

1 PAYSON CITY
2 CITY COUNCIL BUDGET RETREAT
3 Payson City Center, 26 South Main Street, Bryce Canyon, UT 84764
4 Saturday, January 20, 2024
5

6 CONDUCTING William R. Wright, Mayor
7

8 ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley,
9 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 Tracy Zobell, Parks & Golf Director
19 Karl Teemant, Community Services Director
20 Shawn Black, Power Director
21 Melanie Marsh, HR Director
22

23 A. CALL TO ORDER
24

25 This meeting of the City Council of Payson City, Utah, began at 8:03 a.m. The meeting was properly
26 noticed.
27

28 B. FISCAL YEAR 2024-2025 BUDGET, ECONOMIC DEVELOPMENT, AND GOALS AND
29 PRIORITIES
30

31 Dave Tuckett welcomed everyone. He reviewed the following items.
32

33 Utility Rates

34 For the last 10+ years, Payson has used the consumer price index (CPI) as a general rule to determine
35 utility rate increases. In recent years it was necessary to increase the sewer and water rates more than
36 the CPI due to the projects and mandates to upgrade the sewer plant. Utah County reduces the rate to
37 keep the amount the city receives the same. The city has scheduled Truth in Taxation hearings each
38 year to address the certified tax rate, which has been done over the last 10 to 12 years. Generally, the
39 city holds the certified tax rate the same as the previous year, which is a tax increase.
40

41 Transportation Utility Fee

42 The city always receives complaints regarding roads. Between 2016 and 2018, a few cities enacted a
43 transportation utility fee for all utility customers based upon a professional study showing the intensity
44 of use of the city streets. Provo City was the first to do this and then Pleasant Grove City followed.
45 Payson budgeted to do a study in 2018. Pleasant Grove was sued in 2019, but the Utah Supreme Court
46 ruled that the fee was valid and not a tax. It is a legal fee if enacted correctly, and the maximum fee
47 would be based on the study. The Utah Legislature, more than likely, will make a few adjustments to
48 the Supreme Court ruling. Payson City receives Class C Road funds from the state based on

49 population, which comes from the gas tax and doesn't cover the city's needs. Payson receives about \$1
 50 million. A transportation fee is an option since roads are always an issue. Some cities charge a flat fee.
 51 Businesses with a lot of traffic could be charged more because of the traffic. The fee could be used for
 52 curb and gutter as well but not for the infrastructure under the road. He proposed waiting until the
 53 Legislature is done before conducting the study.

54
 55 Discussion:

56 This fee can be used anywhere in the city, but impact fees can only be used for a new road. When
 57 installing a storm drain system, curb, gutter, and sidewalk must be included. Currently, \$300,000 is
 58 budgeted yearly for storm drain installation. The Street Department tries to save funds to do a larger
 59 project every other year. The Street Master Plan shows the conditions of each road. When projects are
 60 completed, information needs to go out to the public, so residents see what is being done throughout
 61 the city. The city needs to be careful not to penalize businesses too much with a transportation fee,
 62 which could cause businesses to come to Payson. When determining a fee, there is a difference
 63 between retail and commercial businesses because retail businesses bring in sales taxes. A fee of \$10
 64 per household (5,500 households) would bring in about \$660,000 yearly, which isn't much for road
 65 funds; but it does address the problem. In perspective, everyone uses roads, so the fee makes it more
 66 equitable to everyone. If pursued, public meetings can be set up and information distributed. If the
 67 council is supportive, the study is about \$20,000. The question arose to do a general bond, but it's
 68 difficult to bond because a bond runs about 30 years. A transportation fee is better than bonding. It was
 69 suggested to enact a transportation fee and not raise utility fees in the first year. Once the study is
 70 complete, the council can make a decision. The conclusion is to see what the Legislature does and then
 71 look at doing the study.

72
 73 Completed Projects (FY 2023)

20" Culinary Waterline Upsize in Payson Canyon	Cell tower installed on soccer fields
100 South PI Line Upsizing (1,600 lf of 12" Line)	Repaired leak under bucket dump at pool
Spring Lake Pump House Rebuild	Sidewalk installed south of soccer fields
Fix Well #5 Pump and Motor	Upgraded outdoor lights (Peteetneet amphitheater)
Remodel Salt Storage Shed for Streets	New lights in Daniels Room (Peteetneet)
Updated the Transportation Mater Plan	Benches and picnic tables at Forebay
Completed the Storm Water Audit	Quality Library Award from State of Utah
Constructed a New Scale House at the Landfill	Gooseneast area primary conductor & equipment set
Installed Curb, Gutter, Sidewalk and repaved 500 West (400 North to Eversage Apartments)	Replaced overhead lines around high school with underground primary system & rebuilt lines
800 South Sewer Line (new high school)	Primary conductor, set equipment 10+ developments
400 North Reconstruction including curb & gutter (Olsen's Greenhouse)	Built section of 46 KV transmission line with 7.2 KV underbuilt on Utah Avenue
Utah Avenue Mill and Shoulder Rehabilitation	Replaced 4 live front underground switches
930 West Mill and Rehabilitation	Replaced streetlights & conduit system (SR-198 - Peteetneet)
800 South Mill & Overlay (I-15 to 1700 West)	Transferred 14 SESD services (Gooseneast Area)
900 North Reconstruction (Parris RV)	Replaced several services to existing customers
930 West Signalization	Replaced switchgear electronics (Gen 3000, Gen 4000)
Replaced 1/3 of cemetery roads	Replaced Generator 4000 engine control panel
Replaced & painted iron fence panels at cemetery	Completed first phase of SCADA system upgrade
Parks replaced 1/2 the asphalt paths with concrete (Memorial Park)	All 4 Vacuum Circuit Breakers tested, repaired, & recertified
Library repainted Storytime Room	Work began to add generators to power plant, future needs
Library created digital library cards	

75 Discussion regarding generating power from the CUP water by pumping water up to a new Forebay
 76 pond and then running the water back down to generate power. Hansen Allen & Luce needs to be
 77 involved in this discussion.

78
 79

Development Services Projects

America First Credit Union (completed)	Spring Side Meadows (approved)
Larsen Warehouse (completed and leasing tenants)	Wasatch Behavioral Health Expansion (completed)
Black Hawk Subdivision (completed and building homes)	Magalei Subdivision (approved needs to complete infrastructure/record plat)
Mountain View Hospital Surgical Expansion (completed)	WICP Payson Tech Office Warehouse (under construction)
Arrowhead Ranch Plat A (approved and installing infrastructure)	Springs at Spring Lake Subdivision (approved need to install infrastructure and record plat)
Arrowhead Ranch Plat B (approved and installing infrastructure)	Transitions Manufacturing Addition Intermountain Nutrition (approved)
Evolve Twin Home Subdivision (completed and building homes)	Villages at Arrowhead Park Plat L (under construction)
Red Bridge Business Center (completed)	Villages at Arrowhead Park Plat H (approved)
Outlook Park Office Flex Building (approved)	Villages at Arrowhead Park Plat M (approved)
Vision LED (completed)	Red Bridge PID Improvements (preliminary review)
Quail Mountain Subdivision (completed and building homes)	Red Bridge Lot 3 Amendment (preliminary review)
Just Rite Office Flex Building (approved)	Red Bridge Lot 2 (preliminary review)
Walmart Fuel Center (under construction)	Red Bridge Lot 3 (approved)
Walmart Expansion (completed)	Red Bridge Lot 4 (approved)
Henline Subdivision (completed)	Red Bridge Lot 4 (approved)
Iron Horse Subdivision Plat C (under construction)	Red Bridge Lot 16 (preliminary review)
Mount Loafer Flats 55+ Subdivision (approved)	Ralph Willson Subdivision (approved)
Maples Subdivision (approved need to record plat)	Payson View Estates Phase 4 (preliminary review)
Pacen Hollow Subdivision (completed and building homes)	Geneva Rock Batch Plant Expansion (approved)
Whatcott Subdivision (approved & recorded)	Hiatt Creek Plat B (final plat review)
Lewis Subdivision (approved & recorded)	Hiatt Creek Plat C (preliminary review)
Ashlee Ridge E Subdivision (approved and building homes)	Payson Commercial Site (site plan under review)
Beck's Place (old Dalton Building) (under construction)	Payson Logistics Commercial Site (site plan under review)
East Bay Fertility Clinic Expansion (expired no payment of fees)	Payson Lot 2 Warehouse (approved for construction)
Elm Hollow Subdivision (approved needs to record plat)	R&C #2 Annexation (approved need to record plat)
Jones Paint and Glass Warehouse (approved)	MTEC Campus (under construction)
Jones Paint and Glass Retail (under construction)	Citadel Storage Site (approved)
Payson Tech Park CR Payson	Fisher Payson Project (approved)
The Easton (approved for construction)	

80 **Non-Development Projects**

Spring Creek Area Plan (Completed 2023)	Salem Canal Connector Trail (ongoing)
Payson Station Area Plan (Completion Spring 2024)	CDBG Façade Grant (Program funded through 2024; applications being reviewed)

Code Amendments and rewrite (Ongoing throughout 2023 and 2024)	Downtown Gateway Plan (Funded in 2023 and expected completion late Summer 2024)
Forebay Committee and Master Plan (New committee members appointed in 2024; planning underway)	Motocross Track and Trails (Ongoing coordination with BLM; need funding for consultant to complete application)
Nebo Beltway Area Specific Plan (Funded, but seeking additional funds through a grant)	

81
82 Dave Tuckett noted several projects are in process as well as many upcoming priority projects.
83

84 Power Department – Shawn Black

- 85 • Power Plant Expansion – Replace two old engines and install four new engines to the west. The
86 infrastructure is in place. This is the priority to help with financial stability and will help keep
87 rates stable.
- 88 • The second priority is getting electricity where it needs to go. The city needs to create power
89 loops to help with maintenance and not have power outages within the next five years.
 - 90 ○ The existing 46 KV transmission line includes five substations (Industrial, Power Plant,
91 Arrowhead, Downtown, Racetrack). Southern Utah Valley Power Systems (SUVPS)
92 includes Springville City, Spanish Fork City, Salem City, South Utah Valley Electric
93 Service District (SESD), and Payson City and has a joint transmission system that pulls
94 from Rocky Mountain Power.
 - 95 ○ The next 46 KV transmission line would run from the Racetrack Substation to the Spring
96 Lake Substation.
 - 97 ○ The third priority would run a 46 KV transmission line over I-15 and up to the Hiatt
98 Redbridge Substation and then back to the Industrial Substation. Other loops may be
99 needed in the next 10 years.
- 100 • Many power entities are behind and working to catch up with infrastructure.
- 101 • Lines are above ground because it costs about five times more to go underground. The city tries
102 to go underground where possible when doing upgrades.
- 103 • Many improvements are determined by growth, but the city needs to work on easements now.
- 104 • Possible new substation location in the Bamberger area.
- 105 • Financing needs to be discussed and addressed.

106
107 Discussion regarding the difficulty of going along residential roads such as SR-198. The forest service
108 areas are not good for power lines because of fire danger. Power lines need to be looped in order to
109 keep power on and do maintenance. Staff can look at other routes, but the system must be looped.
110 Working with the Bureau of Reclamation is always difficult.

111
112 Public Works Department – Travis Jockumsen

- 113 • Priority Upcoming projects:

Patterson Booster Pump	New garbage truck and driver due to growth
Replace lead laterals and fittings in culinary system	Main Street project future phases and parking lots
300 South culinary waterline from 300 West to 800 West to also fix the road	Fix two existing storm drain basins and build two new ones
Salem-Payson culinary interconnect	Continue fencing around the landfill
Fix lowest rated roads throughout the city	Install curb and gutter missing through city
Redo the pit sewer lift station	800 West utilities and roadway

Complete the sewer plant upgrade	Fix sewer collection issues, various locations
Red Bridge Well House is being built	

114
 115 Discussion that the state is requiring all lead be removed from all water lines, connections, meters, and
 116 laterals (resident responsibility).
 117

118 Police Department – Brad Bishop

- 119 • 2023 Statistics: Physical Arrests – 992, Offenses – 2,065, Citations – 1,905, Violations – 2,994,
 120 Cases Investigated – 11,814, DUI – 88, Traffic Stops – 3,757, Traffic Accidents – 270, Dogs
 121 Impounded – 204 (144 redeemed by owner, 49 adopted/rescued, 10 euthanized), Cats
 122 Impounded – 400 (21 redeemed by owner, 213 adopted/rescued, 170 euthanized/not adoptable)
- 123 • Victim Services: Domestic Violence – 250, Child Abuse – 15, Child Sexual Abuse – 10, Adult
 124 Sex Assault – 5, DUI Incident – 1, Adult Assault – 50, Elder Abuse – 5, Robbery – 5, Survivors
 125 of Homicide Victims – 4, Stalking/Harassment – 20, Protective Order Violation – 30, Other
 126 Referrals – 180

127 • 2023 Accomplishments:

Held first citizens academy.	Completed police department accreditation.
Acquired second police service K9 (indicator dogs, not bite dogs).	Successfully integrated victim services into police department.
Switched all radio communication devices to P25 digital.	Revamped mass school emergency response.
Replaced all tasers.	

128 • 2024/2025 Goals:

Study future police facility.	Concentrate on nuisance properties.
Add air filtration to evidence storage.	Bring more training in house to reduce costs.
Begin revamp of firearms training range.	Update succession plan.
Complete MTEC campus response plan.	Complete city facility surveillance system.

129 • 2024/2025 Budget Goals:

Continue evaluating competitive wages for retainment.	Plan for adding an investigation lieutenant in next budget year.
Begin work on firearms range.	Acquire trauma plates for high-risk response.

130
 131 Discussion that Utah County cities and entities get along very well and don't have territorial issues.
 132

133 Parks, Golf, and Cemetery – Tracy Zobell

- 134 • Main goal of all departments is to keep the level of service.
- 135 • Cemetery: Encompasses 30 acres. 116 burials in 2023. Goals include finishing roads, updating
 136 entrance, redoing building, and expanding cemetery land.
- 137 • Parks:
 - 138 ○ There are 146 acres of maintainable parks (not including Forebay) with seven bathrooms
 139 and 8 playgrounds. Goals include finish replacing paths in Memorial Park, replace
 140 playground at Memorial Park, parks building (no existing building), and additional
 141 pickleball courts.
 - 142 ○ There are 350,000 feet of trails. Some trails need resurfacing. Staff will look into a trail
 143 maintenance grant.
- 144 • The Forebay Committee received a grant to run a trail up Payson Canyon, but the funding is not
 145 available until 2026. Staff feels \$500,000 could get the ball rolling to get the study going. The

146 funds could come from the revolving loan fund but that affects all departments because it
147 depletes the fund.

- 148 • Golf:
 - 149 ○ National Golf Trends – More play during weekdays. 92% of golfers plan to play the same
150 amount or more in the future. Since 2019, golf participation continues to grow more diverse
151 with percent of growth increasing with youth, people of color, female, occasional golfers.
152 60% of growth since the pandemic are female. Among 1000+ surveyed golf courses, 69%
153 operated at or near capacity. The use of golf simulators and entities such as Top Golf are
154 up. 5% of those introduced to golf maintain golfing.
 - 155 ○ Gladstan Golf Course Numbers – The course and restaurant use have increased continually
156 over the last three years. Goals – Switch out irrigation system within next five years. Add
157 nine more holes and a short course. Build a reception/event center.
 - 158 ○ Reception/Event Center – This has been presented to the city for 20 years and is needed.
159 Event center averages include hours between 4 p.m. to 10 p.m. Monday through Saturday,
160 \$3,000 per day rate, 70 to 300 people capacity, and 1,600 to 8,400 square feet in size.
 - 161 ○ Key Points – Golf is growing, and the Gladstan Golf Course is performing. There is a gap
162 in the market so there is room for projects.
 - 163 ○ Staff asking for support for these projects. If bonded, the course would pay for the bond.
164 Gladstan is a place for everyone to enjoy, not just golfers.

166 Discussion regarding the Forebay area, annexing it to Payson City, how to handle preservation and
167 development, and working with Elk Ridge City and private property owners. A feasibility study is
168 needed for a reception center, which can be an economic development tool for Payson.

169
170 Development Services – Robert Mills

- 171 • Staff – Current staff needs include building inspection, planning manager, and associate
172 planner. Proposed staff needs include economic development manager, grants administrator,
173 and community relations specialist.
- 174 • Plans – Station Area Plan, Nebo Beltway, Downtown Gateway Plan, Active Transportation
175 Plan, Forebay/Gladstan/Elk Ridge Plan, Moderate Income Housing Plan.

177 Discussion regarding the Station Area Plan and FrontRunner location. The transportation study by the
178 Utah Transit Authority determined that the end of line will be at the northern part of Payson.
179 Proximity and access for Utah Valley University is important.

180
181 Community Services – Karl Teemant

- 182 • Needs – Purchase 40 acres northeast of city to accommodate open field play, arboretum,
183 restrooms, and pickleball courts.
- 184 • Center Complex (old fields next to new fields) playground is out of compliance (20 years old).
185 Bids received to replace playground came in from \$130,000 to \$170,000.
- 186 • Park space is needed in additional areas of the city.
- 187 • The recreation offices are moving to Wilson Elementary. The library could be relocated here as
188 well as the Senior Citizens Center. It could become a community center.
- 189 • Funds were approved for the Peteetneet restrooms, but the bid came in three times high. These
190 restrooms are out of compliance.
- 191 • Working on seniors’ bus grant.
- 192 • Library working on self-check in.

193

194 Other items
195 The City Council will hear priorities and goals at a later time. Finance, Legal, and HR can address the
196 Council at another time.
197
198 Work now begins on narrowing down priorities and needs with the funds available. The city may need
199 to go into debt for some items. Departments heads are doing what they can to make the city best.
200
201 The PARC tax has been awesome for the city. It goes back on the ballot in about three years.
202
203 Mayor Wright stated he is extremely excited with the new council. There are exciting things to look
204 forward to too. He doesn't want to miss the ability to make the city an even better place to live even
205 though the city is facing challenges.
206
207 C. ADJOURNMENT
208
209 The meeting was adjourned at 12:05 p.m.
210
211
212 _____
213 Kim E. Holindrake, City Recorder

DRAFT