrations/festivals (19%), and
256 none of these (8%).
- 257 • Overview: Anything more to say? Top 3 items out of 23 included taxes/fees keep under control
258 (27%), roads -improve, fix, widen, lights, etc. (19%), parks & public spaces – keep, expand,
259 improve (18%).

260
261 There is good information here from the citizens who took the survey on how the City was doing. He
262 reviewed the New Investment Priority from the survey and asked the council for discussion.

263
264 New Investment Priority:

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

276
277 Council Discussion:

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

280
281 Dona Gay noted she played with survey a lot when it first came out, and the library was mentioned
282 many times.

283
284 Dave Tuckett stated curb, gutter, and sidewalk was mentioned often and recreation. The second survey
285 could dive deeper into these items.

286
287 Mayor Wright noted a recreation center is expensive, extremely cost ineffective, and subsidized. The
288 Council needs to make absolutely sure the City is financially able to support one.
289
290 Councilmember Christensen noted curb, gutter, and sidewalk has not fallen on deaf ears with the
291 Council. It has been discussed, studied, and costs addressed. He would like to put a cost to these items
292 including a cost for each household and ask the residents to re-rank them.
293
294 Councilmember Provstgaard stated storm drain and asphalt tie-in must be included with curb, gutter,
295 and sidewalk, which quadrupled the cost. A broader stroke is needed to participate financially on curb,
296 gutter, and sidewalk. Those who have it don't want to pay for it again, and those who don't have it
297 don't want to pay for it. The City budgeted \$300,000 to do some this year. If the residents want more
298 and quicker, how do the residents want the City to finance it? User fees won't pay for a recreation
299 center. Recreation is important to the residents but always subsidized. The question needs to also ask
300 what the residents want in a recreation center.
301
302 Councilmember Christensen stated this brings up the transportation fee. The City is bonded out with
303 the sewer plant.
304
305 Dave Tuckett in the past, the City worked with Salem City on a recreation center. It broke down
306 because each city wanted it in its city and it's hard to find a location in between. It may be better and
307 more cost effective to put bubble over the existing pool and do plans at the Wilson Elementary for
308 recreation.
309
310 Mayor Wright stated a library is on the residents' minds, and the City needs to look into a new library
311 as well.
312
313 Councilmember Carter and Councilmember Provstgaard agreed a library needs to be addressed.
314
315 Dave Tuckett stated there are several buildings that would be nice to have in the city but what is the
316 priority of the council and citizens. The City is working on getting trails and other items. Maybe the
317 City needs to be more vocal on what is being done. Gathering additional information on what the
318 residents want will help the Council and Staff focus the city's goals into the new budget year.
319
320 Councilmember Provstgaard suggested getting a broader sense on the first 5 or 6 items.
321
322 Brian Hulet mentioned a new city center because of the issues with this building with maintenance,
323 energy, and upkeep costs. He suggested proposing information to the residents even though a new city
324 center is down the list.
325
326 Mayor Wright noted it may be well to incorporate a new city center and library together. The on-point
327 person can prepare the survey and bring it to the council for review.
328
329 Councilmember Christensen would like to see an education aspect with every question and item. The
330 Payson Canyon hiking trail to Maple Dell in more in the works than the citizens know.
331
332 Lacey Smith noted as a citizen she feels she sees things, is involved, and pays attention. She looked at
333 the statistics comparing the city's population and those who took the survey. She would hate to see the

334 survey go out and fall on deaf ears again. She wants to make sure residents know the survey is out
335 there so they can participate. She has been talking with people the last couple weeks, and they just
336 don't know where to find information. A 16% participation of the community on the survey isn't
337 accurate numbers. She is willing to help get the word out. She suggested breaking up neighborhoods
338 with a chairman to get the word out or a community awareness program.

339
340 Councilmember Provstgaard stated he understands doing an educational component before sending out
341 the survey. The City put the survey in the newsletter and conducted an open house. Somehow the City
342 needs to spart the residents' interest.

343
344 Karl Teemant suggested if asking questions about the library and recreation center, the City may want
345 to use companies who specialize in feasibility studies for those items.

346
347 Dave Tuckett stated he will get with staff internally and come up with some questions and then work
348 with Onpointe Insights. Then the Council can weigh in on the questions and make the survey effective,
349 so it means something moving forward. The sources and percentages of use that were used on the
350 survey included email (50%), which comes from the Nebo School District, SMS/text (48%), water
351 bill/newsletter (2%), and Facebook (0%). On surveys, it's not about the number of people who take the
352 survey but the sample size, and a 16% sample size is pretty good. Once an item becomes a priority,
353 then a concept, design, and estimated cost will be needed. Then the City can survey the residents
354 asking what they are willing to pay for the item.

355
356 2. UTOPIA Report

357
358 Staff Presentation:

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

362
363 G. ADJOURNMENT

364
365 **MOTION: Councilmember Provstgaard – To adjourn.** Motion seconded by Councilmember
366 Beecher. Those voting yes: Kirk Beecher, Linda Carter, Brett Christensen, Taresa Hiatt, Bob
367 Provstgaard. The motion carried.

368
369 The meeting was adjourned at 7:07 p.m.

370
371
372
373 _____
374 Kim E. Holindrake, City Recorder