

PAYSON CITY
SPECIAL CITY COUNCIL MEETING
Payson City Center, 439 W Utah Avenue, Payson UT 84651
Wednesday, August 15, 2019

CONDUCTING Mayor William Wright

ELECTED OFFICIALS Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton

EXCUSED Linda Carter

STAFF PRESENT David Tuckett, City Manager
Mark Sorenson, City Attorney
Kim E. Holindrake, City Recorder

OTHERS Denise Windley – Payson Chronicle

1. Convene

Mayor Wright called this special meeting of the City Council of Payson City, Utah, to order at 12:15 p.m. The meeting was properly noticed.

2. Discussion and possible action regarding the agreement between Vereo Impact & Payson City

Staff Presentation:

Dave Tuckett stated at the last council meeting the Vereo Impact agreement was approved regarding economic development. After the meeting, there was a request to reconsider the action. The council can reconsider, stick with the original resolution, change it, or rescind the motion. He suggested going into a closed session if the council wants to talk about the professional competency of Winn Jeanfreau.

Council Discussion:

Mayor Wright stated it is extremely critical from an economic standpoint to reach out to professionals. There were concerns with the money spent. The city needs to attract a retail tax base to do things for the employees and residents and to pay professionals to do what needs to be done. This enhances the city's position. He has worked very hard to attract different entities to come to the city. One of which is with Utah Valley University to bring their rodeo program and develop an equestrian park, which will bring some of the retail needed for the city. It will be money well spent. The city needs to press forward and continue the journey to attract good quality retail businesses.

MOTION: Councilmember Hiatt – To go into closed session. Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion failed.

Yes	-	Taresa Hiatt
Yes	-	Doug Welton
No	-	Brett Christensen
No	-	Brian Hulet
No	-	Mayor William Wright

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50 Council Discussion (continued):

51 Councilmember Hulet stated the contract tried to make a post-performance where Mr. Jeanfreau has
52 to perform prior to getting paid. When first approached, Mr. Jeanfreau was asking for \$10,000 a
53 month and then looked a post-performance. Mr. Jeanfreau has done a lot in Payson. Even now
54 looking at branding, he will be available for anything not just these two projects. He will be there any
55 time for questions as well. Post-performance is based on sales tax so there is no money out of
56 Payson's pocket, and sales tax is added to the city funds.

57
58 Mayor Wright stated the city needs to have ability to hire consultants who will have multiple projects
59 going on at the same time. It is performance based, and those incentives don't come unless he
60 produces what they are tied too. Even if those bonuses come into effect, which won't be for a year or
61 better, it gets close to the salary of an economic director. He researched out to a couple cities, and one
62 city pays \$100,000 yearly for an economic director who then has a staff as well. Another city has an
63 entry level of almost \$76,000 and a top level close to \$114,000 plus benefits. Benefits don't apply to
64 a contracted individual. The city needs professionals whether in house or outside consultants.

65
66 Councilmember Hiatt stated she feels the contract should be bid out. Mr. Jeanfreau said he would
67 come to any meetings. She questioned if this would be above the 32 hours per month at \$125 per
68 hour. She would rather Mr. Jeanfreau spent the two hours traveling down working on something.

69
70 Councilmember Hulet stated Mr. Jeanfreau said he would just come to the branding and economic
71 meetings because he likes Payson. He told Mr. Jeanfreau there are things he wouldn't be paid for
72 such as the economic meetings. The Economic Development Committee are volunteers and are not
73 paid. He discussed a number of things with Mr. Jeanfreau where he would do it because he likes
74 Payson.

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76 Mayor Wright stated there is an advantage having Mr. Jeanfreau attend meetings. He understands the
77 concern with the \$125 per hour. It would be the case with any consultant. Mr. Jeanfreau would drop
78 what he is working on and be in Payson. Relationships mean something and are very advantageous.
79 Mr. Jeanfreau already has a key relationship with an entity that will be a multiple benefit in retail and
80 the equestrian center.

81
82 Councilmember Welton stated Mr. Jeanfreau has been working with Payson already. Bidding it out
83 takes a step back in the city's progress. He spoke to a Spanish Fork councilmember who stated this
84 fee is cheap. Now there are a lot of incentives. Keep in mind with the incentives, Mr. Jeanfreau will
85 work to get the incentives. He questioned how the city will determine what Vereo Impact brings in
86 versus what is coming in already. The city needs to identify the groundwork Mr. Jeanfreau does
87 versus what is already coming.

88
89 Mayor Wright stated this is a very specific contract on three different items. It doesn't cover already
90 coming businesses. His reference to having a tax base and being able to entice retailers ties to hiring
91 employees with expertise. In reviewing the finance director resumes, they are reflecting higher wages
92 of \$90,000 to \$120,000. The current tax base limits filling these key positions. It is a systemic
93 problem in the city but can be resolved by attracting the needed businesses. This contract is a
94 substantial step.

Councilmember Hulet stated the council and staff doesn't have the time and fortitude to work on the downtown. The city might get something that really changes the downtown. Mr. Jeanfreau has reached out to the culinary colleges even without a contract. The city needs to do something with the downtown to keep it viable and the heart of the city.

Councilmember Hiatt stated she brought up previously, Mr. Jeanfreau now has a full-time job and questioned if he will have the time. He said a day a week.

Mayor Wright stated Mr. Jeanfreau will go above and beyond the eight hours. He will go for the incentive.

Councilmember Hulet clarified this contract is with Vereo Impact and Mr. Jeanfreau works for them.

Dave Tuckett stated Councilmember Carter's concern was just the amount of money being paid.

MOTION: Councilmember Hiatt – To go into closed session. Motion seconded by Councilmember Welton. A roll call vote was taken as follows and the motion carried.

Yes	-	Brett Christensen
Yes	-	Taresa Hiatt
Yes	-	Brian Hulet
Yes	-	Doug Welton

Discussion regarding the character, professional competence, or physical or mental health of an individual.

MOTION: Councilmember Welton – To adjourn the closed session. Motion seconded by Councilmember Hiatt. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

Council Discussion:

Councilmember Hiatt stated the council has been discussing this for over a year and now Mr. Jeanfreau will get out and do something. She doesn't want to just see negotiating for the next two years; she wants to see something happen. She doesn't want to limit him, but focus on the three things.

Mayor Wright stated this is a good contract with some flexibility that won't blind him to other things. Negotiate contract to benefit of city.

Dave Tuckett read the contract, subsection d., *Such other and further bonuses as shall be agreed to in writing between Consultant and City for additional projects.*

Mark Sorenson stated there are the three items. Then if other items come up, it comes back to the council and is adopted in writing.

Councilmember Hulet stated Mr. Jeanfreau has been doing things for the city without compensation and has made progress so things have been done.

Councilmember Hiatt requested that the Economic Development Committee give reports to the council so everyone knows what is happening.

The consensus of the council is to remain status quo (continue with the motion from August 7, 2019).

3. Adjourn

MOTION: Councilmember Welton – To adjourn from the special city council meeting. Motion seconded by Councilmember Hiatt. Those voting yes: Brett Christensen, Taresa Hiatt, Brian Hulet, Doug Welton. The motion carried.

The meeting adjourned at 12:45 p.m.

Kim E. Holindrake, City Recorder