

MINUTES

TOWN OF PARKER COMMON COUNCIL  
REGULAR COUNCIL MEETING  
TOWN COUNCIL CHAMBERS 1314 11<sup>th</sup> STREET  
TUESDAY, MARCH 5, 2013  
6:00 P.M.

MAYOR'S ANNOUNCEMENT:

Mayor requested everyone present to please turn off or set to mute all electronic devices during the Council Meetings

CALL THE REGULAR MEETING TO ORDER

Mayor Beaver called the regular meeting to order at 6:00P.M.

ROLL CALL OF COUNCIL: Present: Mayor Beaver, Vice Mayor Boatwright, Council Members Duran, Hooper, Savino, Shontz, and Yackley

Staff Present: Town Manager Wedemeyer, Town Clerk Cockrell, Police Chief Mendoza, Public Works Director Edwards, and Library Manager Davis

Others Present: John Gutekunst, Jerry Kinman, Mark Reader, Conrad Kresge, Dave Boatwright, Bernadette Joilkel, Sarah Smith, Kim McIntier, Council Member Elect Vivian Hartless, DL Wilson, and Roberta Hoffman

INVOCATION: Pastor Kinman from the First Baptist Church gave the meetings invocation

PLEDGE OF ALLEGIANCE: Given by all present

CONSENT AGENDA:

- a. Approve February 19, 2013 Regular Council Meeting Minutes

**MOTION:** The February 19<sup>th</sup> minutes are accepted as presented  
**BY:** CM Savino  
**SECOND:** VM Boatwright  
**VOTE:** All in favor, the motion passed

## REGULAR AGENDA:

Prior to the meeting Mark Reader from the company of Stifel, Nicolaus explained for Mayor and Council the process involved for completion of agenda item number 2, along with the results used for the bidding process of the land acquisition to purchase the Alewine properties. He added the town had a definite set of goals in place; first, to finance new money to buy the property, to be able to prepay any monies borrowed at any time without any penalties charged, to have a very low interest rate, and to be able to do this for a short time period. He added, the interest rate would be 2.06% to 5.00%, the amortization would be for 10-year period, and be callable at anytime at par without any premium payback. After councils approval tonight a closing date of March 21<sup>st</sup> was given for all financial and legal documents to be submitted. Mr. Reader went into a very detailed explanation of the town's obligations to repay the bond purchase and about the repayment rules. It is known that council would like to resell the property as an investment to boost the economic development base of the town. The winning bond bidder was the firm of Zion's First National Bank, who has a branch within the town; Mr. Reader added three other banks had submitted bids to handle the package. In the purchase the town would be able to pay off the USDA loan taken a few years back with a goodly sum of savings back for the town. The town's law firm of Gust Rosenfeld had two lawyers present, Sarah Smith and Kim McIntier that explained how the ratification of agenda item 1 would work. The town would pledge its taxable and excise taxes revenue to pay off the debt; council was happy with the proposal as presented knowing they were taking steps to insure the future of the town.

### ***Discussion and possible action on the following item(s)***

1. Approve/Deny Resolution No. 01-2013, ratifying and approving the execution and delivery of purchase and sale agreements to purchase real property in the Town; and authorize the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.

*Town Manager Wedemeyer explained the town's bond attorney Sarah Smith previously had explained the town is purchasing two groups of parcels, one from Jimmy Alwine for 1.75 million dollars on November 20<sup>th</sup> and the second on February 16<sup>th</sup> from Ramona Alwine for \$400,000. Thus granting staff the authorization to take any further actions necessary to complete the purchase.*

**MOTION:** Resolution No. 01-2013, ratifying and approving the execution and delivery of purchase and sale agreements to purchase real property in the Town; and authorize the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution is approved as presented

**BY:** CM Hooper

**SECOND:** CM Savino

**VOTE:** All in favor, the motion passed.

2. Approve/Deny Resolution No. 03-2013, authorizing the execution and delivery of a Purchase Agreement, a Trust Agreement, and an Obligation Placement Agreement; authorizing the issuance and sale of Excise Tax Revenue Obligations, Taxable Series 2013A in an amount sufficient to fund

the purchase of commercial lots within the Town, and Excise Tax Revenue Refunding Obligations, Tax-Exempt Series 2013B; taking other such actions as necessary to the consummate the transactions contemplated by the resolution; and declaring an emergency.

*Town Manager Wedemeyer explained council had earlier heard from Mark Reader who explained the steps the town is doing to enter a purchase and trust agreement and authorize refinancing of the previous 2002 USDA Parker South loan. He explained the town's obligations on how the repayments would be handled and that in order to make the award effective immediately the resolution must be adopted with an emergency measure is approved.*

**MOTION:** Resolution No. 03-2013 authorizing the execution and delivery of a Purchase Agreement, a Trust Agreement, and an Obligation Placement Agreement; authorizing the issuance and sale of Excise Tax Revenue Obligations, Taxable Series 2013A in an amount sufficient to fund the purchase of commercial lots within the Town, and Excise Tax Revenue Refunding Obligations, Tax-Exempt Series 2013B; taking other such actions as necessary to the consummate the transactions contemplated by the resolution; and declaring an emergency is approved

**BY:** VM Boatwright

**SECOND:** CM Hooper

**VOTE:** All in favor, with more than the required 2/3 vote the motion passed with the emergency measure in affect; the motion was unanimously passed.

*Bernadette Joilkel the local First National Bank manager thanked the Mayor and Council for the opportunity to bid and be awarded the project.*

1. Approve/Deny accept and authorize staff to issue a Notice to Proceed for the Town of Parker Rail Car Painting Project located at the Main Street Park.

*Public Works Director Edwards explained the bidding process that public works used in the rail car project; the award was given to a local contractor the town has used for other painting projects. Staff is currently negating a start date, as the contractor would like to paint the railcar when it is warmer. Council asked what the time frame was, and would there be any change orders expected. Staff replied, 3 to 4 weeks for the project, and it is hoped there would not be any change orders; however, one does plan for them just in case. Mayor Beaver noted the bid came in below the estimated cost; PW Edwards confirmed this. Council added they would be willing to help with project if required.*

**MOTION:** The Town of Parker Rail Car Painting Project is awarded to Larry's Paining Service for the amount of \$13,718.00 and staff is authorized to proceed with giving notice to the contractor

**BY:** CM Duran

**SECOND:** CM Hooper

**VOTE:** All in favor, the motion passed

#### COUNCIL MEMBER/LIAISONS REPORTS WITH POSSIBLE TOPICS FOR DISCUSSION:

Chamber of Commerce - Mayor Beaver \* Tourism - CM Shontz \*  
Enterprise Zone - CM Duran \* Joint Venture - CM Savino & CM Yackley\*  
Tribal Committee - CM Savino & Vice-Mayor Boatwright \*  
Parks & Recreation - CM Yackley \* Senior Center - CM Savino \*  
Streets & Traffic - Mayor Beaver & CM Savino \*  
Library Board - CM Duran \* La Paz County Fair Board - Mayor Beaver

\* WACOG/WAEDD - Vice-Mayor Boatwright \*  
\*PAACE-Vice Mayor Boatwright\*

*CM Savino reported that Joint Venture did have a meeting this month and that the board welcomed TJ Laffoon back replacing Eldred Enas from the CRIT side of the board.*

CALL TO THE PUBLIC:

Roberta Hoffman congratulated the Mayor and Council in their positive actions with the purchase of the Alwine properties and requested that council avails themselves to the LaPaz County Economic Development group to help find a proper buyer for the property.

ANNOUNCEMENTS:

Thurs. March 7th Senior Center Committee @ the Center 9:30am  
Mon. March 11<sup>th</sup> Parks & Rec Committee 4:00pm  
Mon. March 11<sup>th</sup> Friends of & the Library Board Meetings @ the Library 4:00+5:00pm  
Tue. March 12<sup>th</sup> **VOTE VOTE VOTE** Town of Parker **Council Member Primary Elections** there are **four seat** openings & **Proposition 400 the Home Rule Option** on the ballot. Polls open at 7:00am & close at 7:00pm cast your **VOTE** at the **United Methodist Church** - if needed a General Election would be held on Tuesday, May 21<sup>st</sup>.  
Thursday March 14<sup>th</sup> through Sunday March 17<sup>th</sup> LaPaz County Fair located at 21600 Hillside Drive  
Tue. March 19<sup>th</sup> next Regular Town of Parker Council Meeting 6:00pm

Clerk reminded everyone about the budget work session the following Friday at 2:00pm; Mayor Beaver reminded everyone of the ground breaking of the Aaron Hill Town of Parker Diamond Backs field on Monday, March 25<sup>th</sup> at 11:00am

*Unless so noted, all meetings are held in the Council Chambers located at 1314 11<sup>th</sup> Street.*

ADJOURNMENT:

**MOTION:** The meeting be adjourned  
**BY:** VM Boatwright  
**SECOND:** CM Duran  
**VOTE:** All in favor, Mayor Beaver adjourned the meeting at 6:50pm

Approve,

\_\_\_\_\_  
Dan Beaver, Mayor

CERTIFICATION:

I certify that the following is a true and correct copy of the minutes of the Regular Council Meeting of the Town of Parker Common Council, which was held on March 5, 2013. I further certify the meeting was duly called, held, and that a quorum was present.

\_\_\_\_\_  
Candy Cockrell, CMC Town Clerk.