

**COMMON COUNCIL OF THE TOWN OF PAYSON
MINUTES OF THE SPECIAL MEETING
March 30, 2006**

CALL TO ORDER

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, LaRon Garrett, Public Works Engineer, William Schwind, Parks & Recreation Director, Jerry Owen, Community Development Director

Vice Mayor Buettner was present telephonically.

OTHERS PRESENT: Gaye Stidham, Deputy Town Clerk; Carol McCauley, Main Street/Redevelopment Area Manager; Charlene Hunt, Parks & Recreation Special Events Coordinator.

***2. Discussion/Possible action re:**

- a. Acceptance of Resignation of Council Member George Barriger

Mayor Brewer read a prepared statement thanking Clmn. Barriger for his friendship and service to the Town of Payson. She recommended to the Council appointment of Jon Barber to fill Clmn. Barriger's vacant seat on May 2, 2006. She outlined the process of Council members providing applications from their choice to fill the seat. Clmn. Henley and Vice Mayor Buettner voiced their support for Mr. Barber. Clmn. Reese asked for a clarification from legal staff concerning the possible nomination of a current Council candidate.

Motion: Approve the Acceptance of Resignation of Council Member George Barriger

Moved by Council Member Tim Fruth, seconded by Vice Mayor Judy Buettner.

Vote: Motion carried by unanimous rollcall vote.

Yes: 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

1. Discussion/Possible action re:

- a. Presentation by NFPD regarding the potential lease of the Event Center Property (located at the northwest corner of the intersection of Highway 87 and BIA 101).

Mr. Carpenter explained the progress of the project and stated the intent of the meeting was to achieve an agreement concerning the event center concept and basic deal points. If approved, they will proceed with the development and disposition agreement with hospitality group. The project will come back to Council concerning financing. Mr. Carpenter noted the work of the ad hoc committee members in developing this concept. He introduced Dave Fakler.

Dave Fakler explained the concept and provided a map of the proposed project. He explained this project included the rehabilitation of the rodeo grounds and adding 150 room hotel/conference facility. He answered questions from the Council concerning financing. He explained the use of a government property excise tax and the payment of a municipal service fee. He answered questions from the Council.

Mr. Carpenter noted that there was no longer a need to designate the site as slum or blighted or a redevelopment area because they would be employing the government lease excise tax laws.

Mr. Fakler said the time-line for completion of the project would be negotiated with the developer but he

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projected that construction would start on the hotel late this year or the first quarter of next year. Mr. Carpenter believed the improvements to the event center would not begin until fall of 2007 but should be ready for the spring event season and rodeos of 2008.

Clmn. Henley asked if there was no longer any desire to sell a portion of the property. Mr. Fakler said the developer would like to buy rather than lease, if possible, but would move ahead with the lease proposal.

Al Poskanzer suggested the Council revisit selling the land as it would provide cash up front. He asked if the developer could be required to use local contractors. Mr. Streichman said it was a possibility to require the use of local contractors. He would look again at what the committee would like.

Rex Hinshaw said he was pleased with the committee's work. He requested that the developer coordinate with the timing of the rodeo and other events and not allow construction to interfere with either. He reiterated the importance of the rodeos to the Town.

Clmn. Fruth was in favor of a clean sale of the property and asked Attorney Streichman to consider it. Mr. Fakler continued answering questions from the Council concerning the possible sale of the property for the hotel/convention center.

Jim Garner asked if the tax basis would be different for the developer should the Town sell the property instead of leasing. Mr. Fakler did not believe there would be much difference over the longrun.

Charlene Hunt asked if the Town could choose the buyer. Attorney Streichman said he would review state statutes concerning this. He answered a question from Jerry Owen saying that a sale might require a bid but would not require a public vote.

Gene Samson asked if the access to the event center had been resolved. Mr. Carpenter said it was and that the event center portion of the project was under Town control now.

Attorney Streichman was directed by Council to bring back any negotiation both as selling and leasing. Motion: Approve to go ahead and negotiate a development and disposition agreement and approve the concept plan.

Moved by Council Member John Wilson, seconded by Council Member Dick Reese.

Vote: Motion carried by unanimous rollcall vote.

Yes: 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

Dave Fakler expressed his appreciation to the community. He felt it was a win/win for both parties.

Adjourn. 6:02 pm

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 30 of March, 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, Deputy Town Clerk