

PAYSON CITY  
CITY COUNCIL MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, January 17, 2024

CONDUCTING William R. Wright, Mayor

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

EXCUSED: Brian Hulet

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  
Tracy Zobell, Parks & Golf Director  
Karl Teemant, Community Services Director  
Shawn Black, Power Director

OTHERS Ben Probst – Gilbert & Stewart,

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 6:02 p.m. The meeting was properly noticed.

A. PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Bill Wright.

Pledge of Allegiance led by Taresa Hiatt.

B. CONSENT AGENDA

- Approval of the January 3, 2024, City Council Meeting Minutes
- Resolution - Library Board Appointments
- Resolution – Appointment of director, alternate director, and technical committee to South Utah Valley Municipal Water Association (SUVMWA)
- Resolution - Annexation Agreement for the R&C #2 Annexation

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

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

49 **MOTION: Councilmember Christensen – To allow Mayor Wright to adjust the agenda.** Motion  
50 seconded by Councilmember Moss. Those voting yes: Brett Christensen, Taresa Hiatt, Anne Moss,  
51 Ryan Rowley. The motion carried.  
52

53 C. PETITIONS, REMONSTRANCES & COMMUNICATIONS

54 2. Payson/Santaquin Chamber of Commerce Quarterly Report (6:05 p.m.)  
55

56 Diane Jensen stated 2023 brought a lot of changes, activities, and accomplishments. This included  
57 hiring a new market director, new chamber website, new back office system, cost cutting, updated  
58 membership records, developed new marketing materials, increased social media presence, worked on  
59 increasing value to members, increased value of chamber in the community by displaying booth at 20  
60 different events, welcomed 43 new chamber members, distributed about 400 welcome bags, held three  
61 meet the candidates night (Payson, Santaquin, Genola), planned and held 14 other events including a  
62 first small business Saturday, held 15 ribbon cuttings, attended monthly city council meetings, held  
63 general and executive board meetings, and got the financial records and books reconciled. The  
64 Chamber is looking forward to accomplishing much more in 2024. The upcoming Gala is on Thursday,  
65 February 8.  
66

67 3. Public Forum (6:09 p.m.)  
68

69 No public comments.  
70

71 4. Staff and Council Reports (6:10 p.m.)  
72

73 Staff Reports  
74

75 PARKS & GOLF - Tracy Zobell noted a big pine tree was removed at the cemetery three weeks ago  
76 because it had a beetle. Sometime people get inquisitive about it and ask the council members. The tree  
77 will be replaced with a comparable tree.  
78

79 DEVELOPMENT SERVICES – Robert Mills stated the Main Street renovation began this week. The  
80 staff is working closely with the contractor, and the first two blocks are closed. Businesses are still  
81 accessible via the walkway and sidewalk. Please let residents and people know the businesses are open  
82 and parking is available in the rear. He gave a shoutout to Travis Jockumsen and Jill Spencer who  
83 fielded a lot of calls this week regarding the renovation and the façade grants. Businesses can contact  
84 any staff member in Development Services for information on the façade grants. Jonathan Knight  
85 created a website for additional information and updates. Mayor Wright noted there have been delivery  
86 issues to some businesses that are being resolved as well as signage placement.  
87

88 RECREATION – Karl Teemant reported the Forebay Committee met last night and are gearing up for  
89 the upcoming season and to follow the management plan. Taresa Hiatt questioned that property owners  
90 in Elk Ridge are wanting to develop in the area. Robert Mills clarified staff has been in contact with  
91 Elk Ridge City for several months and are discussing a joint development and preservation plan for the  
92 golf course, Forebay, and Elk Ridge area. The upcoming budget will include funds for this plan. It will  
93 be an all-inclusive plan for development, preservation, trails, etc.  
94

95 ADMINISTRATION – Dave Tuckett reminded the council of the retreat this Friday and Saturday. He  
96 asked the Council to come prepared to take a few minutes to present their goals and priorities. He  
97 handed out the council assignments.

98  
99 Council Reports

100  
101 Councilmember Christensen stated he attended the Forebay Committee meeting, and many things were  
102 discussed. He is excited about the development on Main Street; it will be tough for businesses over the  
103 next six months. He hopes business will be able to recoup any losses over the last six months of the  
104 year. He gave a shoutout to Travis Jockumsen for quickly getting signs moved and access open to  
105 Main Street even though he was on vacation.

106  
107 Councilmember Rowley reported he attended the Utah League of Cities and Towns meeting today at  
108 the State Capital along with Mayor Wright and Dave Tuckett. It was good to remind State Legislatures  
109 that power needs to remain with the cities. He is excited about the Main Street renovation; it's a long  
110 time overdue. It will be tricky for businesses over the next six months, but it's been tricky since Payson  
111 was founded. This will be a huge improvement because it's the gateway to Payson.

112  
113 Mayor Wright stated the youth court also went to the State Capital and listened to Governor Cox. He's  
114 grateful to have the interaction with the State Legislatures. Main Street is narrow but an attribute that is  
115 positive for the City. Very few cities have a quaint street like Payson's Main Street. He received a  
116 letter from the State Library Board announcing the Payson Library received the Outstanding Library  
117 Award, which is the fourth or fifth time. The letter stated the library is part of the community and  
118 interacts with adults and children in an intelligent way. This is a great accomplishment.

119  
120 Councilmember Moss is also excited for the Main Street renovation and is curious to see what is found  
121 under the road. She gave a shoutout to Kim Holindrake and Melanie Marsh, who helped her to get set  
122 up as a councilmember. She thanked all the staff as well who are very knowledgeable. She is excited to  
123 be assigned to various groups and committees and excited to learn and explore the trails, library, and  
124 other areas of the city.

125  
126 Councilmember Hiatt is thankful for the snow plowing.

127  
128 1. Presentation of Financial Audit for Fiscal Year 2022-2023 (6:25 p.m.)

129  
130 Presentation:

131 Ben Probst stated the Fiscal Year 2022-2023 Audit is complete. Time was spent collecting data and  
132 information, verifying with third parties, and compiling the financial independent audit report, which is  
133 on page 16. He read the second paragraph from the report. *In our opinion, the financial statements*  
134 *referred to above present fairly, in all material respects, the respective financial position of the*  
135 *governmental activities, business-type activities, each major fund, and the aggregate remaining fund*  
136 *information of Payson City, as of June 30, 2023 and the respective changes in financial position and*  
137 *where applicable, cash flows thereof for the year then ended in accordance with accounting principles*  
138 *generally accepted in the United States of America.* This is the best opinion that can be received. In the  
139 back are other reports including internal controls and the compliance report that is required by the  
140 State Auditor's Office. He ensured the City is in compliance with the state audit guide by looking at  
141 the budgetary compliance, fund balance, fraud risk assessment, restricted taxes and related revenues,  
142 government fees, and the Open and Public Meeting Act. Some items are tested every three years. He

143 submitted a letter to the City stating there were no findings through the audit procedures, so nothing  
144 needs to be reported or disclosed. The City is doing very well maintaining its financial records.

145  
146 Council Discussion:

147 Mayor Wright thanked Mr. Probst and Cathy Jensen for their work.

148  
149 D. ACTION ITEMS

150  
151 No action items.

152  
153 E. OTHER

154 1. Annual Training - Open and Public Meetings Act and Municipal Officers' and Employee Ethics  
155 Act (6:30 p.m.)

156  
157 Jason Sant reviewed the following items.

158  
159 Open and Public Meetings Act (OPMA).

- 160 • Discussions and actions are to be done in an open meeting.
- 161 • Meetings are noticed according to state law with at least 24-hour notice.
- 162 • A quorum is three councilmembers.
- 163 • Public clamor during a public hearing. The best protocol is to let people state what they want  
164 and let them sit down. The council shouldn't try to respond.
- 165 • Electronic meetings are conducted according to Payson City Code.
- 166 • Closed meetings are only for land transactions, litigation, and competency of an employee.

167  
168 Municipal Officers' and Employees Ethics Act.

- 169 • If a member of the council is directly involved in a business transaction with the city or  
170 influenced, it's a crime in the state of Utah.
- 171 • A councilmember's job may have something to do with the city via a contract. Mayor Mike  
172 Mendenhall with Spanish Fork City was a councilmember when a development came through  
173 and his bank funded the project. It wasn't disclosed, and Spanish Fork City had to rescind the  
174 vote and revote.
- 175 • Sometime the disclosure requires a sworn statement. He asked the council to please see or call  
176 him if they ever have a question. If a councilmember has a conflict of interest, that  
177 councilmember needs to state the conflict and then may choose to vote or abstain from voting.  
178 It is completely up to the council members to vote or abstain. It takes three affirmative votes to  
179 pass a motion.
- 180 • A gift is limited to \$50.

181  
182 Council Discussion:

183 Councilmember Moss stated she has attended Planning Commission meetings because she likes to hear  
184 the public comments.

185  
186 Jason Sant stated the Planning Commission is a recommending body. Councilmembers should not  
187 make comments or influence the Planning Commission. Staff will provide the planning commission  
188 information to the council. He doesn't want the council members to make up their minds ahead of  
189 time. Something may change slightly after a planning commission meeting. The Legislature took  
190 subdivision approvals from the council, which some haven't liked. Everyone needs to be given due

191 process and not have minds made up at the planning commission level. You may come up with  
192 questions but ask them at the council level.

193  
194 Councilmember Christensen noted some items don't come before the council. He subdivided his  
195 property, and it never came to council for a vote.

196  
197 Robert Mills noted as a councilmember, you don't want to be seen as influencing the Planning  
198 Commission. When in attendance, it can be construed as influencing them.

199  
200 Jason Sant asked the Council to be careful when logging in to a Zoom meeting for the Planning  
201 Commission unless you are the applicant. Subdivisions will no longer go to the Planning Commission  
202 but will be decided by staff. Other land uses such as annexations, zone changes, and the General Plan  
203 are the big ones. The video can be watched afterwards and then discussed with staff.

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205 F. ADJOURNMENT

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

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210 The meeting was adjourned at 6:55 p.m.

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Kim E. Holindrake, City Recorder