

**COMMON COUNCIL OF THE TOWN OF PAYSON
MINUTES OF THE SPECIAL MEETING
February 16, 2006**

CALL TO ORDER

5:05 pm

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Barbara Brewer, Vice Mayor Judy Buettner, Council Member George Barriger, Council Member Tim Fruth, Council Member Robert Henley, Council Member Dick Reese, Council Member John Wilson

STAFF PRESENT: Fred Carpenter, Town Manager, Sam Streichman, Town Attorney, Silvia Smith, Town Clerk, Glenn Smith, Chief Fiscal Officer

OTHERS PRESENT: Diane Stoyer, Legal Department Office Manager; Charlene Hunt, Special Events Coordinator; Albert Hunt, Street Maintenance Crew Leader; Gaye Stidham, Deputy Clerk.

1. Discussion/Possible action re:

- a. Public Comment regarding the potential lease/partial sale of the Event Center;

Town Manager Fred Carpenter introduced the consultant for development of the Event Center, Steve Neilsen. Mr. Neilsen explained the history of development at the Event Center and the changes to the most recent proposal. Mr. Nielson, Mr. Carpenter and Bill Schwind, Parks and Recreation Director, answered questions from the Council.

Cmn. Fruth left the meeting at 5:20 p.m.

Charlene Hunt, Parks and Receptions Events Coordinator, reported that the Event Center has scheduled 83 horse related events this year. She recognized Jerry Honeycutt from Honeycutt Rodeos, the stock provider for our rodeos, and T.C.Thorenson of the Mounted Shooters. She discussed the economic impact to the Town of the equestrian population who live outside Town limits. She was concerned about adequate parking if a hotel were located in the area.

Mayor Brewer recessed the meeting to reboot microphones at approximately 6:00 p.m. and reconvened the meeting at approximately 6:15 p.m.

Cmn. Wilson announced the upcoming Chef's Extravaganza.

Rex Hinshaw, Chairman of the Rodeo Board for the August rodeo, he said he was not for or against the proposed Event Center plan other than the need to cover the arena. He noted the possible parking issues. He asked to have input into the actual design of the arena, seating, etc. Mr. Hinshaw stated that Payson could not afford to miss a single year of the continuous rodeo and cautioned that construction would need to be carefully timed. He questioned mixing residential development with an unenclosed arena and noted there was no area specific for vendors in the plan. Mr. Hinshaw was concerned that the number of contestants and their trailers and RVs would be more than space available. He questioned the placement of a hotel and believed it should be on the hillside on the other side of the creek.

John Landino, vice-president of the Payson Rodeo Committee, noted that there were no plans before the Council but only a concept, so no decisions could be made. He believed it was important to recognize the Town's need for generating revenue for the Event Center. He said the Town gets calls for conventions and there are no facilities available.

T.C. Thorenson of the Mounted Shooters thanked Ms. Hunt for her help in making their event possible. He

believed the Rodeo Committee had been doing a super job. He asked the Council to not take away control of the Event Center from the Rodeo Committee. He suggested the Council be careful because of the need for parking. He also suggested selling 10 acres near the Event Center and using the money to cover the arena.

Gary Wentworth said this plan would place the Town in the hotel business and didn't think it would be profitable. He questioned the number of actual major events that would come to Payson and believed that the hotel would be competing with other hotels in town.

Leon Keddington noted that success was not always measured in dollars. He complimented the Parks and Recreation Department for doing a good job managing the events so far. He disputed the "blighted area" designation. Mr. Keddington questioned the need for the Town to be in the hotel business. He suggested selling ten acres for commercial enterprise and making the Event Center what the community wanted.

Amanda Hayworth described her history with the equestrian events in Payson. She discouraged nonequestrian participation and proposed limited upgrading for equestrian events at the Event Center.

Clmn. Fruth returned to the meeting at approximately 6:30 p.m.

Al Poskanzer noted that calculations of the gross revenue that the hotel would bring to Payson needed to be done. He suggested the hotel could bring revenue and class to Payson. He did not believe it fair to tie the covering of the rodeo grounds to the building of a convention center. He suggested using lease fees and tax revenue from the hotel to cover the Event Center, separating the two deals, and considering selling 10 acres for any needed revenue.

Raylene Brooks said she represented the kids who used the Event Center for 4-H. She wanted to make sure they could still use it.

Dave Christensen, a former councilmember in Irvine, California, stated there needed to be a process, a plan, and a lot of people involved in the process and the plan. He encouraged the Council to develop this process and plan and for staff to bring back a draft to consider.

Bob Edwards commended the Council and staff on hearing the public and making changes. He believed that it was most important to get the public involved. He thought the main thing the Town was concerned about was getting the arena covered. He suggested selling 10 acres for revenue, but not to rush things through.

Clmn. Reese moved, seconded by Clmn. Barriger, to proceed to consider all that had been shared with Council and for the consultant to record, digest, and come back with a plan within 30 days, working with input from the equestrian community. Clmn. Reese noted his desire that the current developer stay at the table.

Steve Nielsen asked that a handful of people be identified that could express the concerns and interests of the equestrian community and help come up with a plan. This plan would be brought back to the larger group. He saw his role as facilitator giving recommendations to the community. He offered to serve as facilitator and bring the equestrian community to the developer.

Trey Haworth believed the Town objectives were changing as they listened to the community. He believed it would be hard for the consultants to go out and get community input and bring that back to the people. He suggested getting the community back together, setting goals, and then going to the consultant.

Clmn. Wilson called for the question with a second by Vice-Mayor Buettner. The motion was denied, 3 - 4. Clmns. Henley, Reese, Fruth and Mayor Brewer dissented.

Rex Hinshaw stated that this was the first time he had heard about selling 10 acres. He believed it would be simpler to direct the consultant that the Town was willing to entertain selling the hillside. He suggested the Town might want to lease parking or share the development of parking.

Motion: Approve Clmn. Reese moved, seconded by Clmn. Barriger, to proceed to consider all that had been shared with Council and for the consultant to record, digest, and come back with a plan within 30 days, working with input from the equestrian community.

Moved by Council Member Dick Reese, seconded by Council Member George Barriger.

Vote: Motion carried 5-2.

Yes: Mayor Barbara Brewer; Vice Mayor Judy Buettner; Council Member George Barriger; Council Member Dick Reese; Council Member John Wilson

No: Council Member Tim Fruth; Council Member Robert Henley

The special meeting adjourned at approximately 7:33 p.m.

Approved:

_____ Date: _____

Barbara G. Brewer, Mayor

ATTEST:

Silvia Smith, Town Clerk

Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Town Council of the Town of Payson held on this day the 16 of February, 2006. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this ____ day of _____, 2006.

Gaye Stidham, City Clerk