

Mt. Pleasant City Community Development and Renewal Agency
SPECIAL AGENDA MINUTES
February 2, 2017
5:00 PM

The Mt. Pleasant City Community Development & Renewal Agency Board held a special meeting on February 2, 2017 at 5:00 p.m. The meeting was held in the Council Chambers, 115 West Main Street, Mt. Pleasant, Utah.

1. Welcome:

David H. Blackham, Chairperson

2. Roll Call:

Justin Atkinson, Kevin Stallings, Dan Anderson, David H. Blackham, Heidi Kelso, Keith Collier, Jane Banks, Secretary. Others in attendance: Dave Oxman, Treasurer, Gaylyn and Jack Widdison, Debbie Stallings, Beth Collier, Mindy Brotherson, and Nikki Neves.

3. Approval of Agenda Items:

Heidi Kelso made a motion to approve the agenda of February 2, 2017 as written.
2nd: Dan Anderson.

Roll Call: Justin Atkinson – yes; Kevin Stallings – yes; Dan Anderson – yes; Heidi Kelso – yes; Keith Collier – yes. Motion carried.

4. Policies and Procedures at the Arena:

Chairman Blackham opened the discussion on the issue of the policies and procedures of the Contoy Arena. He asked Jack Widdison to catch everyone up on the background of the issue that we are talking about today. Jack Widdison stated that we do not have a policy of who gets free memberships or passes at the Contoy Arena. Jack Widdison related some instances of lifetime memberships being given and that information not being passed on to the next manager. The issue now is does the Hub City Days Rodeo Committee get free memberships to the Contoy Arena? There are about 10 free memberships that we have right now. They are as follows:

1. Summer Peterson and her, husband Jason Van Orme.
They gave me a trailer to put the panels on. They received a 2 year membership. They are working on their second year. The trailer was worth \$800 to \$1,000. The money didn't have to come out of the city budget.
2. Wade Carter has one because he hitches his wagons and uses them for the parades. It takes him all day to do the parade here and in Fairview.

3. Robert Liddiard and his wife have one because he puts in countless of hours of free time to help down at the Contoy. During the Sanpitch Eventing, we did pay him \$10 hour. He and I were doing 14 hour days.
4. David Neves has a family pass. They have one because he came and trimmed all the trees at the Contoy. Then stacked the wood so it could be hauled away. I asked him how much that would cost to have it done and he told me it was approximately \$300 to \$500. The money didn't have to be paid out of the city budget.
5. Frank and Sherry Servie because they announce our New Year's Eve Rodeo every year. It is a pretty big job.
6. Kevin Stallings has one. He does a lot of work on the Contoy. He comes down and works on the furnace and miscellaneous stuff.
7. Layne and Rosella Talbot have one because they do the concessions at the Contoy.
8. Wanda Terry has one. She does all the cleaning down there and does a great job.
9. Reed Thomas for his past work on the Contoy.
10. Eldon Fackrell for his past work on the Contoy.

Of all these people only a few use their pass to ride in the Arena. Most of these passes are just gestures for all they have contributed to the arena.

Gaylyn Widdison added that all of these people have contributed to the progression and success of the arena.

Chairman Blackham said that he had talked with Jack Widdison and Monte Bona about getting a more solid policy as to where the line is. It comes down to volunteer vs. non-volunteer and when does it go past that line. When and how do we compensate those who contribute so much? The Hub City Days Rodeo Committee they do a lot to contribute to the rodeo. Should we give them a pass to the Contoy or charge them a discounted rate? Where do we draw the line of how much they put in? It cannot be on a basis of I like this person or I don't like this person no matter how much they contribute. We want to discuss it as a group to come up with a decision.

Jack Widdison asked about the Wasatch Academy people, Todd Tree, Lamont Christensen and all of the students in the equestrian program have passes. Monte Bona explained that Wasatch Academy pays \$20,000 a year for the use of the Contoy. Jack just wanted clarification so the he would know for sure on those passes as well. Chairman Blackham said they are ones that we don't collect fees on.

Molly Brotherson was given permission to address the board. She related some history about this issue. She indicated that some years back that the Rodeo chairman had approached the manager of the Contoy and stated that we are all volunteers and we should

get a free pass to the Contoy. We decided he was right. We all are volunteers for the city and spend many hours promoting programs. So, that set the precedence.

Beth Collier addressed the Board. She talked about how they begin in January to start on the rodeo and don't even finish until way after the rodeo is done in July. She said we are city rodeo committee and the Contoy is the city arena. We have had these passes for years, she continued we put in countless hours and we deserve to have these passes to the Contoy Arena. It just changed this year which is fine and again of all the volunteers on the rodeo committee only about 3 families would use it.

Chairman Blackham asked Beth Collier what she gave to her committee members for their hard work. She stated that they worked really hard last year and she did give them \$200 and tickets to the rodeo for their families. She felt that because her committee did so much for the city that it was important for them to have those indoor arena passes.

Monte Bona explained that the CDRA has authority over the Contoy Arena but not over the Hub City Days Rodeo. The Hub City Days Rodeo has a separate line item in the budget. He stated from an accounting perspective it would be better to keep the Contoy Arena separate from the Hub City Days Rodeo.

Kevin Stallings spoke up and summarized that we are trying to come up with a policy for your managers to have.

Chairman Blackham spoke about volunteerism. It has been arbitrary to this point of who gets what.

Monte Bona suggested that since the rodeo and the arena were separate that if the rodeo wants passes they could pay an agreed upon amount from their revenue line to the arena. He continued that then you have a clear accounting.

Jack Widdison said that he had changed from the standard family pass. He said that he felt that a family pass was immediate family plus their grandchildren.

The discussion continued and information was given to board members to guide a discussion that was lengthy, detailed, thoughtful, careful, analytical, reserved, skeptical and hopeful.

Monte Bona said that he would put together a memorandum so that everyone will know what to expect since he needs to work with the treasurer on the purchasing policy and we will get that ready for next meeting.

5. Appraisal on Track Hwy 89 and lease with option to purchase:

Monte Bona summarized what was going to happen. He stated that there were two things happening; one the appraisal was complete, and two the lease needs to be amended. He explained that Dave Grow and George Jones were going to exercise their option to purchase but not until later in the year.

There was some discussion as to what was going to happen out at the depot and the attached property. The boxcars for the motel have been purchased and they were waiting for good weather to bring them in. They told the board that they didn't want to damage the new paint in shipping and they could only do that once because it is so costly. It was suggested that they bring the cars down and paint them onsite to relieve some of the expense.

The discussion continued and everyone seemed to come to an agreement at which time Kevin Stallings made a motion to amend the lease to include the new legal description according to the appraisal. 2nd: Keith Collier

Roll Call: Justin Atkinson – yes; Kevin Stallings – yes; Dan Anderson – yes; Heidi Kelso – yes; Keith Collier – yes. Motion carried.

6. Adjourn: 7:19 p.m.

Jane Banks, Secretary