

MINUTES

TOWN OF PARKER COMMON COUNCIL  
WORK SESSION  
TOWN COUNCIL CHAMBERS 1314 11<sup>th</sup> STREET  
MONDAY MARCH 9, 2020 5:15 PM

CALL THE WORK SESSION TO ORDER:

5:15 P.M.

MAYOR'S ANNOUNCEMENT:

**Please turn off or set to mute your  
electronic devices during the Council  
Meeting**

ROLL CALL OF COUNCIL: Mayor Dan Beaver, Vice Mayor Jerry Hooper, Council Member Karen Bonds, Council Member Frank Savino, Council Member Marion Shontz, Council Member Randy Hartless, and Council Member David Lucas.

Other Staff Present: Town Manager Lori Wedemeyer, Town Clerk Amy Putnam, Community Development Director Nora Yackley

Others Present: John Gutekunst, Skip Becker

PURPOSE:

1. La Paz Economic Development

a. Discussion of the La Paz EDC Agreement

Lori Wedemeyer, Town Manager

*Mayor Beaver opens the floor up to Town Manager Wedemeyer. TM Wedemeyer outlines the documents that were provided for tonight's meeting. She explains a few of the updates since the last work session. She notes the work that CM Savino has done on this agreement. CM Savino provides the group with a document that outlines what he has been doing with the EDC over the last few months. CM Savino notes the amount of time that has gone by since anything new has been opened in town. CM Savino notes the amount of people that travel to Parker every day from Havasu for work. They do not live here due to lack of available rental properties. He notes that we are all here to do what is best for the town and its people. CM Savino turns the meeting back over to Mayor Beaver. He also agrees about the amount of people that commute from Havasu. Mayor Beaver notes the decline in sales tax revenue. He notes that many people that live here shop elsewhere for big ticket items. The hope is that the sale tax picks up in the last half of the year; CM Hartless advises that the state treasurer's office reports that we are in a 13.7% increase in sales tax revenue. Mayor Beaver states that number also includes the bed tax. It's noted by TM Wedemeyer that the sales tax revenue is down. Mayor Beaver notes that the last half of the year is always stronger for us than the first half. It is noted that in order to have a clear picture of sale tax revenue, the annual budget work session should be pushed out further, VM Hooper notes we will have to several meetings in a very short time.*

*VM Hooper notes the amount of money that has been given to the EDC over the last 9 years; he asks the group what we have got back for that money. He is looking at this as a business investment and asks the group what the return has been. CM Lucas notes that the EDC is working for the town, and he has never had a vendor come back with a revised contract and*

refuse to sign the original, Mayor Beaver notes that many of the changes were needed to meet the new needs of the Town and EDC. He notes that the original contract gave the Town Manager all authority over the agreement and council did not have any say in the matter. The changes made will now leave the town council to decide if they want to terminate the contract. CM Bonds asks what has changed between 2018 to current time. It is noted that the town wished to update the contract. It is noted by Mayor Beaver that it was once suggested that we just go back to the 2018 agreement, however the EDC then came back with revisions they wanted to see on that contract. CM Bonds asks when it was discussed with the EDC prior to signing the agreement about performance. She notes the prior issue with EWS and that the EDC got the project up and going then backed out for their reasons. Which at this point TM Wedemeyer and Community Development Director Nora Yackley and they moved forward with the project. She notes that there was excitement about the project and the fact that there were supposed to be 60 new jobs, however they only employ 3 people, she also states various issues regarding SECO. Again VM Hooper asks what we have got after 148,000.00 investments with the EDC. Discussion continues regarding the EDC. CM Savino notes that the language in the contract is more regional based. Meaning the EDC is working for the entire region. VM Hooper again asks what the EDC has brought to the Town, they have facilitated some things. Mayor Beaver asks VM Hooper what he means by "facilitate". Discussion continues regarding EWS. Community Development Director Nara Yackley states she does not know why the EDC did not want to continue working with EWS. CM Bonds feels that we need to add something in the agreement that if the EDC is bringing in a business and they are working with them to a certain point. The town does not want the EDC to stop working on a project before the hand off time. She thinks that is what is happening. VM Hooper again asks what we are getting for our investment. CM Savino notes that he was told by Mr. Becker that once ground is broke at a new business, their roll is over, CM Savino notes that this was a surprise as they were never told that. He notes the contract needs to be fine-tuned. CM Savino notes the unique community that we live in. Discussion continues regarding community challenges and various retail businesses. VM Hooper feels that we need to decide what we want from the EDC and that should be in the contract, he notes that he would like to have the EDC focus on retail and housing development. He notes that at this time we do not need more jobs, there needs to be more housing. There is further discussion regarding the need for housing. CM Hartless notes that it is hard to pin point certain activities, he would like to see language in the contract that say, "focus on, encourage etc." he thinks that is fair to ask of the EDC. Discussion continues regarding what focused activities should be.

TM Wedemeyer notes the need for communication between all parties, she notes that there have been strained relations, and appreciates everything CM Savino has done to put all of this information together. She feels that the EDC does not truly understand what the town needs from their service. Discussion continues regarding the hemp processing plant. CM Hartless notes the document that CM Savino handed out would be good to use, its simple, and straight forward. The wording allows flexibility between parties. CM Bonds asks how the funding should be dispersed. It is noted that quarterly is what has always been done and CM Hartless thinks the EDC would be fine with that. CM Savino thinks that we are now at the point where we could present the contract as written and if the EDC does not agree then they will not be funded. CM Savino notes the red flagged items in the contract. Mayor Beaver notes that many of the items just needed to be removed because they are no longer valid, he notes that we have not used Buxton group for a long time now. CM Bonds notes some of the verbiage that needs to be changed. The group discusses whether or not the EDC should be funded for the full year or just for the last quarter of FY 19/20. Parties further discuss quarterly updates from the EDC, keeping the Town informed of what is happening on a regular basis. CM Hartless asks that we make a compromise with the amount of payment for the EDC, he would like to see it retroactive to at least January 1<sup>st</sup> 2020 so the EDC still receives half of the usual funding from the town. Parties discuss the simple verbiage used in CM Savino proposal. TM Wedemeyer notes that she can use some of CM Savinos language in the updated contract, she also notes that she has made the changes as requested by the EDC regarding certain items. She notes that she will not be responsible for their performance criteria that will be up to council. She notes that the start date will be whenever the EDC gets back to us and retro payment back to January for \$7500.00 and another \$7500.00 for March. All parties agree those changes are correct. CM Bonds asks if TM will be adding verbiage about a

quarterly update from the EDC, it is noted that is already on the contract. It is suggested that the Council and EDC meet together in a work session style meeting when doing the performance reviews. Mayor Beaver notes the acceptable changes and suggests that we remove any requirement related to the printing of brochures or marketing materials. CM Hartless notes that demographic information that is mentioned in the contract is easily accessible to the town, and it is noted by Mayor Beaver that was a previous correction made to the contract. Discussion continues regarding printed materials. Mr. Becker joins the meeting. Mayor Beaver notes that most of the things the EDC has asked for have been removed from the contract. He also advises that there are a couple of things the town has added as well. Mayor Beaver notes that the town will be providing direction to the EDC so they are aware of the town's expectations. He notes the retroactive time, the length of the agreement, quarterly payments. CM Hartless notes that CM Savino provided some good verbiage for the agreement. He feels there is a need to simplify the contract. Discussion continues regarding the performance evaluation.

ADJOURNMENT: Mayor Beaver adjourns the work session at 6:45 PM

Approve

A handwritten signature in blue ink, appearing to read 'Dan Beaver', is written over a horizontal line.

Dan Beaver, Mayor