

PAYSON CITY
CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, February 7, 2024

CONDUCTING William R. Wright, Mayor

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley,
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
Jill Spencer, City Planner
Michael Bryant, Planner II
Karl Teemant, Community Services Director
Shawn Black, Power Director

OTHERS Wendy Osborne – Tabitha’s Way, Sarah Ogden, Dr. Grace MacDowell

A. CALL TO ORDER

William R. Wright, Mayor, called this meeting of the City Council of Payson City, Utah, to order at 5:30 p.m. The meeting was properly noticed.

B. ADJOURN TO CLOSED SESSION

MOTION: Councilmember Hulet – To adjourn to closed session to discuss the purchase, exchange, sale, or lease of real property and a personnel matter. Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

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

1. Discussion regarding the purchase, exchange, sale, or lease of real property
2. Discussion regarding the character, professional competence, or physical or mental health of an individual

C. ADJOURN FROM CLOSED SESSION

48 **MOTION: Councilmember Christensen – To adjourn from Closed Session.** Motion seconded by
49 Councilmember Hulet. A roll call vote was taken as follows and the motion carried.

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51 Yes - Brett Christensen
52 Yes - Taresa Hiatt
53 Yes - Brian Hulet
54 Yes - Anne Moss
55 Yes - Ryan Rowley
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57 (Councilmember Christensen excused.)
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59 D. PRAYER & PLEDGE OF ALLEGIANCE (6:15 p.m.)
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61 Prayer offered by Brian Hulet.
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63 Pledge of Allegiance led by Anne Moss.
64

65 E. CONSENT AGENDA

- 66 1. Approval of the January 17, 2024, City Council Meeting Minutes
67 2. Approval of the January 20, 2024, City Council Budget Retreat Meeting Minutes
68 3. Quit Claim Deed for Villages at Arrowhead Park Plat F Trail
69 4. UTOPIA Easement at approximately 100 South and 100 East
70 5. Resolution – Southern Utah Valley Power Systems Board Appointments
71 6. Resolution - Amendments to the Payson City Fee Schedule
72 7. Resolution – Agreement with Alder Construction regarding the Sewer Plant Upgrade
73

74 Michael Bryant clarified the recorded plat for the Villages is slightly off from what is on the ground so
75 the cleanest way is to quit claim the property back to the developers, and then the new plat will be
76 recorded giving the trail property back to the city.
77

78 Cathy Jensen stated because of the sales tax changes January 1, 2024, Tracy Zobell wanted to change
79 fees so when the tax is assessed whole numbers are created. The RV park wanted a \$5 increase on the
80 weekend and weekday price.
81

82 Travis Jockumsen noted the state gave permission to award the contract for the wastewater plant,
83 which was awarded to Alder Construction. The contract was modified to meet all the federal
84 requirements, which were required by the state. The cost went up some, but Alder Construction
85 dropped some of the contingencies. Adoption of the agreement will allow construction to begin
86 immediately. Originally, there were three or four contractors that bid on the project.
87

88 **MOTION: Councilmember Hulet – To approve the consent agenda adding the golf fees with the**
89 **RV park fees.** Motion seconded by Councilmember Rowley. A roll call vote was taken as follows and
90 the motion carried.

91
92 Yes - Taresa Hiatt
93 Yes - Brian Hulet
94 Yes - Anne Moss
95 Yes - Ryan Rowley

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F. PETITIONS, REMONSTRANCES & COMMUNICATIONS

1. CTC: Mayor's Youth Recognition

100 Mayor Wright and Karl Teemant presented Mayor's Youth Recognition Awards to Nailah Cid, Mt.
101 Nebo Middle School, Moses Mortensen, Payson Junior High, and Chelsie Farnsworth, Payson High
102 School.

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2. Presentation by Tabitha's Way (6:28 p.m.)

106 Wendy Osborne thanked the city and residents for their support. She asked the city to support
107 Tabitha's Way in bringing a mobile pantry to Payson, which is in conjunction with the Utah Food
108 Bank and the LDS Church. The function of a mobile food pantry is for emergency access to food for
109 the community. Tabitha's Way has a location in Spanish Fork, but traffic patterns and population has
110 changed in the area. There isn't a location in Payson or the surrounding communities for people to get
111 food assistance, and some people have a challenge getting to Spanish Fork. This area has been
112 identified as a food desert meaning food access is difficult. It is estimated with the populations of
113 Payson and Santaquin that 7,500 individuals need access to this mobile food pantry. When the
114 surrounding areas are included, it is closer to over 8,200 individuals needing food assistance. Tabitha's
115 Way served over 63,000 individuals, which is a jump from around 45,000 the year prior. The need
116 continues to grow, and this provides a solution. The pantry in Spanish Fork provides staples such as
117 fruit, dairy, and meats. The intent and goal are to have a full satellite pantry in this area, which depends
118 on funding but is the ultimate goal. Tabitha's Way is working with the LDS Church and the Utah Food
119 Bank to find a location, and two site locations have been identified.

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Mayor Wright stated he met with Wendy Osborne a couple times to discuss this mobile pantry and gives his full support. We do have a place that would be very accessible to citizens. We now need to get everyone on board and the necessary approvals. He hopes it will happen in the next couple of months.

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Councilmember Moss thinks it's a great idea, and this area has a serious need. She questioned if formula, rice cereal, and food for babies and toddlers is provided. Some people are hesitant to come to a food pantry, and asked if people are questioned to gain food.

130 Wendy Osborne confirmed that baby food is available at the satellite pantry but not sure if it is
131 available at the mobile pantry. What is available at a satellite pantry is different than what is available
132 at a mobile pantry because it has to do with logistics and refrigeration for food safety. Questions are
133 asked for identification, but it doesn't matter what that identification is. With their address, a food
134 pantry account can be created. Other questions identify what the root causes of food insecurity are so
135 resources that can be provided.

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Councilmember Rowley supports this organization and has worked with Tabitha's Way through various calling in the Church of Jesus Christ of Latter-Day Saints. We live in the greatest country in the world, and we need to increase our ability, so no one is hungry. Driving through creates anonymity and dissolves some barriers. He questioned the timing and location of the mobile pantry.

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Wendy Osborne stated the mobile pantry will come Friday mornings, twice a month, typically from 7:30 a.m. to about 12 p.m.

144
145 Councilmember Hulet is very supportive of this. He questioned how word will get out to the area and
146 what other programs are available for long-term users to help them move forward.

147
148 Wendy Osborne stated word goes out via social media and by identifying and contacting those who
149 currently drive to the mobile pantry in Benjamin. Tabitha's Way will work with its network of other
150 agencies such as WIC, the LDS Church, and school district. She relayed a story of a woman who was
151 able to finish nursing school because she received help and food from the pantry. Tabitha's Way works
152 with many agencies that offer other resources for individuals and those agencies work together.

153
154 Councilmember Hiatt questioned if this is done in other states. Utah is a great state that helps other
155 people.

156
157 Wendy Osborne stated many states do have similar programs and some states have better networks
158 than others. Tough times always exist. Tabitha's Way is working to build no hunger zones. The bulk of
159 funding is from private organizations, foundations, and individuals. Business owners can go to
160 tabithasway.org to donate.

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162 3. Public Forum (6:47 p.m.)

163
164 Sarah Ogden stated she noticed a lot of dogs roaming around and wants to help solve the animal
165 homeless issue because the shelter is full. The issue of goats on smaller lots was brought up a couple of
166 years ago, which she supports. The road is bad at 700 West and 200 South with a full pond in the road.

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168 Dr. Grace MacDowell stated during the campaign she was very supportive of using the acquisition of
169 the elementary school for a youth drop-in center and asked the council to pursue that idea to give the
170 youth the support they need.

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172 4. Staff and Council Reports

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174 Staff Reports

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176 RECREATION – Karl Teemant reported there was about \$70,000 remaining from last year in the
177 PARC Tax fund. Three projects were identified: the sidewalks in Memorial Park, Spring Lake
178 dredging, and cemetery roads. The cemetery roads are done, and the dredging is complete. The PARC
179 Tax Committee is supportive of completing the sidewalks/asphalt in Memorial Park by this spring.
180 Councilmember Hulet questioned if this needs to be approved by the City Council. Dave Tuckett
181 clarified that it was addressed in the previous list, and there was positive support for it. Jason Sant
182 stated it doesn't need to come back to the Council.

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184 DEVELOPMENT SERVICES – Robert Mills stated the second public hearing for the Spring Lake
185 incorporation will be held Tuesday, February 13 at 6 p.m. at Spring Lake Elementary. There are
186 unanswered questions as to how things will move forward once incorporated. Payson has good
187 relationships with its neighboring communities and plan well together. The Downtown Gateway Plan
188 open house focusing on north Main Street from 100 North to I-15 will be held Thursday, February 22
189 at 5:30 p.m. at the City Center. He was invited to be on the Utah Valley Home Builders Government
190 Affairs Committee, which met today. He distributed a list of bills from this legislative session that the
191 Committee is following. He doesn't agree or disagree with any of the information but wants the

192 Council to see the perspective. The Utah League of Cities and Towns (ULCT) also provides great
193 information. Councilmember Hiatt questioned the purpose of LIDs. Robert Mills stated LIDs are
194 similar to PIDs as an infrastructure financing tool to allow property owners access to the bond market
195 to overcome infrastructure costs. A LID can become a taxing entity. A large difference is there is an
196 assessment on each lot that has to be paid prior to receiving a certificate of occupancy, which is very
197 concerning to him because only certain requirements allow a certificate of occupancy such as health,
198 welfare, and safety. Jason Sant stated the ULCT has a vote against this bill. Discussions have been held
199 to move the payment up to building permit. Something may pass, but it's unsure of how it will read.
200 Robert Mills noted the creation of a LID doesn't excuse the community from adhering to regulations,
201 but the creation doesn't require council approval.

202
203 Council Reports

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205 Councilmember Moss stated she met with Dona Gay and toured the library. The library staff has done
206 an amazing job with old building. She attended the Library Board meeting and learned about the Onion
207 Days book sale where over \$3,000 was made. They are gearing up for library months and are getting
208 two more self-check kiosks for a total of four. They are getting new security cameras and discussing
209 acquiring funding for a story walk around Spring Lake. She would like to get a feasibility study done
210 for a new library. It was an honor to meet with Tammy Evans who is over the Senior Center and who
211 will be retiring. She toured the Senior Center where they have puzzles, books, an art center, and wood
212 shop; it's a great resource for the senior community. She met with Jim Rowland with the Chamber and
213 attended their retreat. She encouraged local businesses to join the Chamber. The Chamber offers
214 scholarships to high school students.

215
216 Councilmember Rowley reported he attended the SUVPS power meeting where they are moving
217 forward to apply for a bond to update transmission lines and substations to provide power to the area.
218 He will get the figures on the portion for Payson. Payson is fortunate to collaborate with neighboring
219 cities to provide power. Some residents reached out about graffiti; he thanked Chief Bishop for getting
220 it cleaned up.

221
222 Councilmember Hulet thanked Linda Carter, Bob Provstgaard, and Kirk Beecher for their service and
223 the opportunity to serve with them. Payson is working on a survey to dive deeper into some capital
224 expenditure, which the library was one of the items. He's excited about the historic downtown project
225 and the new streetscape. The historic downtown is an entity that received \$13,000 from the State to
226 help administer the downtown as a liaison between the businesses, contractor, and city. Someone was
227 found who worked with Mountainland Association of Governments and a contract should be in place
228 in a couple of days. Another person has offered to volunteer to help the businesses with Facebook and
229 to become a tier 2 downtown. He's excited to help the businesses be successful. There is a National
230 Main Street Program, and people are coming out to tour Payson on June 12. The state has a conference
231 on June 13 with the 17 Main Street Programs, which will be hosted here in Payson.

232
233 G. ACTION ITEMS

- 234 1. Resolution – Real Estate Purchase Contract with Brokers Investments LC for property located
235 at approximately 37 West 100 North (7:17 p.m.)

236
237 Staff Presentation:

238 Dave Tuckett stated while working on the downtown project, the city looked at purchasing the parking
239 lot (.37 acres) for a storm drain facility, which is the big hole between the First Security Bank building
240 and the Chinese restaurant. This will also provide additional parking for the downtown.

241
242 Council Discussion:

243 Councilmember Rowley questioned section 9, Revocation, of the parking agreement and backing out
244 in 180 days.

245
246 Dave Tuckett stated this has been updated. One of the conditions of approval is a parking agreement.
247 The current language is that it could be revoked upon agreement of both parties. The language reads,
248 Declarant and the Brokers Investments, LC expressly understand and agree that this License and the
249 rights stated herein may be revocable by mutual agreement of the parties. Also, a provision was added
250 that there is no overnight parking unless with a permit.

251
252 Jason Sant stated the parking agreement is still being worked on and will become an addendum to this
253 purchase contract. The parking agreement will come back to the council for approval.

254
255 Councilmember Hiatt asked that when Main Street is done, the people living in the apartments be
256 required to park in the back instead of the front.

257
258 Dave Tuckett stated we want them to park in the back, which will require a permit. It was brought to
259 the City Council a few years ago that there is no overnight parking without a permit for those living
260 there. With the completion of the Main Street Project, which will be cleaned up and enforced. Signage
261 will also be added so the apartment residents aren't parking on Main Street.

262
263 Councilmember Hulet thanked ERA for being cooperative with this tough situation. He wants to make
264 sure the contract addresses that once signed the City is able to continue to work on the project, so it
265 isn't slowed down. This was a large mistake with a lot of departments working on this big project; it's
266 been a challenge. We've discussed solutions that can be learned from this. He suggested a written
267 policy to manage these types of situations.

268
269 **MOTION: Councilmember Rowley – To approve the (resolution) Real Estate Purchase Contract**
270 **(REPC) with Brokers Investments LC for the property located at approximately 37 West 100**
271 **North for Payson City to purchase approximately .37 acres of the parking lot and move forward**
272 **with that purchase and approval of this REPC is contingent on the City being able to expedite**
273 **and continue construction through contract period.** Motion seconded by Councilmember Hulet. A
274 roll call vote was taken as follows and the motion carried.

275
276 Yes - Taresa Hiatt
277 Yes - Brian Hulet
278 Yes - Ryan Rowley
279 No - Anne Moss

280
281 2. Resolutions – Appointment to the Board of Trustees of Red Bridge Public Infrastructure
282 District No. 1 and Red Bridge Public Infrastructure District No. 2 (7:28 p.m.)

283
284 Staff Presentation:

285 Jason Sant stated Joe Spencer is no longer on the Board of Trustees for Red Bridge PID No. 1 and No.
286 2. The council has the power to appoint someone to the Board. Once residents move in, the power will
287 change over to them to control the Board. One applicant, Mr. Michael Crandall, was submitted. Staff
288 have ensured that he has sufficient connection and property ownership, so he meets the requirements
289 by law to be on the Board. Staff recommends approving Michael Crandall to the Board of Trustees.

290
291 Michael Crandall stated he works at Provo Abstract Company, which has been working with the
292 developers. He noted PID 3 was terminated.

293
294 **MOTION: Councilmember Moss – To approve the resolutions appointing Michael Crandall to**
295 **the Board of Trustees of Red Bridge Public Infrastructure District No. 1 and Red Bridge Public**
296 **Infrastructure District No. 2.** Motion seconded by Councilmember Hiatt. A roll call vote was taken
297 as follows and the motion carried.

298
299 Yes - Taresa Hiatt
300 Yes - Brian Hulet
301 Yes - Anne Moss
302 Yes - Ryan Rowley

303
304 3. Payson View Estates Plat I PRD (Phase 4) located at approximately Main Street and 1850
305 South (7:32 p.m.)

306
307 Staff Presentation:

308 Michael Bryant stated this comes to the council because it's a planned residential development that
309 requires preliminary approval by the council. The public hearing was held with the Planning
310 Commission. He reviewed the location of the proposal from 1800 South to 1900 South along Main
311 Street. This subdivision was part of the Mower Annexation Specific Planned area that allowed for a
312 variety of densities and lots that can vary if consistent with plan. The subdivision included a variety of
313 densities with low density from 2 to 3 units per acre and medium density from 3 to 4 units per acre.
314 This subdivision includes 22 lots varying from .20 to .39 acres. The applicant is proposing a bridge
315 across the canal but wants to defer construction until the fall, which staff suggests an agreement. Staff
316 feels this request is consistent with the General Plan and the Mower Annexation Specific plan and
317 recommends approval.

318
319 Council Discussion:

320 Members of the council questioned the cul-de-sac continuing through and the irrigation pond on the
321 property. The cul-de-sac will not continue because of the trail to the north. There are multiple irrigation
322 ponds in the area. Developers are required to work with the irrigation company or private landowners
323 to relocate or pipe these facilities. This requirement needs to be specifically addressed.

324
325 **MOTION: Councilmember Hulet – To approve the (resolution) preliminary plan for Payson**
326 **View Estates Plat I PRD (Phase 4) located at approximately Main Street and 1850 South.** Motion
327 seconded by Councilmember Rowley. A roll call vote was taken as follows and the motion carried.

328
329 Yes - Taresa Hiatt
330 Yes - Brian Hulet
331 Yes - Anne Moss
332 Yes - Ryan Rowley

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334 H. ADJOURNMENT
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336 **MOTION: Councilmember Hiatt – To adjourn.** Motion seconded by Councilmember Moss. Those
337 voting yes: Taresa Hiatt, Brian Hulet, Anne Moss, Ryan Rowley. The motion carried.
338
339 The meeting was adjourned at 7:43 p.m.
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341
342 _____
343 Kim E. Holindrake, City Recorder

DRAFT