

**TOWN OF PAYSON
TOWN COUNCIL MEETING
MINUTES OF THE SPECIAL MEETING
November 9 2006**

CALL TO ORDER: Mayor Bob Edwards called the meeting to order at approximately 4:00 p.m. in the Council Chambers.

PLEDGE OF ALLEGIANCE

PRESENT: Mayor Bob Edwards, Vice-Mayor Tim Fruth, Council Member Ed Blair, Council Member Andy Romance, and Council Member John Wilson.

ABSENT: Council Member Mike Vogel, and Council Member Su Connell.

STAFF PRESENT: Fred Carpenter - Town Manager, Sam Streichman - Town Attorney, and Jerry Owen - Community Development Director.

OTHERS PRESENT: Bethany Beck, Housing Program Manager; Tim Wright, Deputy Town Attorney; Marci Huffman, Chief Deputy Town Clerk

PURPOSE OF MEETING

1. Council Decision Request filed by Fred Carpenter, Town Manager, to ratify the Town Manager's selection of Richard Manchester as Parks and Recreation Director.

Motion: the Council Decision Request filed by Fred Carpenter, Town Manager, to ratify the Town Manager's selection of Richard Manchester as Parks and Recreation Director.

Moved by Council Member Ed Blair, seconded by Council Member John Wilson.

Motion approved, 4-0.

2. Council Decision Request filed by Bethany Beck, Housing Program Manager, to adopt the Affordable Housing Task Force Report as written.

The task force members were recognized and their diverse backgrounds were given. Bethany Beck, Housing Program Manager, gave a PowerPoint presentation outlining the research done by the Affordable Housing Task Force and their recommendations.

Vice-Mayor Fruth arrived at 4:15 p.m.

The task force in its report: 1) defined affordable housing and workforce housing; 2) provided brief background information; 3) identified the current housing situation in Payson; 4) outlined potential solutions; 5) made recommendations to move forward; and, 6) gave a conclusion.

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The task force recommendations are:

1. Appoint a permanent Affordable Housing Commission to serve in an advisory capacity to the Mayor and Council.
2. Adopt the affordable housing mission statement in paragraph 1 of the report.
3. Take the necessary steps to establish a housing trust fund and a community land trust so these mechanisms are in place to accept and utilize contributions and fees.
4. Create a broad menu of affordable housing policies and programs that can be combined via customized development agreements to achieve a mix and variety of affordable housing.
5. Allocate General Fund revenue to the Housing Trust Fund as part of the Town's budget process.
6. Authorize Town staff to negotiate affordable housing components and developers of proposed new projects.
7. Require that long-term affordability is a high priority for any and all affordable housing solutions that are considered.
8. Based on Council input, authorize the Affordable Housing Commission to produce a Town of Payson Strategic Housing Plan that will be used to guide Town policies.
9. Hire a consultant, when needed, to analyze the economic and demographic viability of proposed affordable housing projects.

Clmn. Wilson commented on the outstanding quality of the report.

Mike Foil, a real estate appraiser, expressed his interest in the concept, but thought that the report might be skewed by using the list price instead of the actual sold price of houses. He commented on the available housing in the area and that the market in 2005 should be eliminated since he thought Payson has turned more into a typical market. He felt Council should focus on rentals because they can be controlled. Mr. Foil provided a handout on Multiple Listing Service data.

Bruce Hopkins of Habitat for Humanity explained how Habitat works.

Darwin (no last name), a new family, came to support Bethany Beck stating that those places that were affordable had to be fixed up and this was costly.

Daniel Donaldson expressed his agreement with the affordable housing committee. He commented on available housing for \$150,000, and how waitresses and laborers make up a larger part of the community and cannot afford a \$150,000 home.

Clmn. Wilson moved to adopt the Affordable Housing Task Force Report as written, seconded by Vice-Mayor Fruth.

There was more discussion regarding accessory dwelling units (ADU) as a potential solution. It was noted that 87% of the apartments in town were two-bedroom.

There was some discussion regarding the commission being similar to a task force where it would not fall under the Open Meeting Law.

There was discussion concerning the report and that council did not want it to sit on the shelf. There will be action steps and those will be brought back to Council. Approval of the report will empower the staff and task force to move forward. Staff and task force were asked to be creative and not limit the cost to just the general fund. Hiring a consultant would be a matter to come back before Council. If in the future a consultant was hired, he/she would need to look around and outside of town, since affordable housing was not just a Payson problem.

Rick Croy commented that the recommendations should be accepted as written. Jon Barber requested that the Building Advisory Committee be included.

Motion carried, 5-0.

Adjournment

The meeting adjourned at 5:48 p.m.

Date: _____
Bob Edwards, Mayor

ATTEST:

Marcia F. Huffman
Chief Deputy 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 9 of November, 2006. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this ____ day of _____, 2006.

Marcia F. Huffman, Chief Deputy Town Clerk